

Novello

Chelmsford

A collection of 1 & 2 bedroom apartments



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



Computer generated image of Giovane House.

Modern apartment living

Welcome to Novello, a new collection of 1 and 2 bedroom apartments located in the city of Chelmsford. These wonderful new homes accommodate the enviable elements of modern apartment living, with open plan living spaces and a communal podium garden. Novello is located just a short walk from Chelmsford's vibrant

range of shopping, dining and entertaining experiences.

Whilst Novello is an attractive option for those who work locally, it's also sure to appeal to those who commute to the capital. Chelmsford station is only a six minute walk away providing services to London Liverpool Street, whilst the A12 is right on the doorstep.



Discover luxury, easy living at Novello

Novello is ideally positioned within walking distance of Chelmsford's City centre where you can find everything you need. The City's sought-after shopping scene is headlined by its three shopping centres, connected by the popular pedestrianised High Street. Between the high street stores and independent boutique stores, you will find the tri-weekly markets, featuring local and international food and produce.



Novello also benefits from many of Chelmsford's diverse dining opportunities right on the doorstep, from hearty pub fare and upscale dining to the vibrant cuisines of Turkey, South America and Japan.

For a day out, discover the city's history and heritage at Chelmsford Museum and the 11th Century cathedral, enjoy an afternoon of ice skating at Riverside Ice and Leisure Centre or watch the latest blockbuster at the modern Everyman Cinema.

Nuffield Health & Fitness gym, just a 6-minute walk away offers swimming, spa and group classes. Those who enjoy the outdoors can reach Chelmsford's Central Park in around 15-minutes by foot, or Hylands Park, a 15 minute drive, perfect to escape the hustle and bustle of the city. Chelmsford is also surrounded by a number of charming locations to explore. Discover a slower pace of life at Papermill Lock, in Little Baddow where you can enjoy river trips, canal cruises, waterside walks and lunch in the converted stable tearoom.

These homes are positioned close to an array of well-regarded schools. The Cathedral Primary School is just a 5-minute walk from home, whilst Trinity Road Primary School is just a 2-minute drive away. Anglia Ruskin University is also situated just a 10-minute walk from home for those in higher education.

Novello benefits from an excellent local road network, with the A12 on your doorstep linking you to Brentwood in 24 minutes, you can reach Stansted Airport in just 35 minutes and Colchester in 35 minutes. Chelmsford railway station, a 6-minute walk away, provides additional services to Ipswich, Norwich, Braintree and Witham.



Enjoy the Chelmsford buzz with its array of restaurants, festivals and markets as well as days out such as at Chelmsford City Racecourse and Hylands Park.

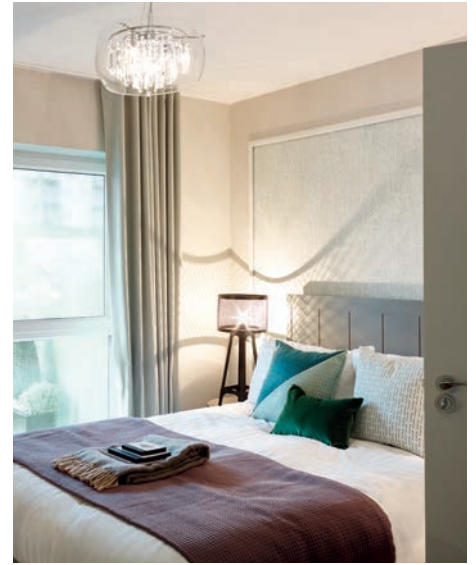




Computer generated image of Fresca House.

Novello is perfectly placed for all aspects of city living, ideally positioned close to an array of shopping and dining establishments and travel links.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgraded kitchen worktop to Silestone/Quartz or Granite
- ~ Induction hob/ceramic hob
- ~ Freestanding washing machine
- ~ Freestanding washer/dryer

Ceramic flooring:

- ~ Additional wall tiling

Flooring:

- ~ Carpets
- ~ Amtico/Spacia

Fitted wardrobes:

- ~ Fitted wardrobes

Window treatments:

- ~ Blinds or curtains

Bathrooms:

- ~ Shower over bath, shower screen and additional standard specification tiling

Electrical:

- ~ Additional single or double electrical sockets in white or chrome
- ~ Upgrade sockets and switches to chrome
- ~ White downlights
- ~ Chrome downlights

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier



We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your current property.

