

# Albion Yard

REDHILL, SURREY

A collection of beautiful 1 & 2 bedroom  
apartments available with Shared Ownership

*A home of your own*

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Albion Yard  
Computer generated image

# Welcome to Albion Yard

With London in one direction and Brighton the other, the town of Redhill is perfectly located for work and play. Now you can be part of this thriving Surrey community living in an affordable home in the stunning new residential development at Albion Yard.

Everything you need is on hand. There's a local convenience store, supermarkets and shops, a flourishing outdoor market, a train station, gym, pubs and even an airfield. You'll also have a doctors' surgery within easy reach and there's a hospital just out of town. You'll be surrounded by countryside in all directions, including an Area of Outstanding Natural Beauty, while enjoying the benefits of living in a stylish, modern apartment equipped with all you need, whether you're working from home or commuting to London.

Legal & General Affordable Homes is offering a unique opportunity to live at Albion Yard through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Albion Yard



Albion Yard  
Computer generated image



**Beautifully designed**  
Attractive new homes built with your lifestyle in mind.



**Sit back in style**  
You'll immediately feel at home in the well-proportioned living areas.



**Express yourself**  
The neutral décor invites you to add your own touches and create your own look.



**Location**  
Redhill is a small town that's big enough to provide you with just what you need.



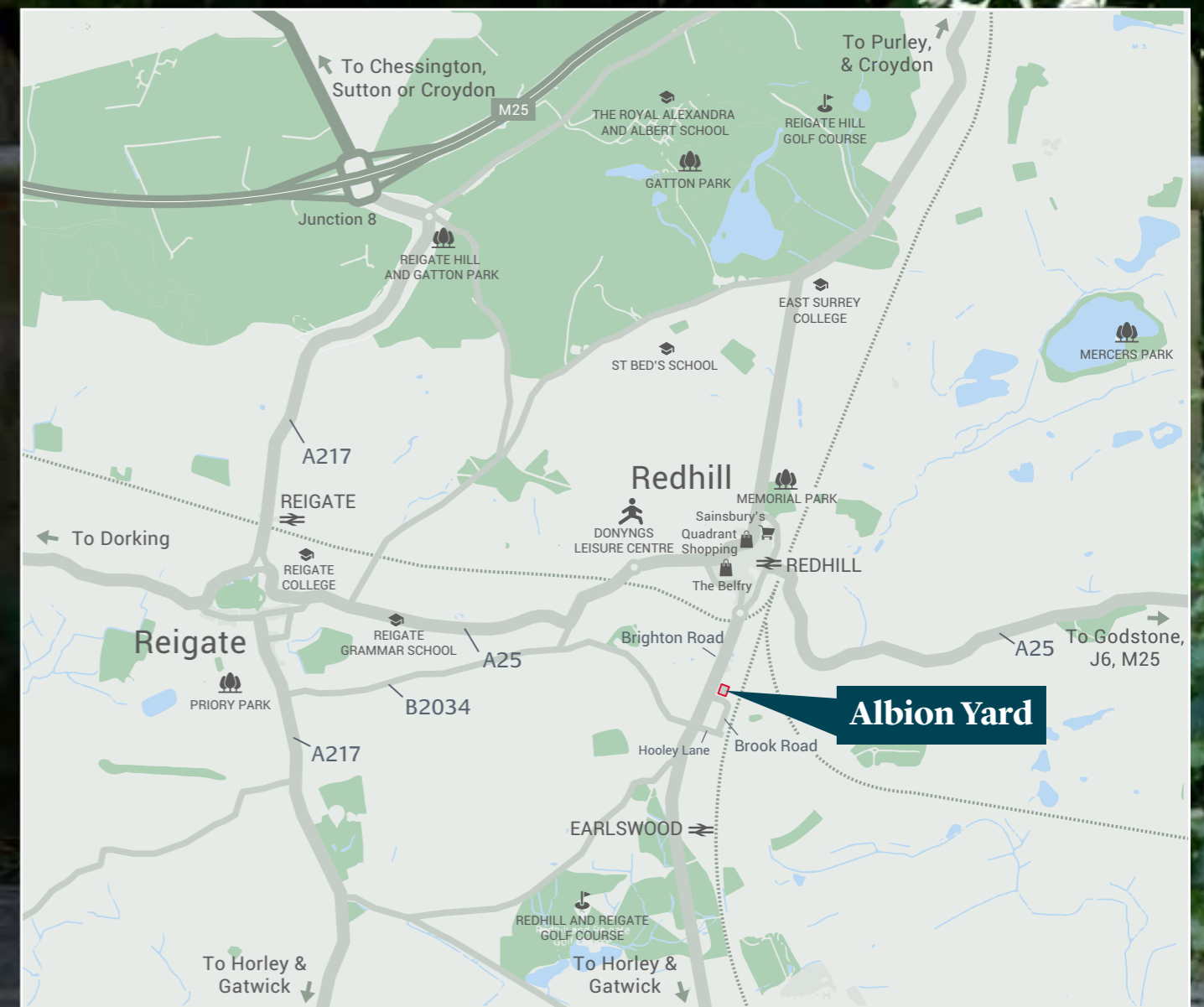
## Options in every direction

Redhill is a small town that's big enough to provide you with just what you need. The Belfry Shopping Centre has everything from fashion and fragrance to food and drink. There's a local theatre and cinema. The Donyngs Leisure Centre offers fitness classes, a gym and squash courts. You'll also have an excellent choice of restaurants, takeaways, cafés and pubs nearby.

