STUDIO SUITES AND APARTMENTS DESIGNED FOR MODERN LIVING

Our development at Skyline is a collection of 150, studio suites and one and two bedroom apartments designed to appeal to first time buyers and investors.

This ‘landmark building’ was originally occupied as offices by HM Land Registry (when it was formerly known as Brickdale House), which has now been carefully re-designed and is being converted by Chase New Homes, to create a variety of contemporary and well-proportioned suites and apartments of varying sizes to suit all budgets.

Centrally located in the heart of the town directly opposite the railway station, Tesco and the Westgate Shopping Centre, Skyline truly has an enviable location for convenience. With so many different designs of suites and apartments, and with the added advantage of our unique Concierge service, buyers will be spoilt for choice where home ownership is within reach.

Computer generated imagery is indicative only.
PHASE ONE
- 5 Studio suites
- 1 One bedroom apartment
- 34 Two bedroom apartments

PHASE TWO
- 6 Studio suites
- 42 One bedroom apartments
- 12 Two bedroom apartments

PHASE THREE
- 16 Studio suites
- 24 One bedroom apartments
- 10 Two bedroom apartments

Site plan is for reference only and is not drawn to scale.
Plans are for identification of plots only.
For details of a particular apartment please refer to the separate floor plan brochures.

KEY
- Studio suite
- One bedroom apartment
- Two bedroom apartment

Plans are for identification of plots only.
STUDIO SUITE
PLOT 21 PHASE TWO

Living
Kitchen
Bedroom

TWO BEDROOM APARTMENT
PLOT 20 PHASE TWO

Dining
Living
Kitchen
Bedroom 1
Bedroom 2

ONE BEDROOM APARTMENT
PLOT 22 PHASE TWO

Living
Dining
Kitchen
Bedroom

Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.
STEVENAGE – A TOWN THAT OFFERS THE BEST OF BOTH WORLDS

Whether your passion is cycling or walking, shopping, catching a movie or going out for dinner with friends, everything is on Skyline’s doorstep.

Just minutes from Skyline’s stylish apartments, Stevenage Old Town is the perfect place to embrace country living with its boutiques, restaurants and cafés.

The Woodland Trust rank Stevenage as one of the best places in the UK for ease of access to large woodland, only slightly behind the Forest of Dean and The New Forest.

The town centre links to the Stevenage Outer Orbital Path – a 27 mile circuit providing an informal, active recreational leisure amenity readily available to the residents of Skyline.
TRAVELLING OR COMMUTING INTO LONDON DOESN’T GET MUCH EASIER THAN THIS!
AT SKYLINE, THE TRAVEL TIMES DO THE TALKING

With Stevenage station on your doorstep, you can be in central London in no time.

Peak train services whisk you into King’s Cross in just 24 minutes, which means you can be sipping a cocktail or shopping in the West End in 45 minutes.

Getting to work or socialising, it’s your Skyline for the taking!

Source: National Rail. Travelling at peak time.
SKYLINE’S CONTEMPORARY INTERIORS ARE MADE FOR SHARING

We have opened a dedicated Sales and Marketing Suite with three individual show apartments to view. Come and see Skyline’s fashionable and open-plan living and dining spaces incorporated into great designs – perfect for entertaining family and friends.

We have created the space buyers aspire to in a first home. Think stylish designed kitchens and chic bathrooms and shower rooms mixed with contemporary interiors, and you’ll be thinking Skyline.

If you reserve your apartment early enough, you will be able to choose your bathroom wall tiling, flooring, kitchen and worktops from our product range – making it truly bespoke to you. Please ask the Sales Team for more information at the point of reservation if this is available for the apartment you want to buy.

Our Sales and Marketing Suite and Show Homes are open from Thursday to Monday inclusive 10am to 5pm.

The entrance to the Sales and Marketing Suite is located directly opposite Tesco. There is no on-site parking during the course of construction, so please park in one of the many pay and display car parks immediately adjacent to Skyline.

