

MERLION HOUSING ASSOCIATION

at The Wickets

Fullers Road, Rowledge, Hampshire, GU10 4JQ



Image is computer generated and for illustrative purposes only

Working in partnership with East Hampshire District Council to offer this collection of just four semi-detached, two and three-bedroom homes in the desirable village of Rowledge currently under construction by Bewley Homes.

Available to purchase with the Merlion Shared Equity scheme from a minimum 50% share, the scheme is designed to help you get on the property ladder. You will own 100% of the property and there is NO rent or interest to pay on the remainder.

DEVELOPMENT LAYOUT

MERLION

Home 4 - Three bedroom, semi-detached

Home 5 - Three bedroom, semi-detached

Home 6 - Two bedroom, semi-detached

Home 7 - Two bedroom, semi-detached

Two bedroom homes from £275,000 (55% share)

Three bedroom homes from £287,500 (50% share)

There is NO rent or interest to pay on the remainder

Full market value £500,000 - £575,000



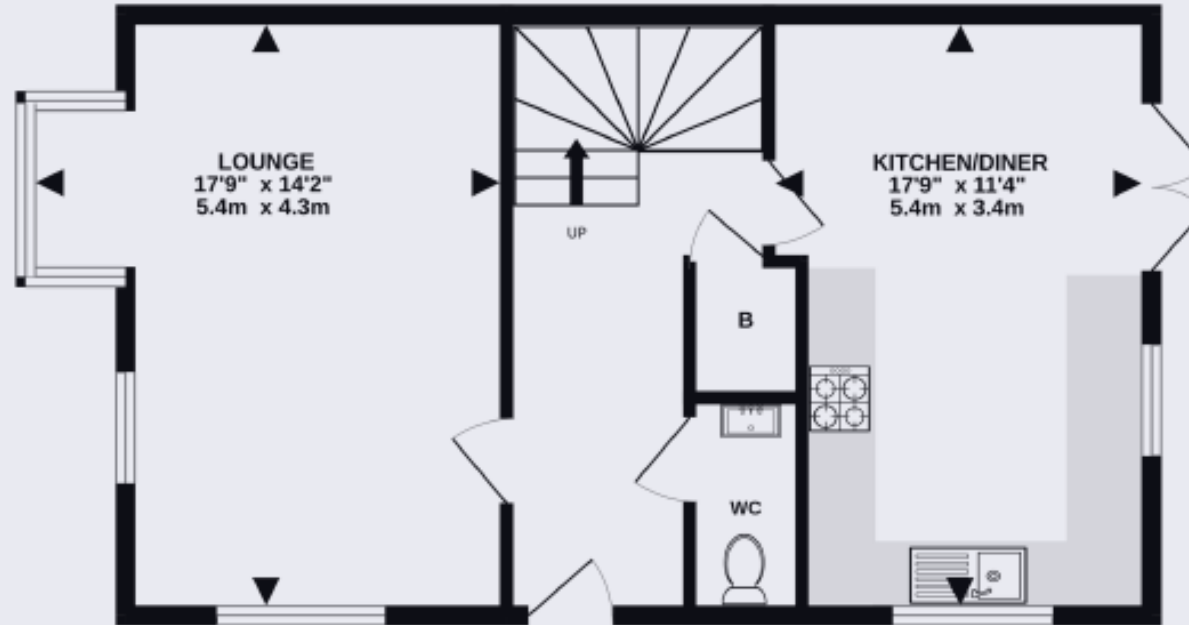
LOCAL AREA

Surrounded by stunning countryside and situated on the edge of the South Downs National Park, The Wickets enjoys a prime village location, while still boasting excellent connections by both road and rail. Residents here will be able to enjoy all the benefits of a rural lifestyle, while remaining less than an hour away from London by train.

