

settle.



High Street

Arlesey

3 bedroom homes available
through shared ownership



Hitchin Lavender farm

Imagine an affordable family home where you can enjoy the best of town and country – with effortless commuter links, excellent amenities and schools, and the beautiful Bedfordshire countryside on your doorstep.

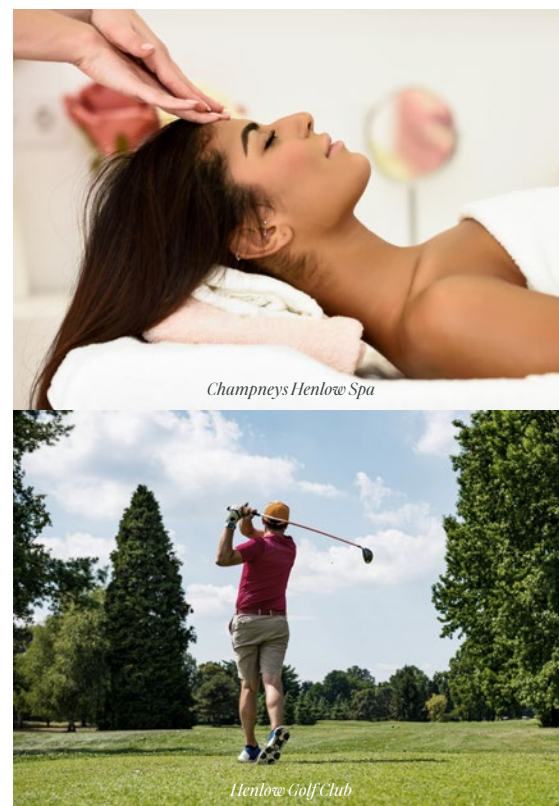
Tucked away behind Arlesey's high street you'll find a collection of three terraced homes available through shared ownership from Settle. Perfectly positioned in the heart of this vibrant community, each of these stylish three-bedroom properties offer light and bright open-plan living, a private rear garden and parking for two cars.

Sleek gloss-white kitchens – complete with integrated appliances – are designed for modern living, while built-in wardrobes in the bedroom offer valuable storage space. Wood effect flooring (both practical and stylish) flows throughout the kitchen and living areas, and soft carpet covers the stairs, landing, living room and bedrooms.

The station is simply a stroll away, providing fast connection to London Kings Cross in less than 55 minutes, while great road networks make it easy to reach Cambridge, Bedford, Stevenage and Luton Airport.

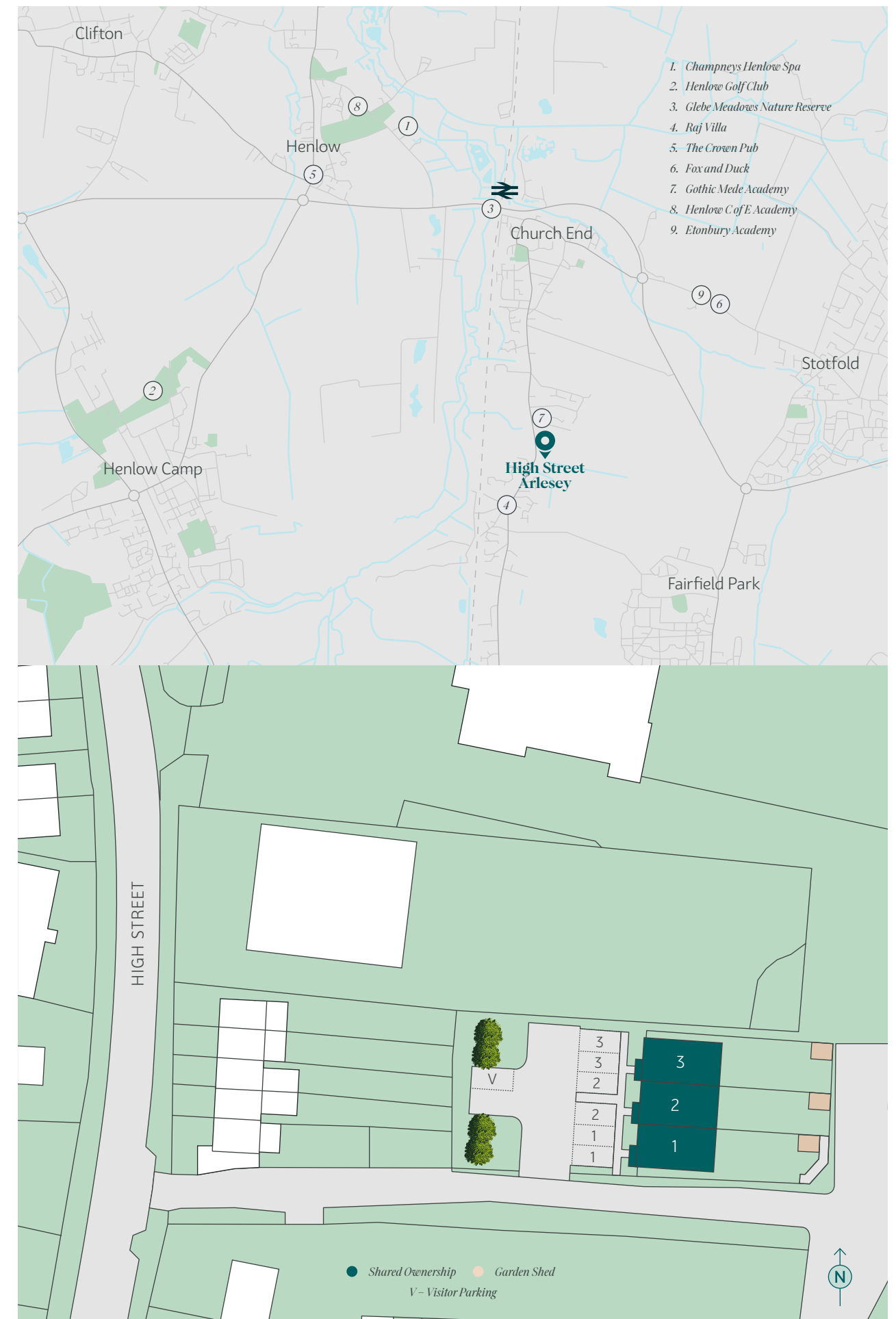
Close by, you'll find plenty to keep you occupied. Head to Hitchin for characterful shopping and dining, indulge in some me-time at Champneys Spa or Henlow Golf Club, or engage with nature at the picturesque Hitchin Lavender Farm or Glebe Meadows nature reserve.

