

Bracknell

Foundation House

A new selection of contemporary
1- and 2-bedroom apartments
available for Shared Ownership



CLARION
HOUSING GROUP



Bracknell

Perfect location, affordable price

Windsor Castle

Foundation House is a new and attractive development of 1- and 2-bedroom apartments available under the Shared Ownership framework. Situated in the pleasant town of Bracknell, Berkshire, our homes are close to rural England yet only an hour from central London by train. Foundation House itself is just 15 minutes' walk from Bracknell town centre and a short drive from the edge of historic Swinley Forest and Easthampstead Park, some of the most beautiful countryside in the South East.

Our apartments offer comfortable open-plan homes with contemporary interiors alongside tasteful modern architecture. High-quality fittings and finishes come as standard, and economical, energy-efficient design is an integral feature. Finally, all our apartments are designed to maximise light and space, improving your quality of living and providing 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 Housing Group 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.

A slice of Berkshire

Near the border of Berkshire and Surrey, Bracknell is an historic town that today is home to many technology companies. However, its proximity to London and position in the heart of the South East also provide a huge range of further options for work, lifestyle and recreation.

For general amenities, Bracknell town centre has everything you'll need only a few minutes' walk away – Sainsbury's and Waitrose supermarkets, GPs and dentists, as well as a quality department store and two large shopping centres. There are also two primary schools near to Foundation House and two secondary schools a short distance away in Bracknell centre, with three more to choose from throughout the local area.

There's plenty to do in Bracknell, with health and fitness centres, golf clubs and even Royal Ascot nearby, while Windsor Great Park is easy to reach on the A329. We have two excellent bar/restaurants close to the development: serious lovers of food can also enjoy high-end dining experiences at Ascot, Bagshot and the world-famous 3-Michelin-starred Fat Duck in nearby Bray (but do book well in advance!). However you prefer to relax, Bracknell has something for everyone.



A superb location

The town centre is currently undergoing a £240m regeneration that will add many new high-quality shops and restaurants



The Long Walk, Windsor



The Long Walk, Windsor

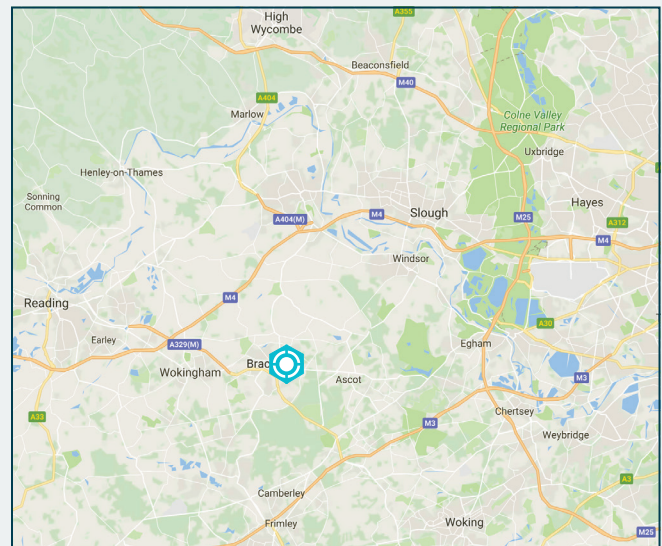


Magna Carta Monument, Runnymede

Transport links

Bracknell is ideally situated in the heart of Berkshire, and as a result it is well connected to London and the rest of the South. Bracknell Station, approximately 15 minutes' walk from Foundation House, offers direct trains into London Waterloo and also connects to London Paddington via Reading: both services take around 1 hour and run every 20 minutes. Connections across London and the South East will soon be further enhanced by Crossrail opening at Reading, itself only 20 minutes away by train.

Closer to home, Foundation House is located just off London Road, which has a cycle link and numerous bus routes that will take you both into Bracknell centre and further afield. By road, you can get to Windsor Great Park, Wokingham and Reading on the A329, which also links with the M3, M4 and M25, giving direct access to both London and the South West.



1^h Bracknell Station to London Waterloo
1^h Bracknell Station to London Paddington



35 miles Foundation House to London
13 miles Foundation House to Reading
9 miles Foundation House to Maidenhead
20 miles Foundation House to Heathrow
50 miles Foundation House to Gatwick