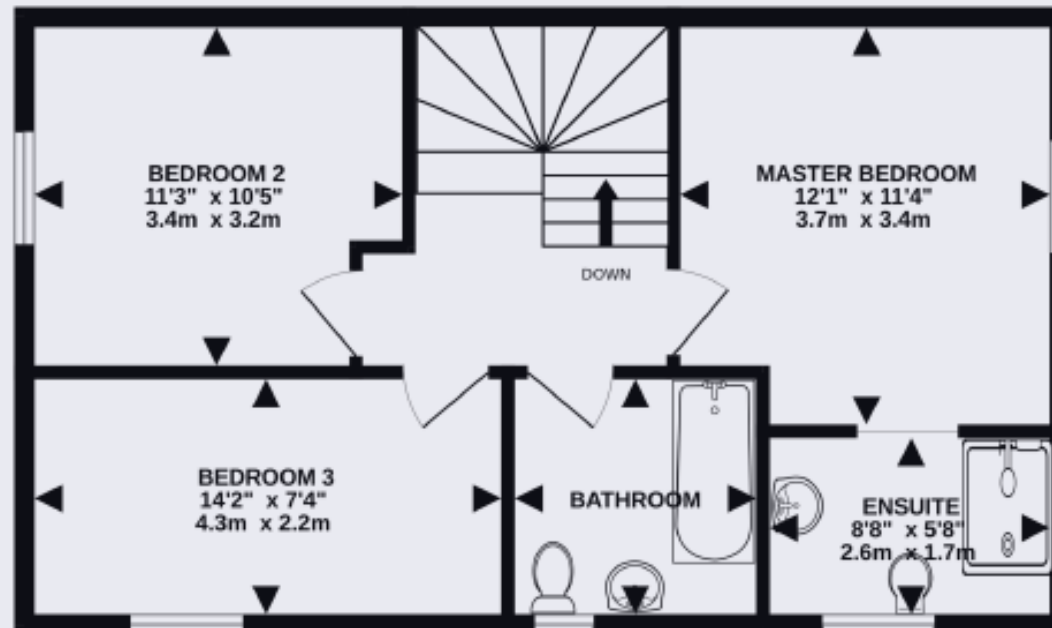
The village of Rowledge has a lot to offer. A local coffee shop, butchers, convenience store and a choice of traditional pubs and all within easy reach. The local sports and recreation ground and Rowledge Cricket Club are close by, along with a choice of golf clubs and leisure centres. The area also has an excellent selection of local schools as well as several local nurseries and pre-schools.

