

Hertfordshire

Studio Way Borehamwood

10 bright and spacious
one and two bedroom apartments
in Borehamwood, Hertfordshire,
available for Shared Ownership



CLARION
HOUSING GROUP

Hertfordshire

Welcome to Borehamwood

Bluebell wood, Hertfordshire

Clarion is pleased to present a modern development of ten 1- and 2-bedroom apartments in Borehamwood, available under the Shared Ownership framework. The development is in a prime area inside the M25, with central London easily reachable via a 30-minute train journey to St. Pancras – yet its location close to the Hertfordshire countryside also means there is plenty of relaxing scenery nearby.

Studio Way itself is a collection of bright and spacious apartments in a leafy development that features prominent outdoor communal spaces and a central park. All apartments have their own balconies to increase your enjoyment of the development and the surrounding area. Our homes combine contemporary interiors with flexible layouts and economical design features, ensuring a minimal impact on both your budget and the environment. They are also designed to maximise light and space, improving your quality of living and providing ample room for everything you need.



0300 100 0309

sharedownership@clarionhg.com

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion has over 100 years' experience of development with a strong focus on innovation and quality. The result is superbly designed, award-winning homes that improve quality of living and encourage real community.

About Borehamwood

Borehamwood is a Hertfordshire town that is perfect for those who want access to the country as well as proximity to the metropolis. In addition, Borehamwood offers all the amenities you need for an active modern life.

Borehamwood town centre and Borehamwood Shopping Park – both less than a mile away – offer a great range of shops, restaurants and high street stores, while other leisure choices include the Venue Leisure Centre and Reel Cinema. For education, there are three primary schools within two miles of Studio Way and three secondary schools nearby, along with the independent Haberdashers' Aske's Boys' and Girls' schools. To relax, families can take advantage of nearby Aldenham Country Park, which features a farm and an adventure playground alongside fishing and sailing activities. The area is also close to the beautiful towns and villages of the Hertfordshire countryside – for a more laid-back day out.

Picture credits: 'Lake at Aldenham Country Park' by Loz Pycock

Hollywood and Borehamwood

The town is widely known for its association with the film industry, with the famous Elstree Studios prominent in the area since the early 20th century.



Close links to Luton



Aldenham Country Park



Direct trains to London and the Midlands



Film studios have been located in Borehamwood since 1914

Transport Links

Studio Way is well served for transport, with Elstree and Borehamwood railway station only 1.5 miles away, offering frequent and direct services into London St. Pancras in less than 30 minutes. London's Tube network is also accessible from High Barnet, Edgware and Stanmore, all around three miles away.

The nearby towns of Elstree, Barnet, and Watford are all easy to reach by road. The A1 is also less than a mile away, with the M1 and M25 motorways within four miles, bringing access to the UK and the rest of London. For international and internal flights, Luton Airport is just 40 minutes by train from Elstree and Borehamwood Station, and Heathrow can be reached in under 40 minutes by car.



Distances:



Central London	12 miles
High Barnet	2.7 miles
Watford	4 miles
Hatfield	6 miles



Times:

Central London	30 minutes by train
Luton Airport	40 minutes by train
Heathrow	40 minutes by car

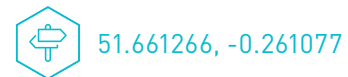
*Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps, TfL, and train company averages. While Clarion makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy.

