



**MERLION HOMES**  
PADWORTH, RG7 5FR



## The Homes

A collection of four, two bedroom, two bathroom apartments available on a shared equity basis. Situated in a newly built block of 9 apartments and finished to an excellent specification throughout.

Conveniently located just off the A4 Bath Road in Padworth, Reading forming part of the Coudray Mews development by Gable Homes.

Available to purchase with the Merlion Shared Equity scheme at a 75% 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.

## Local Area

Located just north of the River Kennet and surrounded by open fields and countryside, Padworth in West Berkshire boasts an enviable spot. Conveniently situated between Reading and Newbury, residents here will be able to enjoy picturesque walks and access to country pubs, while benefiting from excellent transport connections by both road and rail.

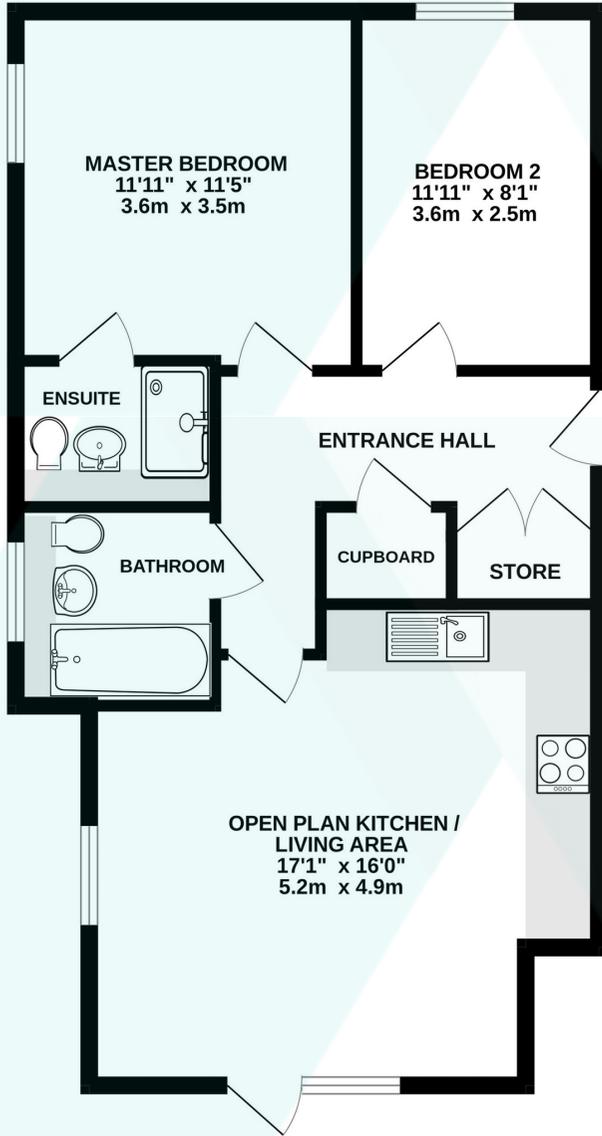
Aldermaston Station is less than a mile away from the development, with direct trains into London Paddington in just 49 minutes\*. The A4 and the M4 are easily accessible, and buses also run to Reading, Thatcham and Newbury.

Neighbouring Aldermaston is a historic village renowned for its quaint countryside charm and views of the surrounding hills, while its centre offers access to a host of local amenities, including general stores, hairdressers and various antique shops.