HOME 4 - Three-bedroom

Ground Floor

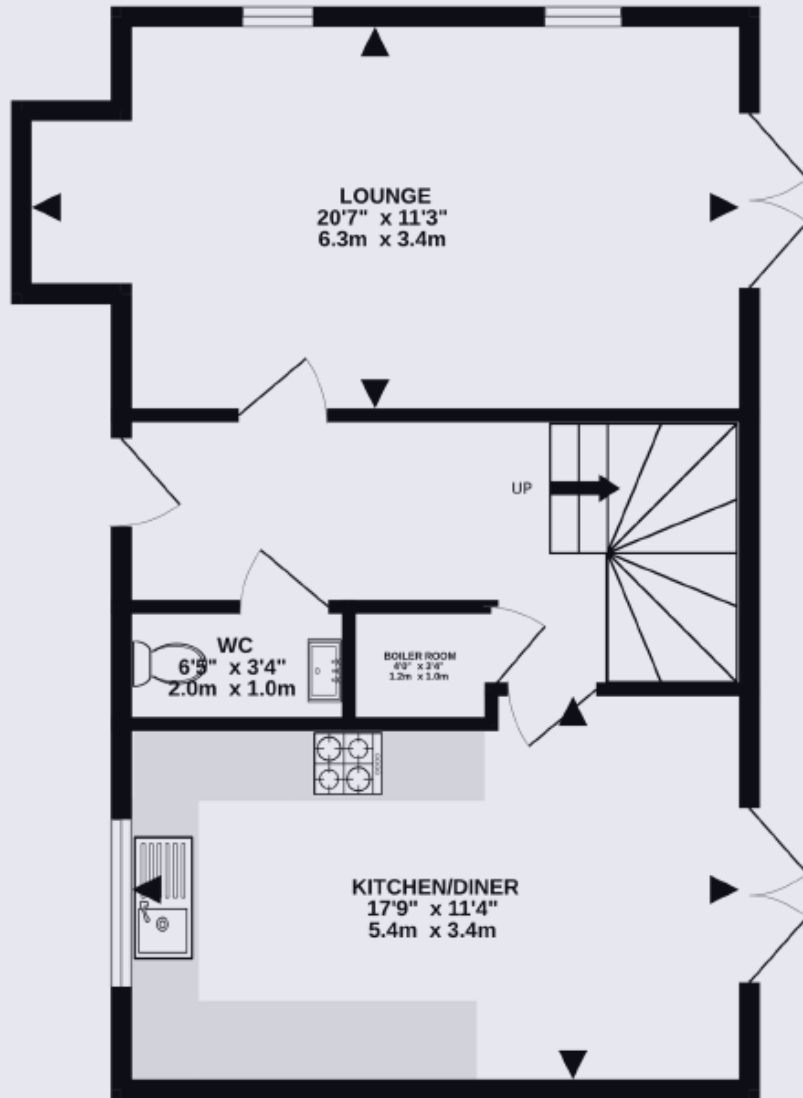


First Floor

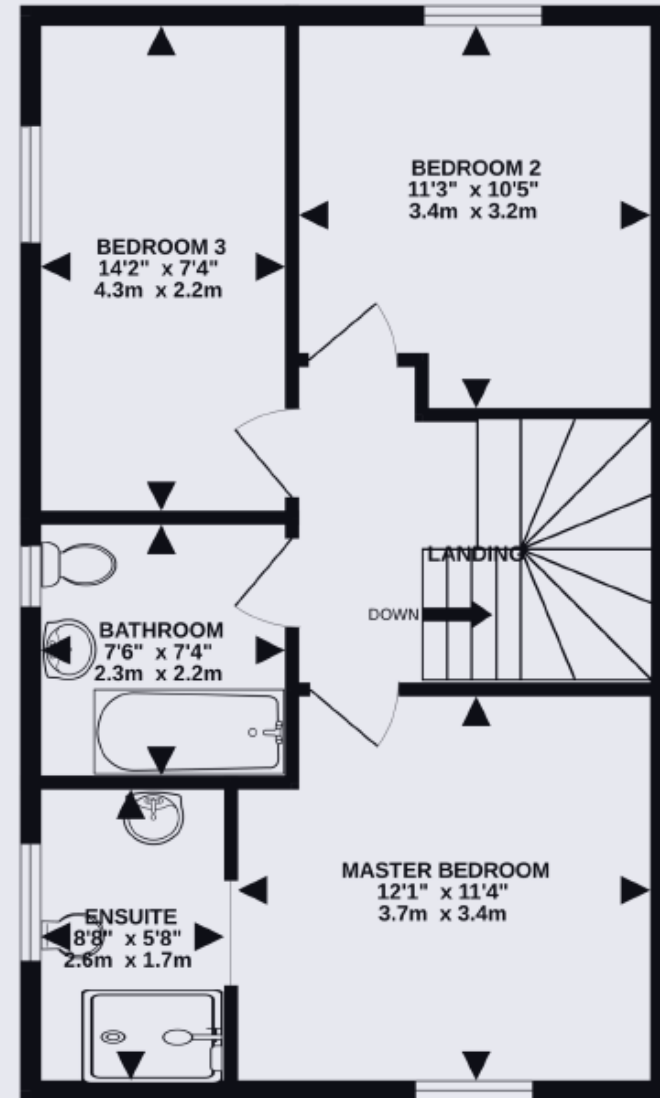


HOME 5 - Three-bedroom

Ground Floor



First Floor

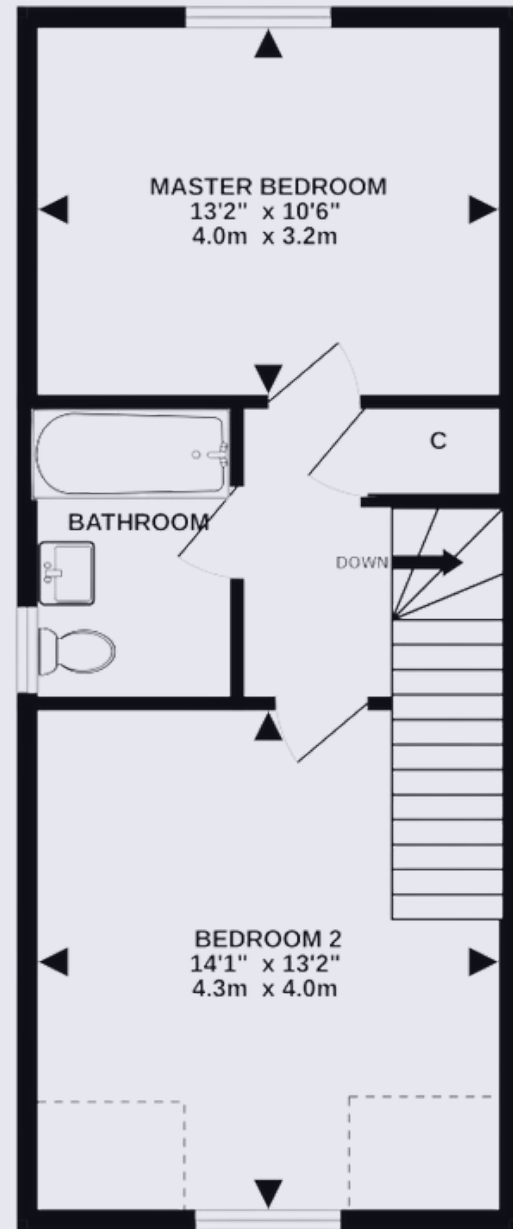


HOMES 6 & 7 - Two-bedroom

Ground Floor



First Floor



SPECIFICATION

Kitchen

- Fitted kitchen with laminate worktop
- 1.5 sink in stainless steel with polished chrome mixer tap
- Integrated single oven with induction hob with extractor over
- Integrated fridge/freezer
- Space for washer/dryer