Explore Studio Way

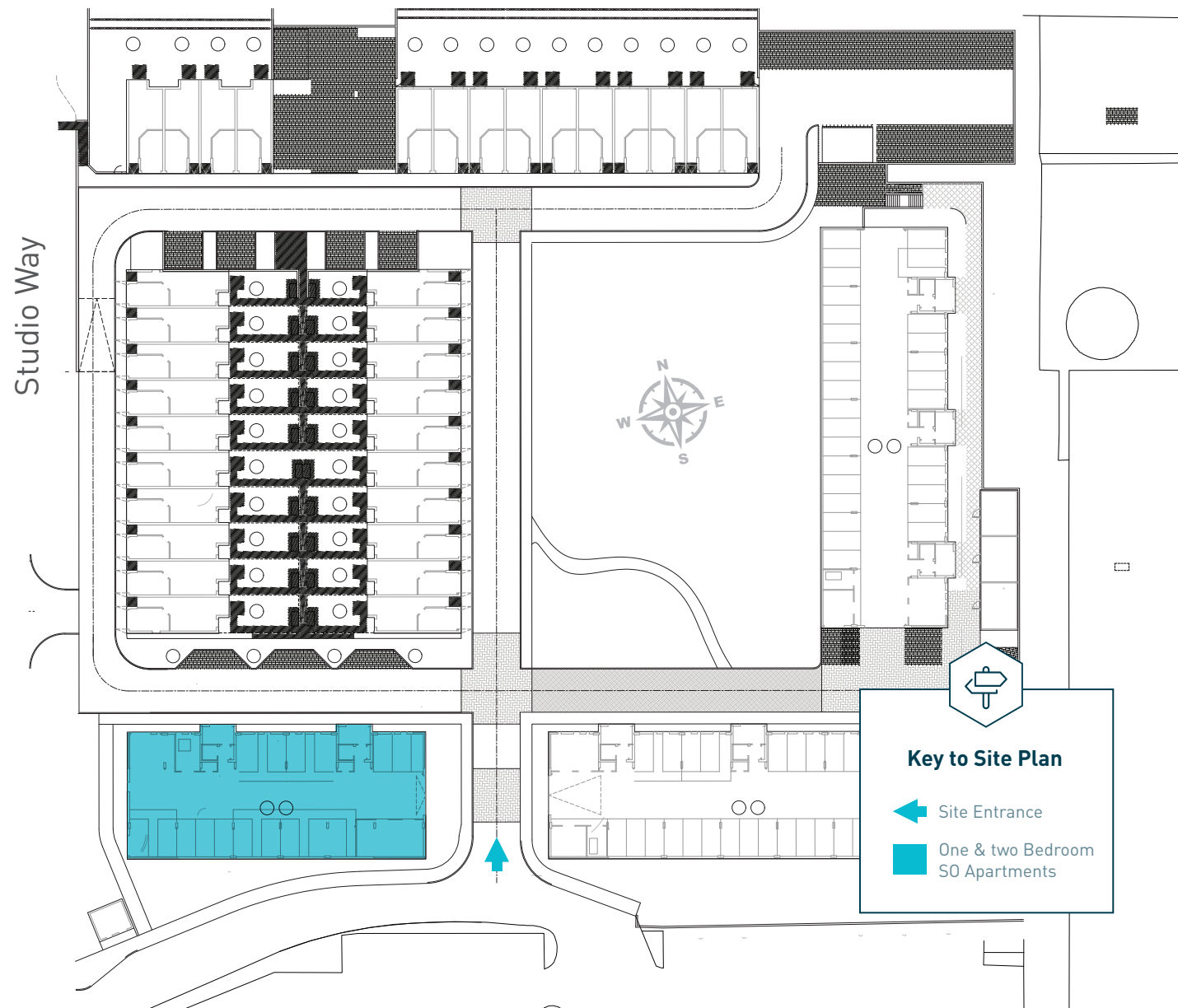
Our Studio Way homes are located in part of a larger development with a mixture of privately owned and rented apartments.

The site is composed of a number of different and varied apartment buildings, grouped around a central park area, and reached by means of a grid network of roads internal to the site.

Situated in the southwest corner of the development, the apartments occupy four floors of a single building standing close to the site's entrance, overlooking the entrance road off Studio Way, and the other tree-lined buildings to the rear.



51.661266, -0.261077



Specification

Studio Way homes come with a selection of quality modern fittings and finishes.

We also provide you with fully fitted kitchen units and selected appliances, while in the bathroom, components have been chosen to create a relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion – which makes it easier to alter elements according to your own decorative style.

FEATURES

- Sliding mirrored wardrobes in master bedrooms
- Quality fitted kitchen
- Oven and chimney hood
- Hob with splashback
- Fridge/freezer
- Washer/dryer
- Audiophone entry
- Telephone points in lounge and master bedroom
- Carpets in lounge, bedrooms and hallway
- Parking space



* All images displayed throughout are example Clarion properties only, and may not correspond exactly to the available properties described in this brochure.

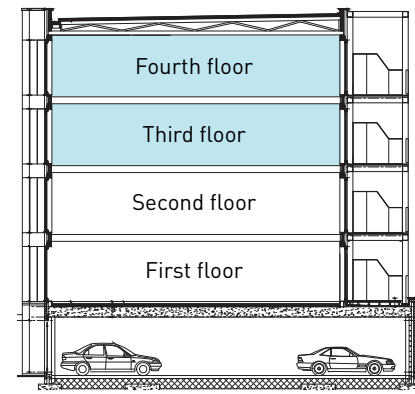
1-Bedroom Apartments

Two plots available

Horizon Place, Studio Way, Borehamwood, WD6 5FP

Two bright and spacious one-bedroom apartments are available on floors three and 4, featuring an open plan living/dining/kitchen area with all rooms arranged around a central hallway. Each finished apartment is 50 sq m in area, and the main windows in the living/dining area face south.

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.