Images are of Skyline Sales and Marketing Suite and Show Homes.
KITCHENS
/ Stylish designed kitchens with soft close doors
/ Laminate work surface with upstand
/ Stainless steel sink
/ Neff electric hob
/ Neff stainless steel single oven
/ Neff stainless steel extractor
/ Neff washer/dryer
/ Painted glass splashback to cooker/hob
/ Pelmet lights under wall units
/ White steel radiator(s)

GENERAL FINISH
/ Almond white painted walls
/ White painted ceilings
/ White satin wood painted wood work
/ Beech veneer doors with chrome door furniture

FLOORING
/ Choice of Amtico Spacia* to kitchens, bathrooms and hallways
/ Carpets elsewhere

*Bathroom suites have Amtico Spacia throughout

BATHROOMS & ENSUITES
/ White sanitaryware
/ Full height tiling to bath or shower
/ Chrome mixer tap
/ Chrome shower fitting
/ Glass shower screen
/ Stainless steel towel radiator
/ Soft close toilet seat and cover

MEDIA & TECHNOLOGY
/ Digital TV point to Living Room and Bedroom One
/ BT point to Living Room and Bedroom One
/ Video entry phone system

HEATING & LIGHTING
/ Pendant light fitting to Living Room and Bedroom One
/ Chrome downlighters to Hallway, Kitchen, Bathrooms and Ensuites
/ White steel radiators

COMMUNAL AREAS
/ Lifts providing access to all floors
/ Tiled main entrance lobby
/ Car parking
/ Gated car park to selected two bedroom apartments
/ Concierge

It may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Chase New Homes reserves the right to make these changes as required. The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescription Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. This information does not constitute a contract, or warranty.

Images are of Skyline Show Homes.
THE INSPIRED TOUCHES DON’T JUST END AT SKYLINE’S INTERIOR DESIGN...

Meet your new best friend – the Skyline Concierge.

A dedicated Concierge will work at Skyline everyday during the week* for the benefit of all the residents.

Whether directing visitors, receiving packages, just keeping out a watchful eye, organising maintenance, or simply saying a friendly hello, the Concierge will ensure that everything at Skyline runs smoothly.

* The Concierge will be available between 9am and 5pm Monday to Friday, which will commence when 50% of the development has been sold and completed. The cost of the Concierge will be shared equally by every purchaser.
RHA Prime have been appointed as our Independent Financial Advisors (IFA). RHA serve an important role in our reservations procedure, their details can be found below.

Mortgages for new build homes are a specialised lending field with criteria that differs to the traditional second hand market. Choosing a mortgage broker who does not operate in, or understands this market could jeopardise your reservation and cause you unnecessary expense. RHA Prime is dedicated to ensuring timely exchanges and completions.

Help to Buy
In association with the Government, the Help to Buy initiative provides an equity loan for 20% of the property value, with no repayments on the loan for the first five years. This will allow a buyer to take advantage of better interest rates and assist your move onto or up the housing ladder. If you can answer yes to the following points you may be eligible:

/ If the purchase price is less than £600,000
/ You have no interest in any other properties abroad or in the UK, or will not have an completion
/ You have a deposit of 5% or more.

All loans are subject to status, and require a financial assessment in accordance with the Homes and Communities Agency guidelines. Help to Buy is designed to provide affordable long term home ownership with reduced income multiples. Further information can be found on www.help to buy.org.uk along with their contact information.

RHA Prime Finance
10 Marchmont Gate, Boundary Way,
Hemel Hempstead, Hertfordshire, HP2 7BF
Tel: 0203 640 7600
Email: info@rhaprime.co.uk

Images are of Skyline Show Homes.
Whether you are new to property investment, or are a seasoned investor, buying any property for investment is a considered purchase. At Chase New Homes our aim is to offer support and guidance gleaned from years of experience in this sector and through working with our appointed agents, Lanes New Homes, we have produced an Investor Information Pack to guide you through your purchase at Skyline.