Bathroom and en suite

- Roca sanitaryware with chrome fittings
- Chrome wall mounted thermostatic bath/shower mixer and glass shower screen
- Full height tiling around bath and shower in en suite*
- Mirror above basins

Heating, Electrical and Lighting

- Air Source Heat Pump providing heating and hot water
- Underfloor heating to ground floor
- Radiators to first floor
- Chrome light fittings to kitchen, bathroom, en suite* and cloakroom
- Pendant lighting to lounge, bedrooms, hallway and landing
- Pre-wired for Fibre broadband
- Media point in lounge
- Smoke detector to hallway and landing
- Wired for security alarm

Finishes & Features

- Carpet to living room and bedrooms
- Vinyl flooring to kitchens, bathrooms, en suites* and cloakrooms
- Fencing - 1.8m high close board fencing between gardens

*En suite to three bedroom homes only

Estate charge is estimated at £500 per annum



At Merlion we understand that access to home ownership is only a pipedream to many and in partnership with local authorities we have developed a solution that truly provides you with an affordable and sustainable option to buying your new home.

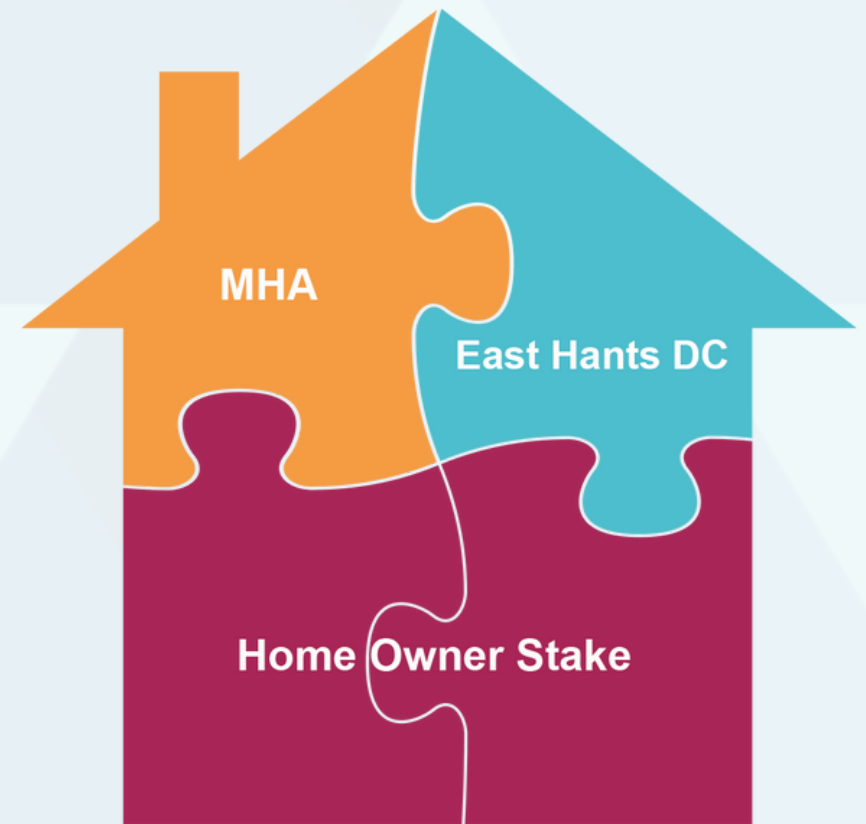
Our shared equity model provides a far more affordable route into home ownership than many of the other home ownership products on the market. We will support you every step of the way through your purchase and we are here to answer any questions you may have.

What is shared equity?

Shared equity works by providing the home buyer with an interest free equity loan, which will form part of the deposit, for the property being purchased. The homebuyer then takes out a mortgage, as they usually would, on the balance of the property's purchase price.

The property will belong entirely to the homebuyer, who should be able to access better mortgage deals, which they would not otherwise be able to.

Our Shared Equity scheme is designed to assist people onto the housing ladder and own a home with as little as a 5% deposit. At The Wickets, there are just four, two and three-bedroom homes available with priority being given to people who have a strong local connection.



The image of the homes is computer generated and for illustrative purposes only. Specification photography shown is from a previous Merlion development. Finishes, materials and landscaping may vary from those shown. Floor plans and dimensions are taken from architects drawings and are given to the nearest 15cm and there may be projections into these. Please note these are for guidance only.