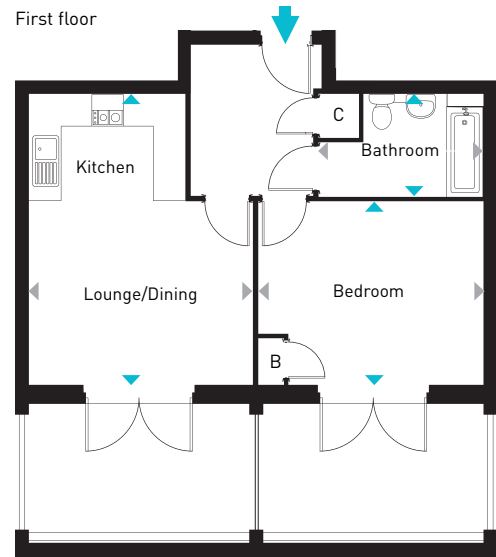
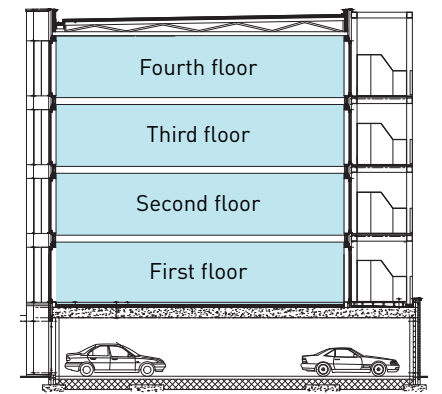
2-Bedroom Apartments

Eight plots available

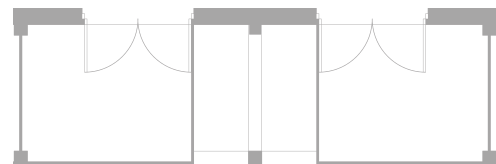
Horizon Place, Studio Way, Borehamwood, WD6 5FP

These attractive apartments offer two large bedrooms and a comfortable open-plan living/dining/kitchen area, all arranged around a central hallway. Each finished apartment is 71 sq m in area and has its own parking space. The main windows in the living/dining area are south-facing.

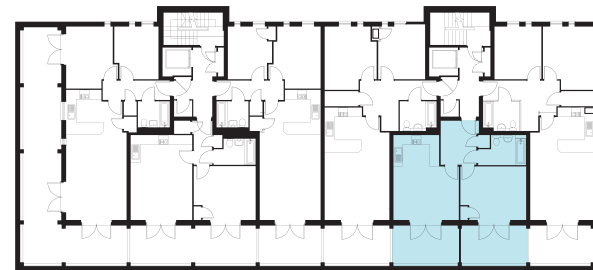
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Second and fourth floor: floor plan as above, balconies as shown below



Third floor: floor plan as first floor, balconies same size as second floor with opposing alignment.



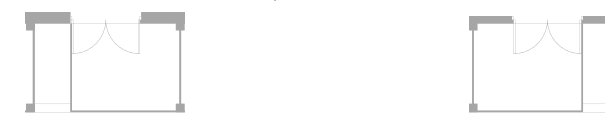
B = Boiler
▲ = Main Entrance

	A	B
Kitchen/Lounge/Dining	5.5m x 4.3m	
Bedroom	3.5m x 4.3m	
Bathroom	2.0m x 3.1m	
Unit Size (GIA)	50.2m²	

Plot 54 (8 Horizon Place) - **3rd floor**
Plot 57 (11 Horizon Place) - **4th floor**



Second and fourth floor: floor plan as above, balconies as shown below



Third floor: floor plan as first floor, balconies same size as second floor with opposing alignment.



B = Boiler
▲ = Main Entrance

	A	B
Kitchen/Lounge/Dining	7.3m x 4.2m	
Bedroom 1	4.1m x 3.4m	
Bedroom 2	3.5m x 3.1m	
Bathroom	2.0m x 2.4m	
Unit Size (GIA)	71.0m²	

Plot 47 (1 Horizon Place) - **1st floor**
Plot 49 (3 Horizon Place) - **1st floor**
Plot 50 (4 Horizon Place) - **2nd floor**
Plot 52 (6 Horizon Place) - **2nd floor**
Plot 53 (7 Horizon Place) - **3rd floor**
Plot 55 (9 Horizon Place) - **3rd floor**
Plot 56 (10 Horizon Place) - **4th floor**
Plot 58 (12 Horizon Place) - **4th floor**

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people who are unable to buy on the open market to take their first step onto the property ladder. Under most Shared Ownership schemes, you buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a stability of tenure that renting cannot offer. Over time, you can usually buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be a first time buyer or existing shared owner*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for shared ownership homes is awarded to serving military personnel and former members of the British Armed forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.

Building homes. Developing futures.

Clarion is a charitable housing association. With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



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CLARION
HOUSING GROUP



Opening Times

9am to 5pm

Monday, Tuesday, Thursday and Friday

10am to 5pm

Wednesday



All Enquiries

0300 100 0309

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Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and shared ownership at Studio Way. We may change the tenure of some properties subject to demand.

September 2017