

SANDERLING HOUSE & HARLEQUIN HOUSE

ENFIELD EN3

Scheme Information Sheet



These new homes form part of a larger development built by Newlon Housing Trust in partnership with Countryside Properties. The Alma Estate regeneration will provide a mix of Private Sale properties, Shared Ownership homes and Social Rent homes together with leisure and commercial facilities.

Sanderling House & Harlequin House 22 Shared Ownership apartments for sale

- › Lift service to each floor
- › Video entry system
- › Secure bike storage at ground floor level (in Sanderling House)
- › Communal Heating System
- › Communal amenity space and children play area
- › Post boxes are located in entrance lobby
- › 10 year NHBC Build Warranty

The Apartments

Each apartment comes with wood laminate floor coverings to living room, hallway and kitchen. Wool mix carpets to bedrooms.

Bathrooms have ceramic tiles to floor and walls.

Kitchens include oven, hob and extractor hood, microwave, fitted fridge/freezer and dishwasher. Washing machine is freestanding, located in utility cupboard.

BT Openreach ONT point installed and equipment commissioned – ready to be activated by chosen provider.

Available satellite providers – Sky Plus & TurkSat (subscription required).

Whilst there is no **Controlled Parking Zone (CPZ)** currently in operation on Alma Road and surrounding streets, Enfield Council are likely to monitor the situation throughout the ongoing regeneration project and may introduce parking restrictions in the local area at a later date - this could involve restrictive parking hours and/or the need for a resident parking permit. We do not have any details regarding how future restrictions may affect residents and it cannot be guaranteed residents of Sanderling House and Harlequin House would be granted a parking permit upon application.

Combined Heat & Power System (CHP) is a system for supplying heat, generated in a local energy centre, and then distributed via a heating network to individual apartments. Residents receive their heat for radiators and hot water from a connection to the heating network across the development. **This means there is no gas supply to the property and there is no gas boiler within the property.** The energy is then transferred to your property through a Heat Interface Unit (located in a hallway cupboard). The HIU works in a similar way as a gas boiler with a control panel allowing residents to programme their heating and hot water for when it is needed. The communal system is managed by Energetik - www.energetik.london

Energetik have provided the following information on current charges;

- › Dwelling/Unit (Standing) Charge - £1.12 per day inclusive of VAT
- › Utility Charge – 5.088 pence per kWh unit inclusive of VAT (VAT on heating is currently 5%)

Please note: Newlon are not involved in the management/provision of the heat supply

Hallmark Property Management Limited are the Managing Agent responsible for managing this development. They are responsible for arranging all services including Financial Matters (e.g. Service Charges), Buildings & System Management, External Building & Landscaping Maintenance, Cleaning & Maintenance of Internal Communal Areas.

SUB-LETTING OF THESE HOMES IS NOT PERMITTED – THIS IS A CONDITION WITHIN THE LEASE

NO PETS ALLOWED

WHILST WE WELCOME INTEREST FROM LONDON-WIDE APPLICANTS, PRIORITY FOR THESE HOMES WILL BE GIVEN TO THOSE LIVING OR WORKING IN THE LONDON BOROUGH OF ENFIELD.