

**settle.**

# Willow Place

WELWYN GARDEN CITY

1 & 2 bedroom homes available  
with shared ownership





# Settle in to your new home at Willow Place

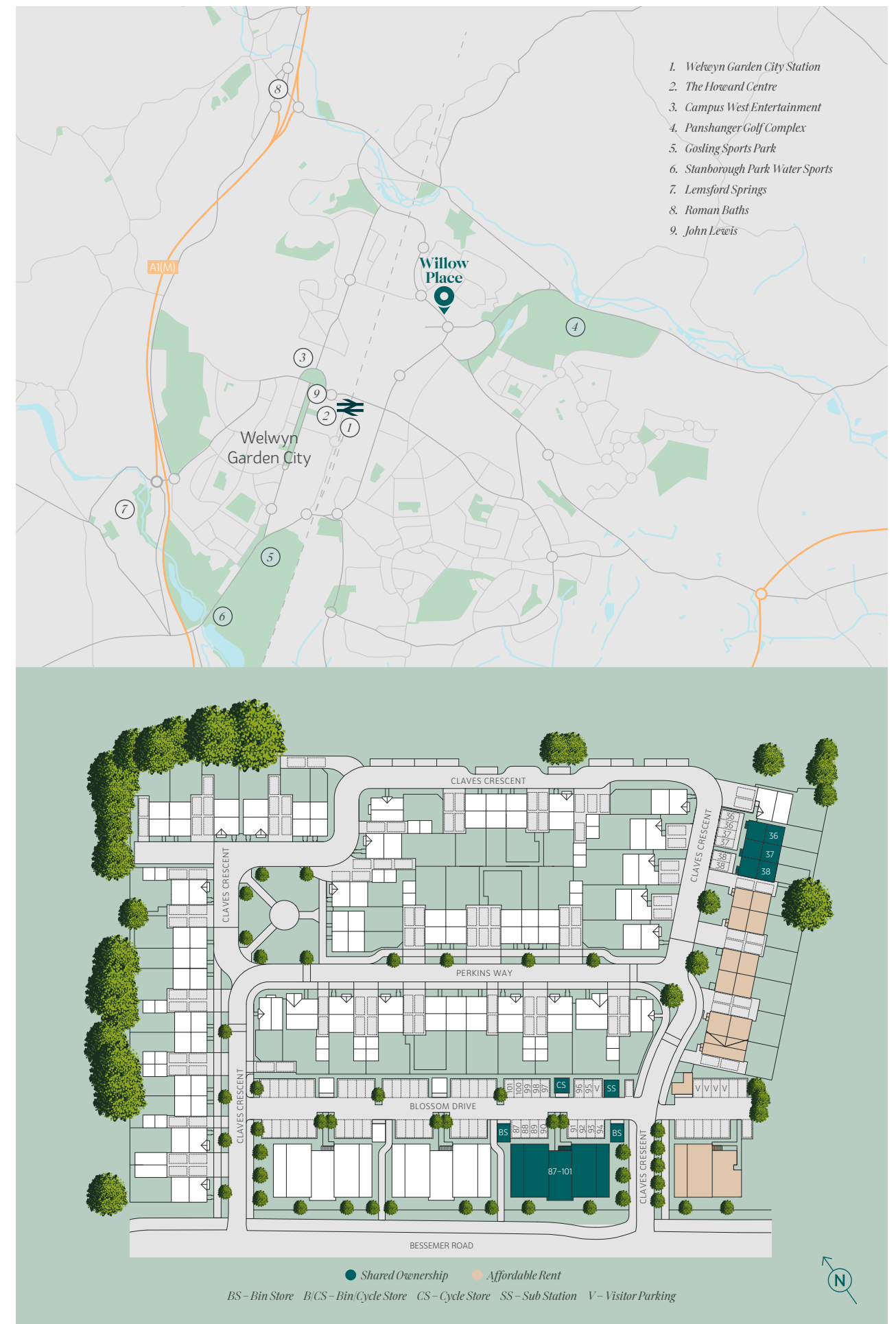
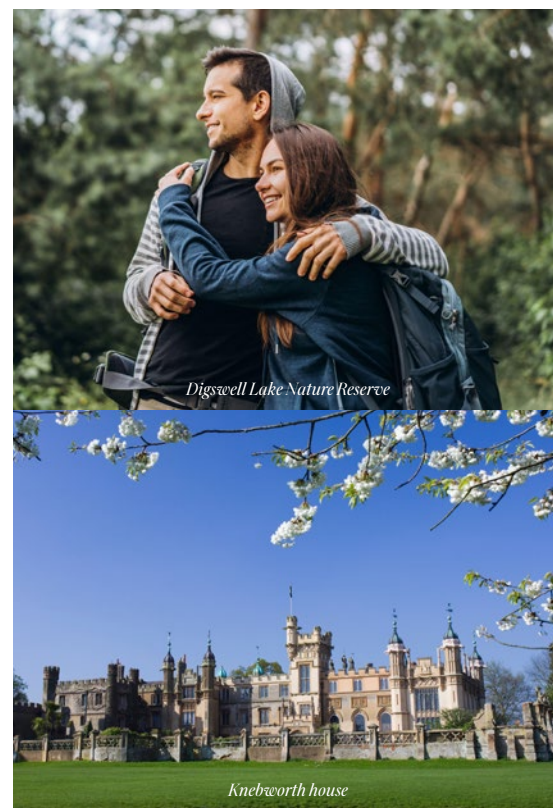
Welwyn Garden City Park & Lagoon