This pack includes details of the estimated rental values (ERV), likely demand and costs associated with both buying and maintaining an apartment – all of which has to be taken into account, so that you, as an investor can determine which apartments would be the best option.

Please speak with one of our Sales Representatives for more information.

Once an acceptable offer has been made, a prospective purchaser will be asked to qualify their ability to proceed by completing a financial check undertaken by our IFA, RHA Prime.

This check will include, if appropriate, confirmation of eligibility to qualify for the Help to Buy Initiative, and their ability to secure adequate mortgage funds to complete on the purchase of the property should it be necessary. Cash buyers will be required to show proof of funds.

Following completion of the financial check, the purchaser must appoint a solicitor to act on their behalf. Details of two recommended firms of solicitors can be found at the bottom of this page. Both firms have been briefed in relation to the Title and conveyancing aspects of the development in order to ensure that the transaction can proceed smoothly. Any purchaser is however at liberty to instruct any firm of solicitors.

Finally, a deposit of £1,000* must be paid to Chase New Homes to complete the reservation procedure. This deposit will be receipted and £500 of this is refundable, should the purchaser decide to withdraw from the transaction.

On acceptance of the reservation, the purchaser will be provided with a Predicted Energy Assessment (PEA) relating to the property they have reserved. Upon completion, an accurate Energy Performance Certificate (EPC) will then be provided.

A potential purchaser will be expected to exchange contracts 28 days from the date their solicitor is in receipt of the contract documentation.

* A deposit of £500 is applicable for Help to Buy.

Recommended Solicitors

Barnes and Partners (Stevenage)
Karen Newman
Business & Technology Centre,
Bessemer Drive, Stevenage, SG1 2DX
Tel: 01438 289 513
Email: k.newman@barnesandpartners.com

Breeze and Wyles
(Enfield)
Ken Sheppard
River House, 90 Church Street,
Enfield, Middlesex, EN2 6AR
Tel: 020 8366 6411
Email: Ken.Sheppard@BreezeandWyles.co.uk

Image is of Skyline Show Home.
Leases, Ground Rent and Service Charges
The apartments at Skyline will be sold on 125 year leases.

The Ground Rent charges at Skyline will be:
- Studio Suite: £175 pa
- One Bedroom: £225 pa
- Two Bedroom: £275 pa

Ground Rent is a regular payment made by the owner of the leasehold property to the freeholder, as required under a lease.

Upon completion, the leaseholder will pay an apportioned amount of Ground Rent for the rest of that year. Thereafter, Ground Rent is payable on an annual basis on the 1st January.

All residents at Skyline will pay a service charge for the shared facilities. These areas include, but not by way of limitation, the communal garden, Concierge, the lifts, CCTV, the maintenance of the staircases and hallways, the communal heating, electric and public liability insurance.

For accurate service charge figures relating to a particular apartment, please speak with our Sales Representatives in the Sales and Marketing Suite.

At completion leaseholders will pay an apportioned amount of service charge for the rest of that year. Thereafter, service charge is payable on an annual basis on the 1st January.

Car Parking
Parking spaces are provided for selected two bedroom apartments. Please speak with our Sales Representatives to establish which plots this is relevant to.

Outside of Skyline, there are a number of car parks managed by the local authority where monthly permits can be purchased. These car parks are open 24 hours a day. Details are provided below:

It will cost £175 per month for a permit which allow you to park in any of the following car parks:
1. F - Swingate - 95 spaces
2. G - Daneshill - 74 spaces
3. H - Danesgate - 76 spaces

It will cost £130 per month for a permit which allow you to park in any of the following car parks:
1. P - Leisure Centre - 90 spaces
2. RN - Railway North - 339 spaces
3. RS - Railway South - 123 spaces
4. F - Swingate - 95 spaces
5. G - Daneshill - 74 spaces
6. H - Danesgate - 76 spaces

TV and Satellite
There is a communal aerial and satellite distribution system at Skyline. Purchasers will need to contact Sky independently for satellite TV.