*\*Trainline.com*

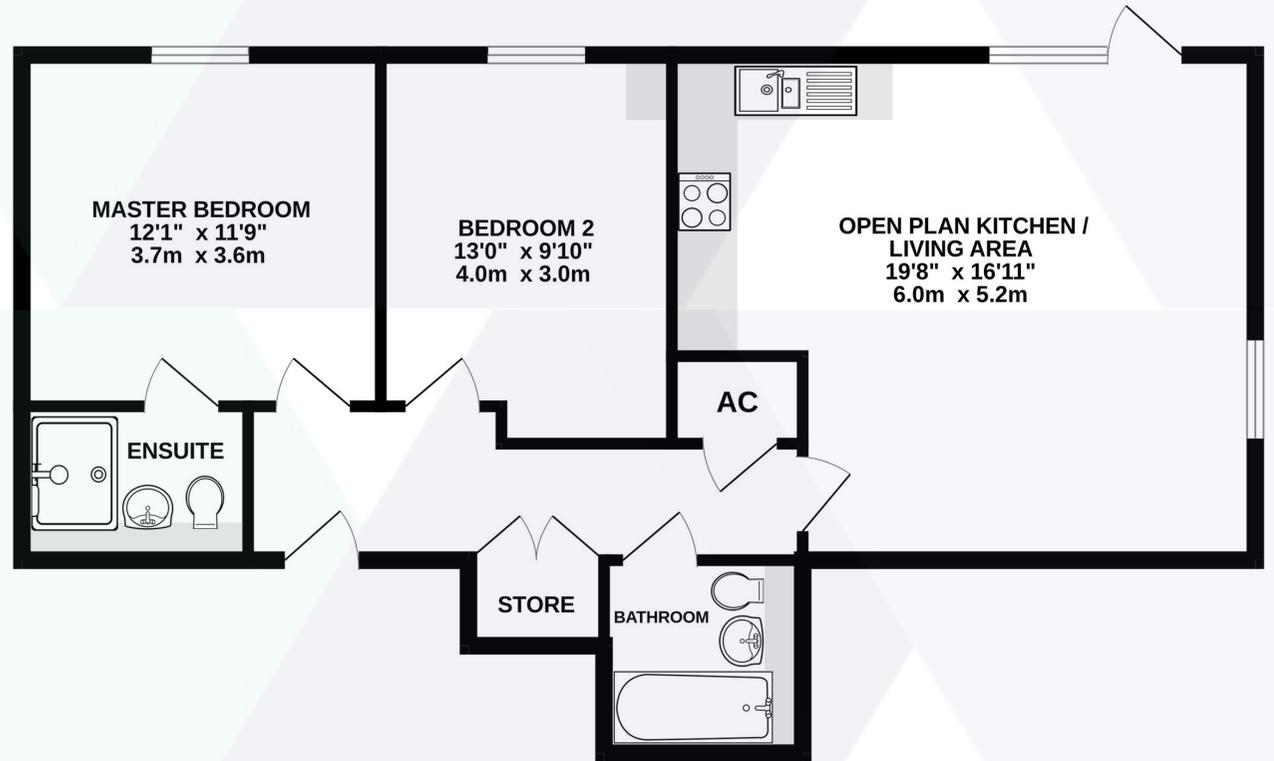
# GROUND FLOOR

1



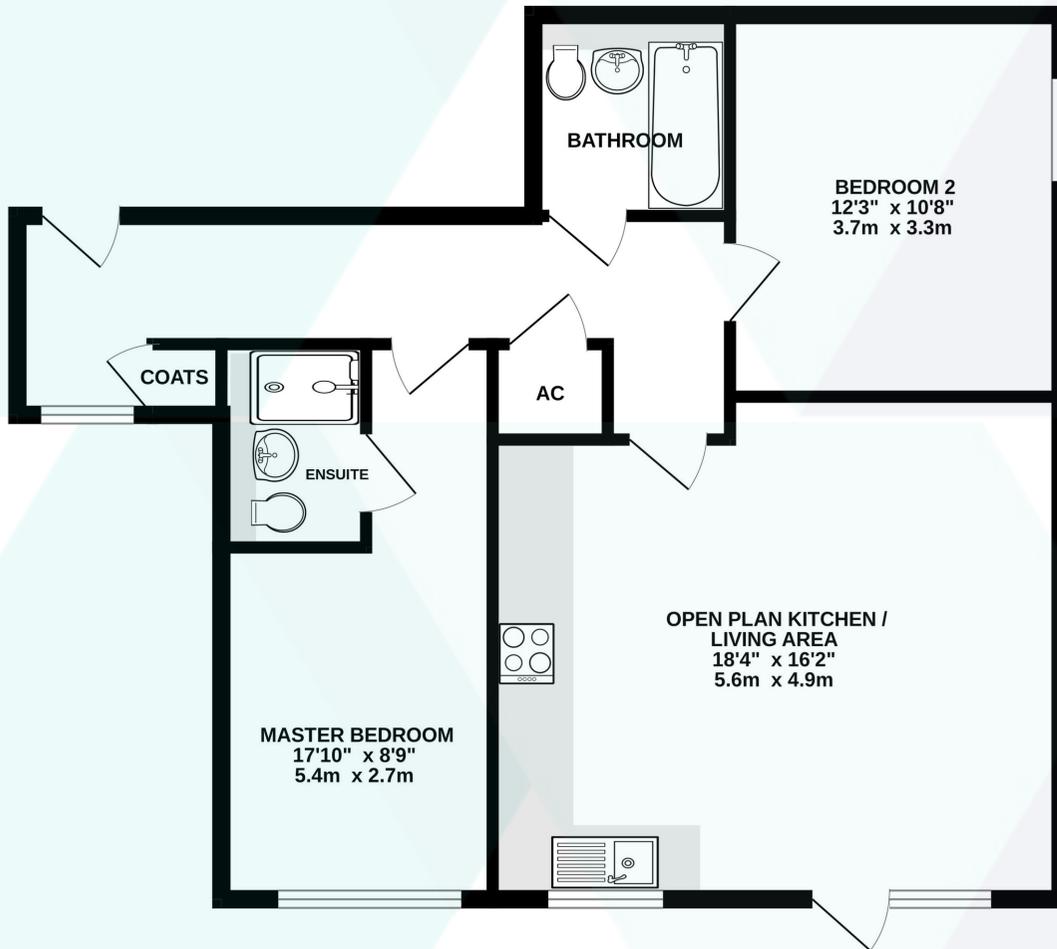
# GROUND FLOOR

2



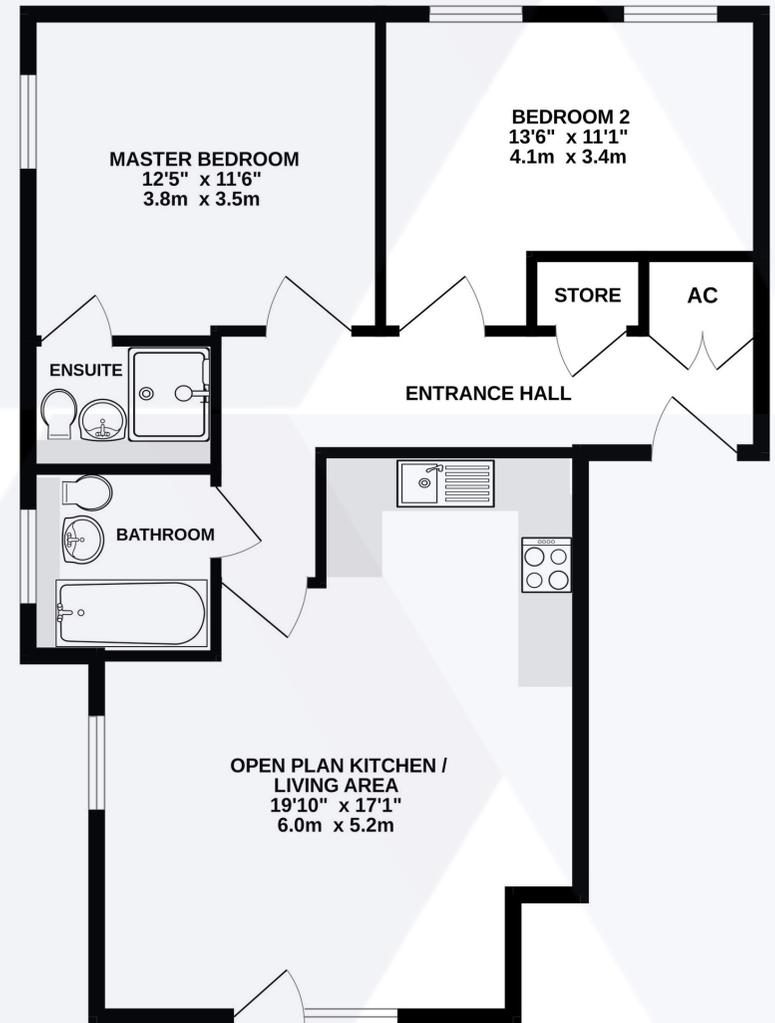
## GROUND FLOOR

3



## FIRST FLOOR

4



# SPECIFICATION

## Kitchen

- Howdens Clerkenwell range fitted kitchen in grey with marble effect laminate worktop
- 1.5 sink in stainless steel with polished chrome mixer tap
- Integrated single oven with hob and extractor over
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer

## Bathroom and en suite

- Roca sanitaryware with chrome fittings, stainless steel heated towel rail and vanity unit to bathroom and en suite
- Wall mounted thermostatic shower & Raindance head over bath with full height tiling and glass shower screen to main bathroom
- Full height tiling around shower with Mira tray to the en suite

## Heating, Electrical and Lighting

- Electric heating and hot water
- Underfloor heating throughout
- Pre-wired for Fibre broadband
- Media point in lounge

## Finishes & Features

- Wood effect laminate flooring to hallway and kitchen/living area
- Carpet to bedrooms
- Ceramic tiled flooring to bathroom and en suite
- Store cupboard in hallway
- Allocated parking per home
- Communal electric vehicle charging points
- Access to communal garden

EPC and Council Tax band to be determined.