With its tree-lined streets, excellent amenities, quick connections to London and a community feel, it's easy to see the appeal of Welwyn Garden City. Perfectly positioned to access both town and country, settle at Willow Place offers a choice of one and two bedroom apartments and two bedroom houses – ideal to put down roots in this desirable location.

From Willow Place it's just a short stroll to the thriving town centre where you'll find everything from independent boutiques, big name department stores and essential supermarkets to buzzing coffee shops, restaurants and bars, while the cinema and theatre deliver a cultural fix.

Welwyn Garden City train station, also walking distance from Willow Place, provides direct services to London Kings Cross in under 30 minutes making it easy to commute into the capital. And when you're travelling by car, the A1 is easily accessed – giving you fast road connections to the M25, A414 and beyond.

When it comes to wellbeing, the plentiful greenery nearby makes it easy to relax. Whether you prefer to wander in leafy woodland, perfect your swing at the local golf course or join the weekly Park Run, the very nature of a garden city means you are never far away from lush green space.







## *Designed for comfort and convenience*

At Willow Place, each settle home has been designed with comfort, convenience and style in mind. With a traditional exterior, these one and two bedroom properties offer private parking and cycle storage, while the 2 bedroom houses benefit from an enclosed garden. Inside you'll find light, bright and contemporary interiors with open plan living spaces, sleek kitchens with integrated appliances, built-in storage, and neutral décor so you can make your home your own.

### KITCHEN

- Contemporary fitted gloss kitchen units
- Laminate worktop with upstand
- Integrated oven and hob with splashback
- Stainless steel cooker hood
- Integrated fridge freezer
- Integrated washer dryer\*
- 4 spot track lighting
- Housed combi boiler

### BATHROOM

- Modern white bathroom suite
- Porcelanosa wall tiling
- Chrome heated towel rail
- Thermostatic over bath shower/bath mixer
- Glass Shower screen

### GENERAL

- Vinyl flooring throughout with carpets to bedrooms
- 1 or 2 parking spaces per plot
- 999 year lease
- Communal cycle store\*
- Video door entry system\*