This is a part of the world with much to explore and the Surrey Hills are great to visit any season of the year. Follow the walking paths and cycle trails over rolling uplands, beside charming ponds, past historic castles and then stop for a moment to admire the fabulous views across the weald. Reigate Caves is a great day out. So is Gatton Park with its historic garden. Or take a stroll around Buckland Park Lake, followed by a leisurely lunch in the Reverie.

Living so close to the Brighton Road it's easy to get to the South Coast for the day, whether you fancy exploring the Lanes at Brighton, taking in the view from the pier at Eastbourne or immersing yourself in all the action at Goodwood. Or head up to London and enjoy a night out on the town, with plenty of time to catch the last train home.

# Get out and explore





Redhill outdoor market & town centre



The Belfry Shopping Mall, Redhill



Reigate Hill and Gatton Park

# You're connected to everything that matters

From Redhill station you can be in London Victoria in under 40 minutes. There are also direct services to London Bridge and Blackfriars, as well as destinations beyond London and across Surrey.

The A23, M23 and M25 are all within easy reach, giving you quick access to the national motorway network. Gatwick is handy for when you're travelling further afield and Heathrow is also a straightforward journey with motorway almost door to door. The nearby M25 connects you with the Channel Tunnel (via the M20) and ferry services from Portsmouth and Southampton (via the M3).

Yet maybe the best form of transport is to get on your bike and head for the Surrey Hills where you can follow the breathtakingly beautiful, tree lined cycle routes made famous by the 2012 games.



## By Car

- Gatton Park  
3.2 miles
- Buckland Park Lake  
3.8 miles
- Reigate Hill Golf Course  
3.9 miles
- Gatwick Airport  
6.3 miles
- Dorking  
9 miles
- Ikea Croydon  
12.1 miles
- Brighton  
34 miles



## By Train

- From Redhill Station
- Gatwick Airport  
8 mins
- East Croydon  
16 mins
- Tonbridge  
30 mins
- London Blackfriars  
37 mins
- London Victoria  
38 mins
- St Pancras International  
46 mins
- Brighton  
48 mins



## By Foot

- Spar Supermarket  
0.1 miles
- The Marquis of Granby  
0.2 miles
- Woodlands Doctor Surgery  
0.3 miles
- Quadrant Shopping Centre  
0.5 miles
- Belfry Shopping Centre  
0.5 miles
- Redhill Train Station  
0.6 miles
- Sainsbury's Supermarket  
0.7 miles