A local estate agent will market your home at an agreed price, and we will pay the estate agent's fees for you.

You can trade up, down, or sideways and still use the scheme even if you do not live within the area.



HELP TO BUY

Backed by
HM Government

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

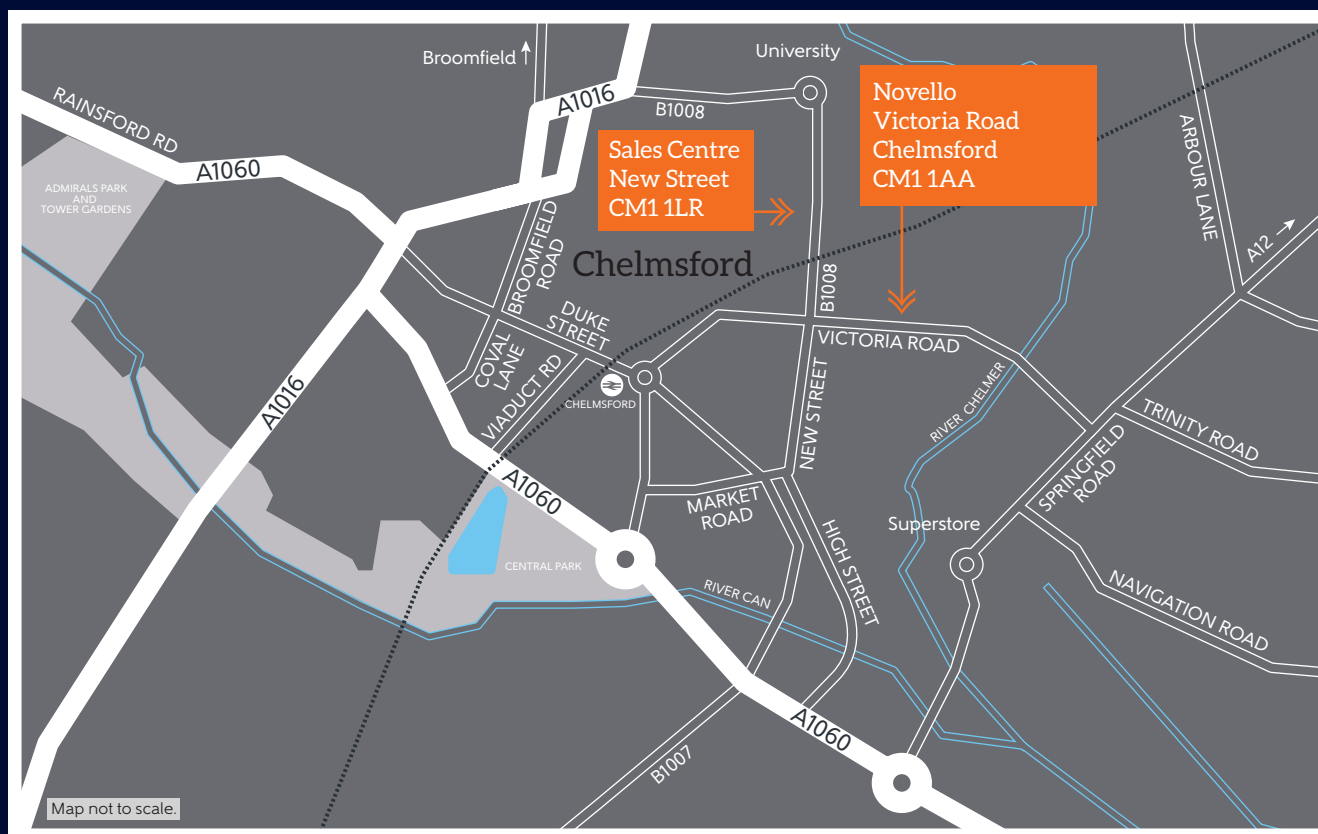
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes Limited
(Essex Division)
1 Cunard Square,
Townfield Street,
Chelmsford,
Essex CM1 1AQ

Telephone: 01245 259989
Fax: 01245 352633
www.bellway.co.uk

Bellway