\* Apartments only



# 2 bed house

Plots 36, 37 & 38

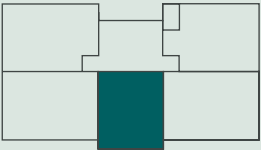


B – Boiler   S – Storage

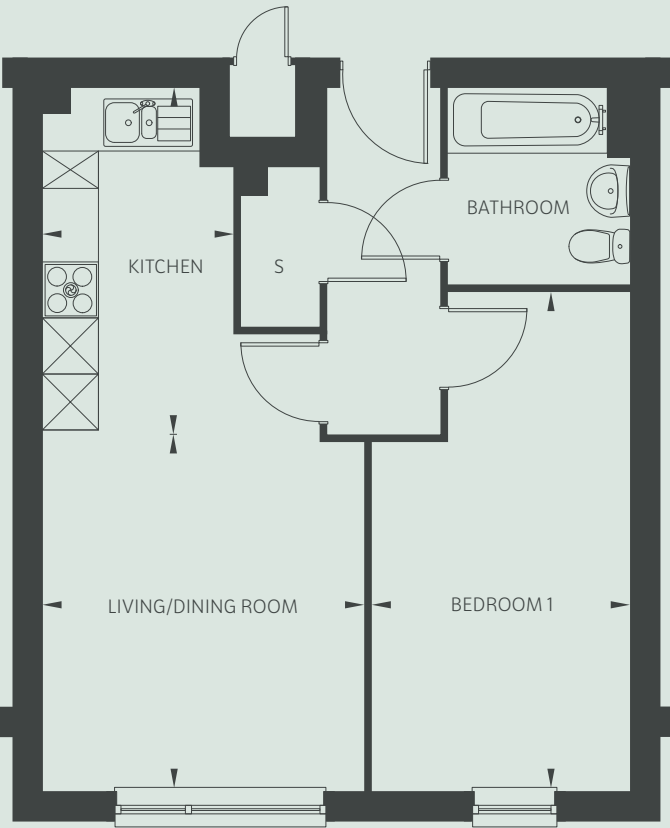
KITCHEN/DINING ROOM	4.45m x 3.85m	14' 7" x 12' 7"
LIVING ROOM	3.28m x 4.93m	10' 9" x 16' 2"
BEDROOM 1	4.45m x 3.06m	14' 7" x 10' 0"
BEDROOM 2	4.45m x 3.45m	14' 7" x 11' 4"
TOTAL AREA	79.2 sq m	852 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 1 bed apartment



Plot	90	95	100
Floor	G	1	2



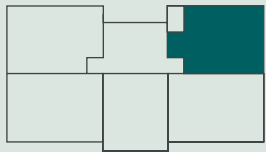
B – Boiler   S – Storage

KITCHEN	1.99m x 2.86m	6' 5" x 9' 4"
LIVING/DINING ROOM	3.43m x 3.81m	11' 2" x 12' 6"
BEDROOM 1	2.77m x 5.35m	9' 1" x 17' 5"
TOTAL AREA	45.6 sq m	491 sq ft

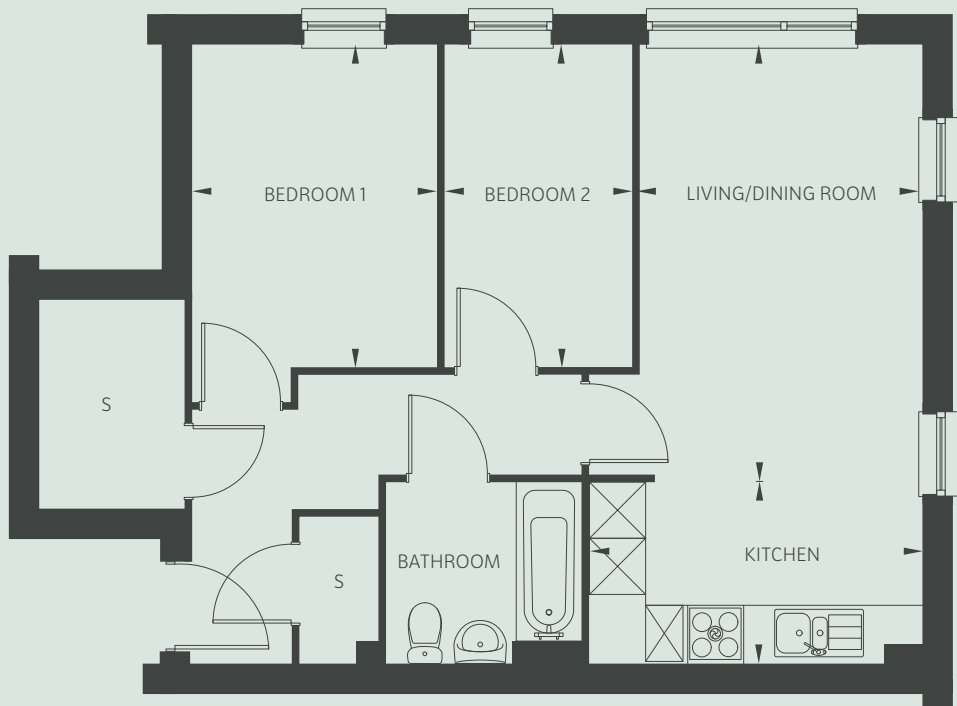
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# 2 bed apartment