Estate charge £153.15 and estimated service charge £808.44 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.

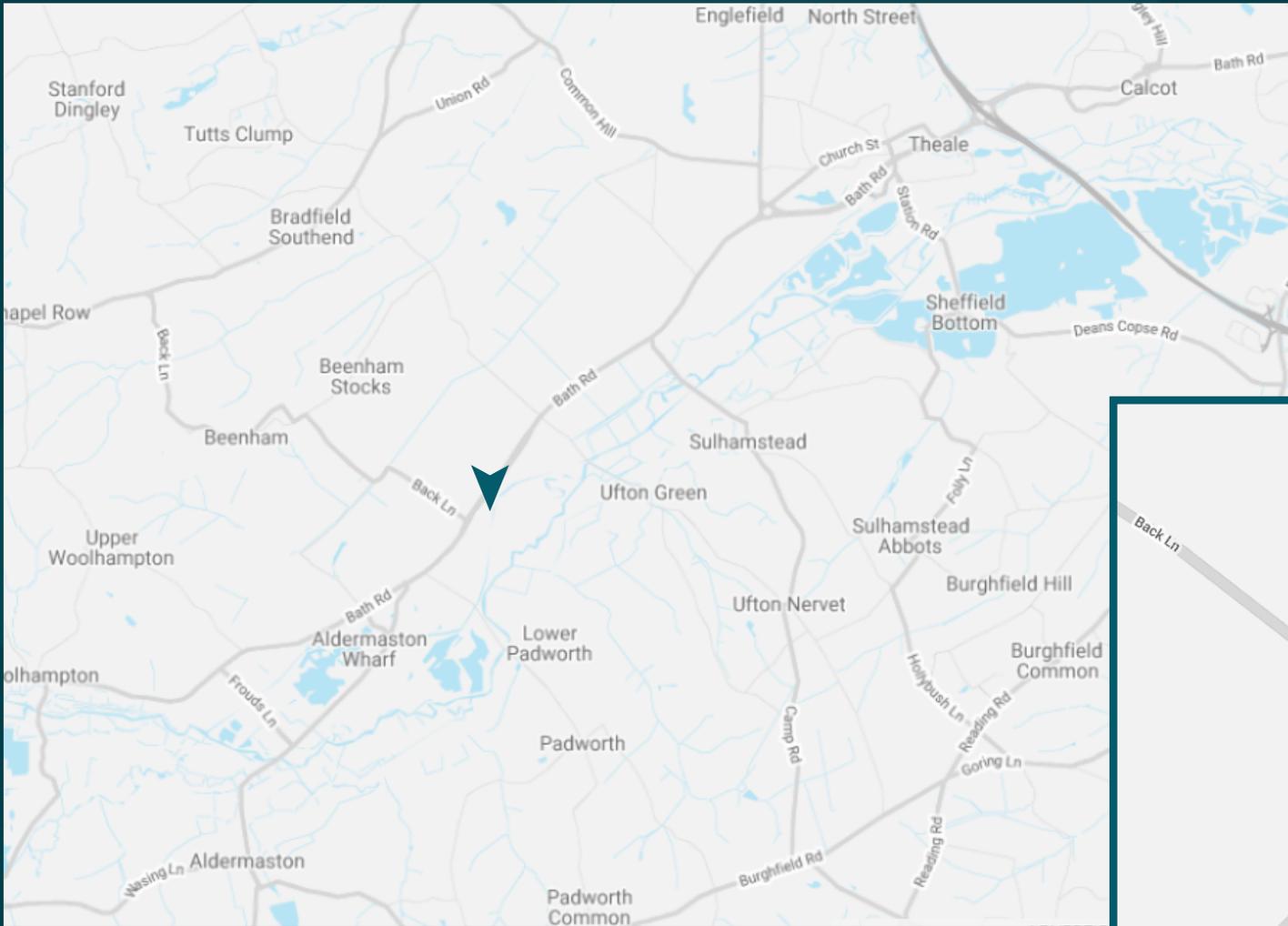
The property will belong entirely to the homebuyer, who should be able to access better mortgage deals, which they would not otherwise be able to.

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 Coudray Mews, there are just four, two bedroom apartments available with priority being given to people who have a strong local connection.



*Photography shows typical specification. 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.*



Merlion Homes at Coudray Mews  
Padworth  
West Sussex  
RG7 5FR

Enquiries:  
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