Travelling into London
An annual season ticket from Stevenage to Zone 1 costs £4,776 equivalent to £18.37 daily return Mon - Fri.

Source: National Rail

* The car parking and travel ticket information is believed to be correct at the time of print but purchasers should make their own enquiries.

Chase New Homes will work hard to ensure you are satisfied after you have purchased your home and will provide an after sales service by our Customer Care department for two years after legal completion.

Snagging
Within the first 14 days of your occupation, we ask that you arrange a convenient time for a snagging appointment. This will entail a visit from the Site Manager to your new home in order to assess any minor issues that require our attention. The Customer Care team will then arrange for any necessary works to be attended to, so any faults are remedied.

Reporting Faults
If you have any minor faults that need attention, please contact us, in the first instance, by email as stated below. Once received, these will be dealt with in a timely, courteous manner.

Email: customercare@chasenewhomes.co.uk

If you discover an urgent fault that requires our immediate attention, this should be reported to our Customer Care Manager on the telephone number below as soon as possible. Faults deemed to be urgent include electrical or plumbing issues (including drainage) and problems that jeopardise the immediate security of the dwelling.

Tel: 01992 703 690 (office hours)

Emergency
In the case of an emergency, our Customer Care Team can be contacted on the following dedicated telephone number:
Mob: 07584 570 770 (outside of office hours)

What constitutes an Emergency?
- Complete failure of heating systems and/or hot water system (October to April)
- Water leaks that cannot be contained
- Failure of electrics (first, check it has not been caused by a tripped fuse)
- Flooding caused by blocked drains that threatens to enter homes
- Security – a fault to a window or external door causing loss of security
If you buy an apartment at Skyline you will have the benefit of a 10 year structural warranty provided by Premier Guarantee. Premier Guarantee is the warranty provider behind £45 billion of property across the UK.

On completion Chase New Homes will provide the purchaser with a copy of the Premier Guarantee Certificate of Insurance, which has a unique reference number.

To locate any information relating to the warranty, the purchaser will be able to inspect the Home Owners Handbook online, which provides you with important information on the warranty cover for your new home and advice on what to look out for when you first move.

If you need any further information, you can contact Premier Guarantee on 08444 120 888, email info@premierguarantee.co.uk or visit their website www.premierguarantee.co.uk.

The Chase New Homes guarantee lasts for two years from the date of legal completion. We will generally guarantee everything supplied by us as part of your new home for all defects caused by faulty workmanship or materials.

Our guarantee does not cover the following:
/ Damage caused by storms or by accidents, negligence, abuse, normal wear and tear, or poor maintenance of the property or appliances, including any blockages to the drainage system caused by inappropriate disposal of waste
/ Minor shrinkage cracks (up to 2mm)
/ Alarms, where fitted, will have been for our prior security requirements and are, where left in place, not part of the sale package unless otherwise agreed
/ Any cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances, fitted bedroom wardrobes, bathroom sanitaryware and furniture, glass or other items which are not reported within seven days of legal completion.

Appliances (includes all kitchen white goods, hot water cylinder and boiler) are covered by the manufacturers guarantee.

Computer generated image is indicative only
Internal Image is of Skyline Show Home
A management company has been formed in the name of Skyline Management (Stevenage) Limited to administer the management of the communal areas and services forming part of the Skyline development.

Skyline Management (Stevenage) Limited will have its own dedicated bank account into which the service charge initial payments collected from each buyer on completion of their purchase and all subsequent service charge payments will be paid.

Only communal expenditure incurred in managing the communal areas and services for the Skyline development will be paid from this bank account.

Management company responsibilities include buildings and public liabilities insurances, lift maintenance and insurance contracts, communal electricity bills, internal communal area cleaning, external window cleaning, communal gardening, car park and hard grounds maintenance.

Skyline has its own email account which can be used for matters relating to the communal management of the development.