<i>Plot</i>	88
<i>Floor</i>	G

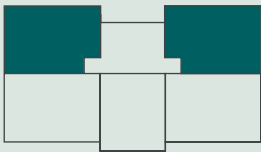


*B – Boiler   S – Storage*

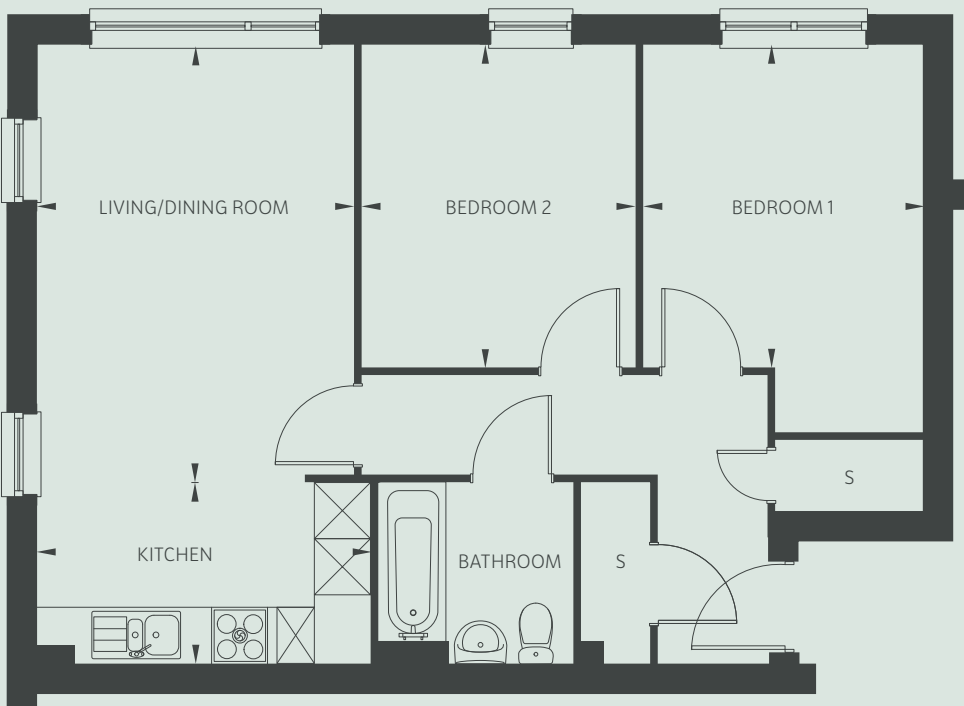
KITCHEN	3.40m x 1.95m	11' 1" x 6' 4"
LIVING/DINING ROOM	3.04m x 4.68m	9' 9" x 15' 3"
BEDROOM 1	2.64m x 3.46m	8' 7" x 11' 4"
BEDROOM 2	2.03m x 3.46m	6' 7" x 11' 4"
TOTAL AREA	55.1 sq m	593 sq ft