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


Explore Foundation House

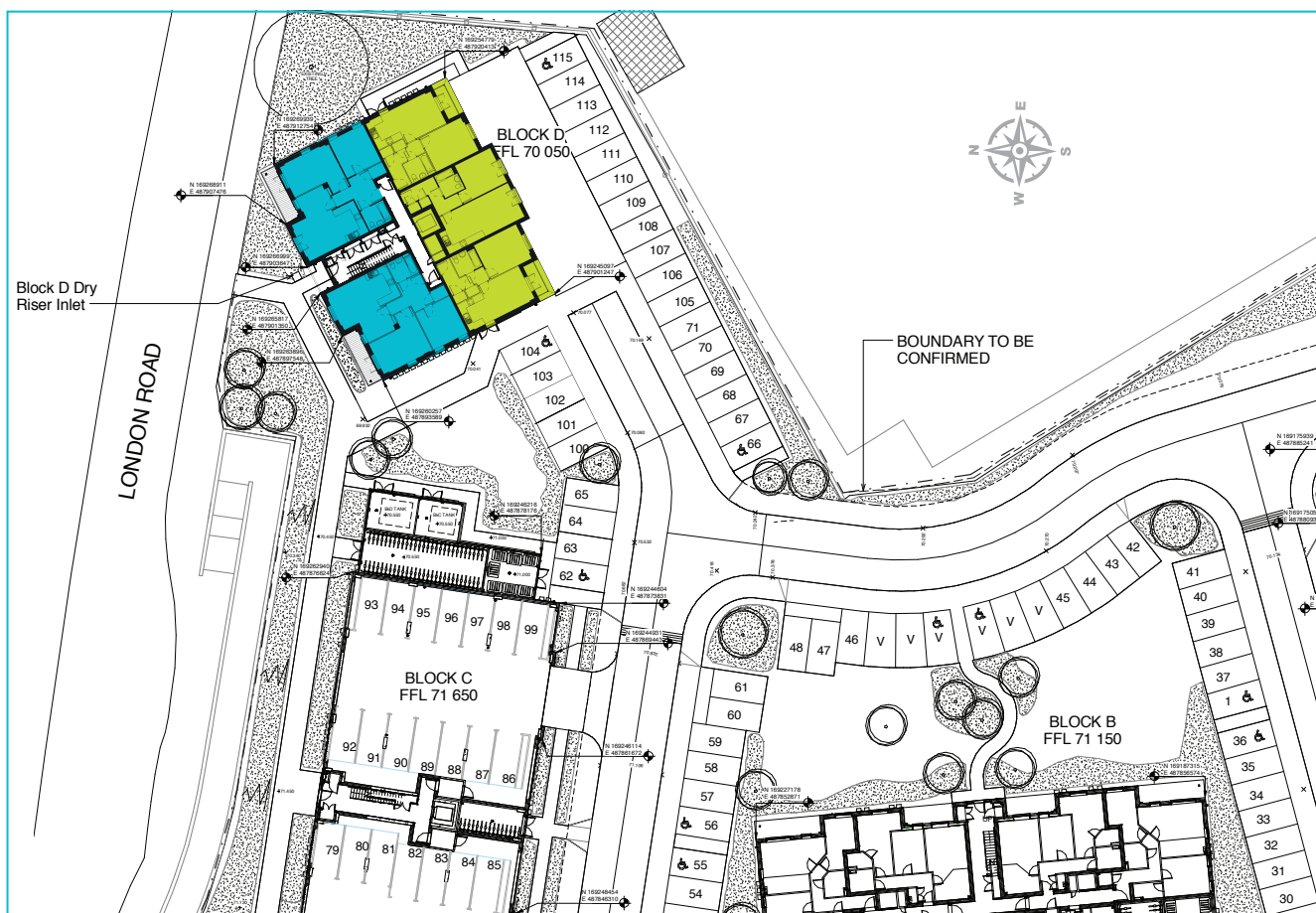
Foundation House is situated in the northeast corner of a new development of mostly privately owned apartments.

It is accessed by car along a short street coming off Eastern Road and passing the other development buildings; the building itself stands in a green space opposite London Road, from which it can be reached by foot. A cycle route also runs alongside the northern frontage.

The available apartments are located on the first and second floors of Foundation House, and a limited number of parking spaces are also provided near the building. The development as a whole includes large green areas, tree plantings, and ample room around each block to create a sense of space and freedom.

 **Key to Site Plan**

-  1-Bedroom Apartments
-  2-Bedroom Apartments



Specification

Foundation House apartments come with a selection of quality modern fittings and finishes as standard, alongside a range of energy-efficient measures to lower your bills and protect the environment. We also provide you with fully fitted kitchen units and selected appliances, while in the bathroom, components have been chosen to create a light and relaxed atmosphere.

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



KITCHEN

Woodfree White units with T-bar handles are fully fitted alongside Copper Slate worktops and Arcadia Middle Beige flooring. Electric oven, hob and hood also come fully installed.

BATHROOM

The bathroom is tiled in Cambridge natural grey, with Granite Carbon colour flooring.

FIXTURES AND FITTINGS

Stainless steel splashbacks and a laminate upstand are provided. All apartments connect to a communal aerial system and are wired for Virgin Media (individual subscription necessary).

FINISHES

Apartments are finished in a range of tasteful light colours.

FLOORING

Carpets are fitted throughout in New Oakland 80/20 mix with quality underlay (not felt-backed).

PARKING

Parking spaces are limited and are issued to residents in order of application. Cycle sheds are also available.