Welcome to Arlesey.



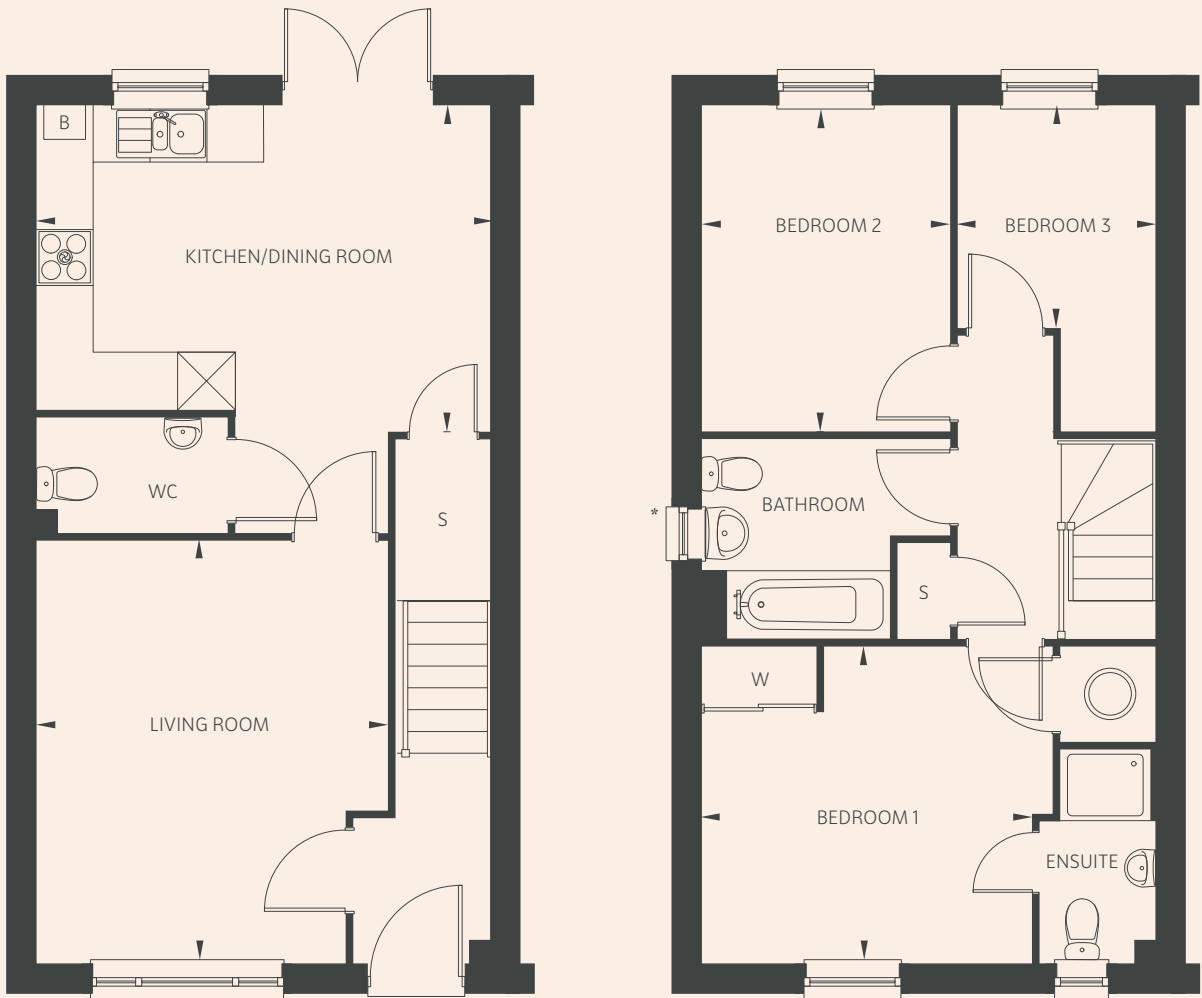
Champneys Henlow Spa

Henlow Golf Club



3 bed terraced

Plots 1, 2 & 3



B – Boiler S – Storage W – Wardrobes * – No window on plot 2

KITCHEN/DINING ROOM	4.8M X 3.4M	15' 7" X 11' 1"
LIVING	3.7M X 4.4M	12' 1" X 14' 4"
BEDROOM 1	3.5M X 3.3M	11' 5" X 10' 8"
BEDROOM 2	2.6M X 3.4M	8' 5" X 11' 1"
BEDROOM 3	2.1M X 2.4M	6' 9" X 7' 9"
TOTAL AREA	86.6 sq m	932 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.



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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