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# 2 bed apartment



<i>Plot</i>	87	92, 93,*	97, 98*
<i>Floor</i>	G	1	2

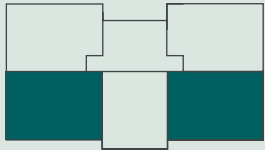


*B – Boiler   S – Storage   \* – Handed plot*

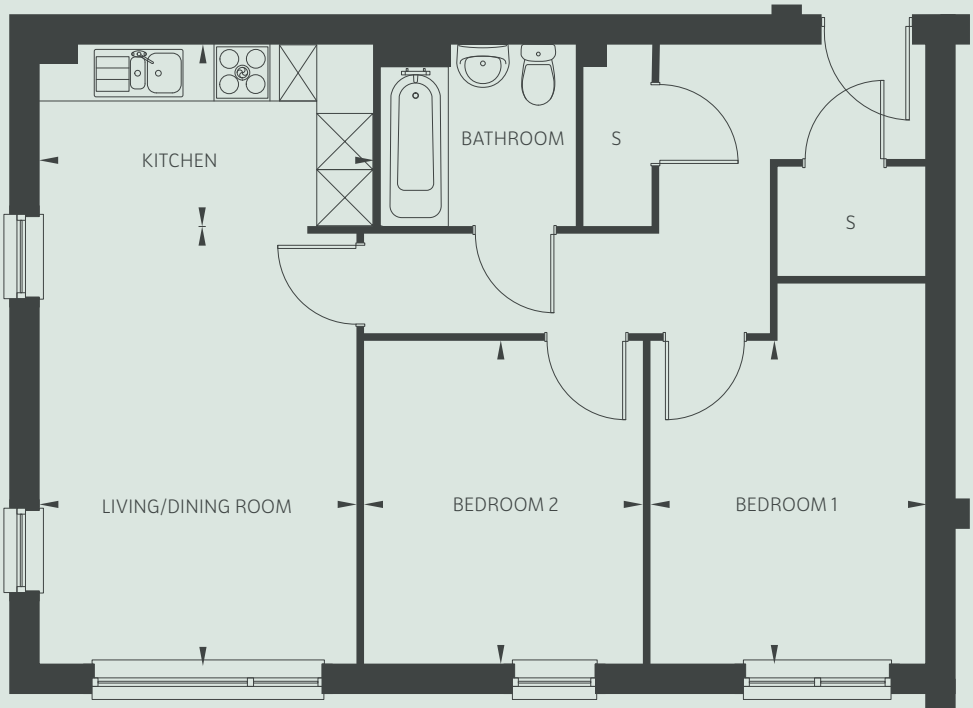
KITCHEN	3.54m x 1.97m	11' 6" x 6' 5"
LIVING/DINING ROOM	3.40m x 4.68m	11' 5" x 15' 4"
BEDROOM 1	3.00m x 3.46m	9' 8" x 11' 3"
BEDROOM 2	2.95m x 3.46m	9' 8" x 11' 3"
TOTAL AREA	59.6 sq m	642 sq ft

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# 2 bed apartment



Plot	89,* 91	94,* 96	99,* 101
Floor	G	1	2



*B – Boiler   S – Storage   \* – Handed plot*

KITCHEN	3.54m x 1.97m	11' 6" x 6' 5"
LIVING/DINING ROOM	3.40m x 4.68m	11' 1" x 15' 4"
BEDROOM 1	2.95m x 3.46m	9' 7" x 11' 3"
BEDROOM 2	3.00m x 3.46m	9' 8" x 11' 3"
TOTAL AREA	62.3 sq m	670 sq ft

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*Why settle?*

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

**What is shared ownership?**

Shared ownership is a great way to step on to or move up the property ladder if you're unable to purchase a home on the open market. It allows you to get the home you desire, with a savings amount that's achievable.

The shared ownership scheme with settle enables you to purchase a share of a home between 40%–75%, and rent the remaining share at a subsidised rate of 2.75% from settle. You can finance your share with a traditional mortgage, or cash lump sum if you do not qualify for a mortgage due to your age.

Shared ownership is more affordable to access due to the 5% minimum deposit required based only on the share you are buying. You then have the opportunity to buy further shares and can eventually own 100% of your home.

**Am I eligible?**

**You'll need to meet the following criteria to qualify for shared ownership:**

- + Have a household income of less than £80,000
- + Have sufficient savings for a deposit and sales-related costs
- Not own a home in the UK or abroad (if you do, this must be sold subject to contract when applying and must be sold at the time of completion)
- Not have had a home previously repossessed.

*The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.*



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[settlements.com](https://settlements.com)

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