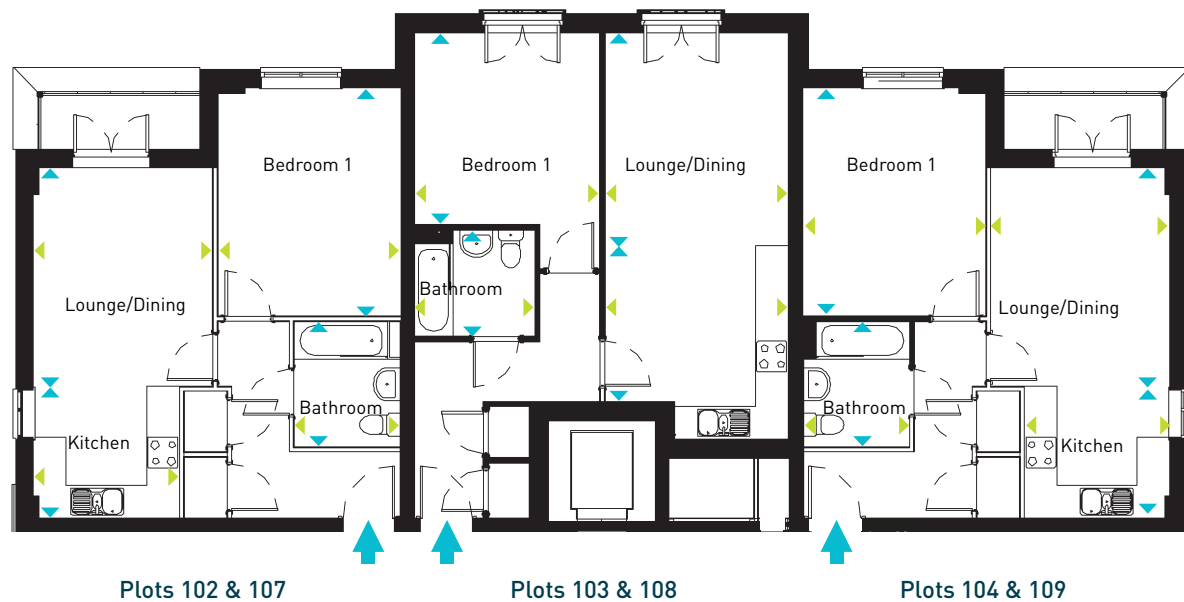
* All images displayed throughout are example Clarion properties only, and may not correspond exactly to the available properties described in this brochure.

1-Bedroom Apartments

Plots 102 - 104 & 107 - 109

Six modern 1-bedroom apartments are available on floors 1 and 2, featuring an open plan living/dining/kitchen area and rooms arranged around a central hallway, with windows facing southeast.

FIRST & SECOND FLOORS



▲ Main Entrance

Plots 102, 104, 107 & 109 (corner balcony):

	A	B
Kitchen	2.410m x 2.667m	
Lounge/Dining	4.001m x 3.282m	
Bedroom 1	4.184m x 3.349m	
Bathroom	2.300m x 1.930m	
Unit Size (GIA)	47.800 m²	

Plots 103 & 108:

	A	B
Kitchen	3.550m x 3.353m	
Lounge/Dining	3.896m x 3.353m	
Bedroom 1	3.521m x 3.395m	
Bathroom	1.950m x 2.200m	
Unit Size (GIA)	52.150 m²	

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

2-Bedroom Apartments

Plots 105, 106, 110 & 111

Four attractive 2-bedroom apartments available on floors 1 and 2, featuring an open plan living/dining/kitchen area with rooms arranged around a central hallway. All apartments have a corner balcony.

FIRST & SECOND FLOORS



Plots 106 & 111

Plots 105 & 110

▲ Main Entrance

	A	B
Kitchen	2.100m x 3.125m	
Lounge/Dining	3.869m x 5.580m	
Bedroom 1	4.811m x 3.100m	
Bedroom 2	3.395m x 3.669m	
Bathroom	2.250m x 1.974m	
Unit Size (GIA)	72.010 m²	

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

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:

- Your annual household income must be no more than £80,000 (for London boroughs this is £90,000).
- You must be unable to purchase a home suitable for your needs without assistance.
- In many cases, you must be able to demonstrate a connection to the local area of the development.
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

If we think you may be eligible, you will be asked to have a free financial assessment with a Shared Ownership mortgage specialist to find out what share you can afford to buy. You will also be asked to complete an application form with the local Help to Buy agent. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.



Building homes. Developing futures.

Clarion Housing Group 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 owns and manages 125,000 homes across 176 local authorities, and is the largest housing association in the UK.



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CLARION
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Opening Times

9am to 5pm

Monday, Tuesday, Thursday and Friday

10am to 5pm

Wednesday



All Enquiries

0300 100 0309

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www.clarionhg.com/sharedownership

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 Foundation House. We may change the tenure of some properties subject to demand.

September 2017