Email: skylinemanagement@hotmail.com

Skyline Management (Stevenage) Limited has appointed a local firm of managing agents, Mentor Services Limited, to deal with the day to day administration of its communal management responsibilities.

Mentor Services Limited are based in Old Stevenage and have more than 35 years experience in residential communal management.

Mentor Services Limited can be contacted at:
213 Fairview Road, Stevenage,
Hertfordshire, SG1 2NA
Tel: 01438 315 548
Fax: 01438 726 387
www.mentorservicesltd.co.uk
Email: mentorsvs@hotmail.com

Consumer Code

You will also have our commitment to abide by the requirements of the Consumer Code for Home Builders. The Code gives protection and rights to purchasers of new homes, ensuring they are treated fairly and are fully informed about their purchase before and after they sign the contract. Our customer charter sets out our commitment to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.

We will:
1. Issue you with a copy of this Customer Charter and a copy of the Consumer Code for Home Builders automatically once a Reservation Agreement has been signed.
2. Ensure the Consumer Code for Home Builders is always available for you to view on our website www.chasenewhomes.co.uk and a copy is displayed in our sales office along with details on how to access further guidance.
3. Implement procedures to ensure that the standards and commitments set out in this Customer Charter are met consistently.
4. Provide you with detailed pre-contract information to ensure that you can make an informed decision before buying a property. This information will be jargon free, fair and reliable and will include:
   - a written Reservation Agreement
   - an explanation of the Premier Guarantee Cover
   - a description of any management services and charges to which you will be committed, and an estimate of their costs.
5. You will be advised to appoint your own professional legal advisor to carry out the legal formalities of purchasing your property and to ensure your interests are best represented.
6. Ensure our staff have received training to efficiently deal with any queries you may have. This training encompasses details of the Code, the responsibilities of staff to you, the home buyers, and also what the Customer Charter means to the Company and its Directors.
7. Ensure the sales process, advertising and any marketing materials are clear, truthful and fair.
8. Advise you of:
   - who to contact at every stage of your purchase;
   - how we will deal with your questions;
   - any relevant choices and options you can consider.
   If your property is still under construction, we will also provide you with:
   - a brochure or plan reliably showing layout, appearance and plot position
   - a description of the property’s contents e.g. white goods, carpets etc
   - the standards to which the property is being built.
9. Fully inform you of the health and safety precautions to undertake when visiting a site under construction or living on a site where building work is ongoing.
10. Provide you with a Reservation Agreement which clearly sets out terms of reservation as stipulated in the Consumer Code for Home Builders.
11. Explain how your contract deposits are protected and how any other pre-payments are dealt with.
12. Clearly make you aware of your cancellation rights.
13. Provide reliable information regarding the timing of construction and the entry date/completion of the property. Once a completion date has been agreed we will ensure:
   - transfer of ownership takes place;
   - the operation of appliances and central heating system in the property are demonstrated to you.
14. Provide an after sales service with details of what the service includes, the point of contact and what guarantees/warranties apply to your home.
15. Inform you in writing of our complaints handling procedure and provide information of the dispute resolution arrangements operated as part of the Consumer Code for Home Builders.
16. Co-operate with appropriately qualified personal advisors you may have appointed to help resolve disputes.
SINCE 2005 CHASE NEW HOMES, AN INDEPENDENT AND ENTREPRENEURIAL COMPANY, HAVE SUCCESSFULLY DEVELOPED NEW HOMES, BUILDING A REPUTATION FOR EXCELLENCE.

Skyline is another showcase in our varied portfolio of developments, which range from £100,000 studio suites to a £4 million mansion – each property representing our aspiration for continued product development.

Chase New Homes are currently working on projects for a further 450 homes in Central London and throughout the Home Counties.

Buying your new home is one of the most important decisions in life, that is why we always ensure that the utmost care, respect and consideration is given to any purchaser.
Skyline is between Juncions 7 and 8 of the A1(M). The M25 is 17 miles away (via the A1(M)), Luton Airport is 15 miles away and Heathrow is 40 miles away.

Map not to scale.