# Site Plan



CS - Cycle Store  
P - Allocated Parking

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

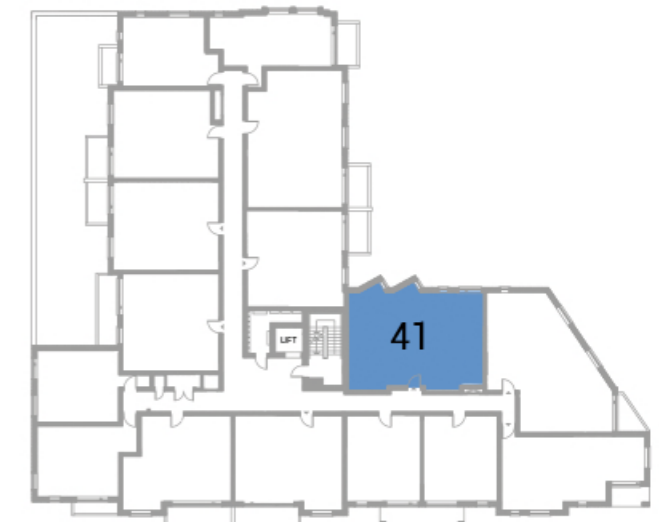
# Plot Locator



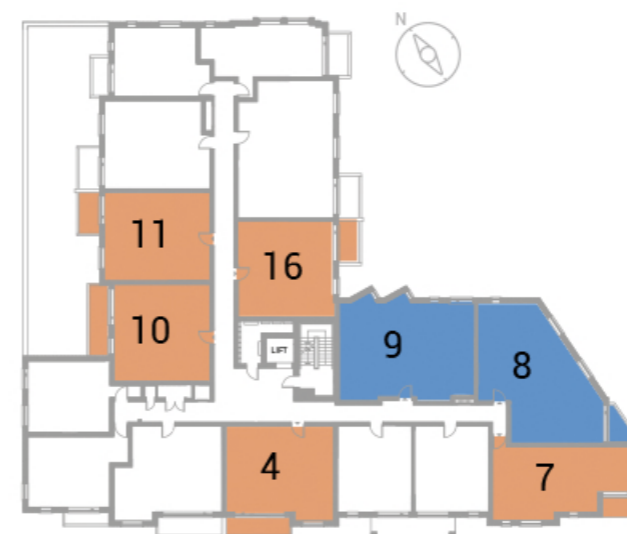
North Elevation



Second Floor



Third Floor



First Floor

**Key**

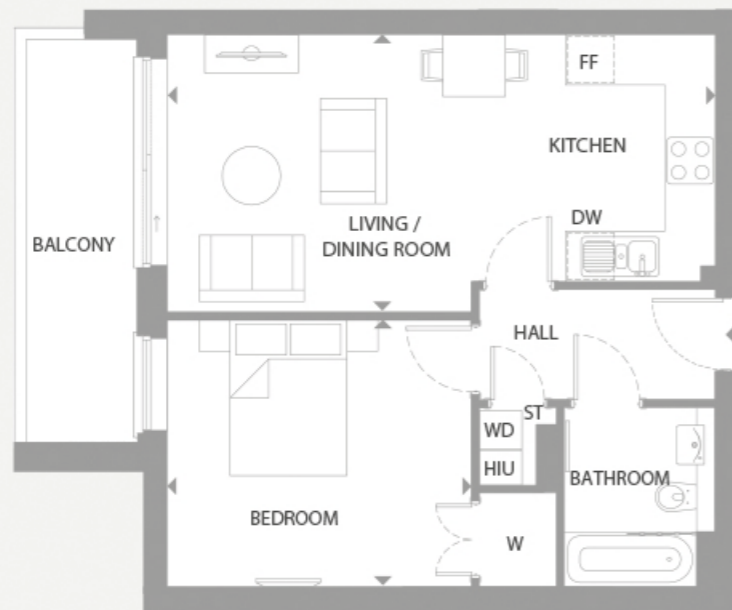
- One Bedroom Apartments
- Two Bedroom Apartments
- Mulberry Homes

# One Bedroom Apartments

Plot Nos. 10 & 26



West Elevation



**Key**

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE HIU - HEAT INTERFACE UNIT

**Dimensions** TOTAL AREA: 51.9 SQ M 558.6 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	7.10m x 3.69m	23' 4" x 12' 1"		
Bedroom 1	3.96m x 3.47m	13' 0" x 11' 5"		



1ST & 2ND FLOORS

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

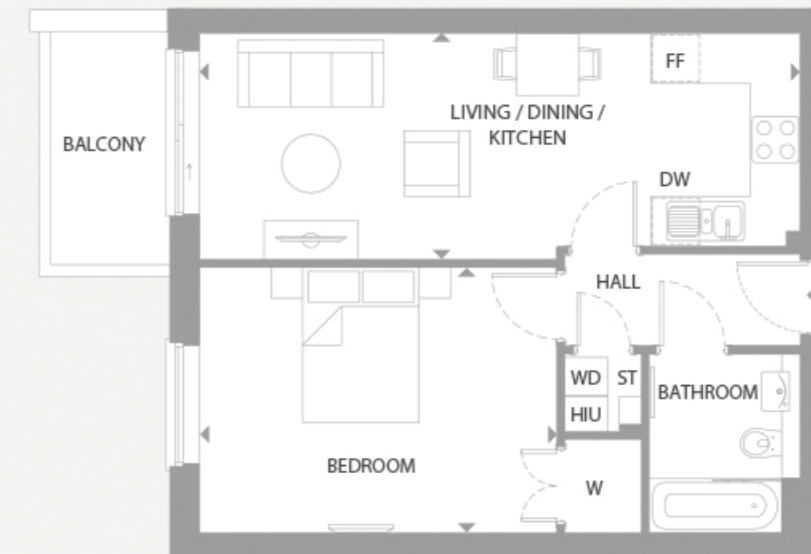
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

# One Bedroom Apartments

Plot Nos. 11 & 27



West Elevation



**Key**

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE HIU - HEAT INTERFACE UNIT

**Dimensions** TOTAL AREA: 50.6 SQ M 544.6 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	7.78m x 2.79m	25' 6" x 9' 2"		
Bedroom 1	4.64m x 3.46m	15' 3" x 11' 4"		



1ST & 2ND FLOORS

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# One Bedroom Apartments

Plot Nos. 16 & 32



East Elevation



## Key

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE

**Dimensions** TOTAL AREA: 51.5 SQ M 554.3 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	7.05m x 3.51m	23' 2" x 11' 6"		
Bedroom 1	4.01m x 3.47m	13' 2" x 11' 5"		



1ST & 2ND FLOORS

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# One Bedroom Apartment

Plot No 7



South Elevation



## Key

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE

**Dimensions** TOTAL AREA: 49.4 SQ M 531.7 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	5.25m x 4.81m	17' 3" x 15' 9"		
Bedroom 1	4.58m x 4.34m	15' 0" x 14' 3"		



1ST FLOOR

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# One Bedroom Apartment

Plot No 4



South Elevation



**Key**

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE HIU - HEAT INTERFACE UNIT

**Dimensions** TOTAL AREA: 52.6 SQ M 566 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.34m x 4.78m	20' 10" x 15' 8"		
Bedroom 1	3.71m x 3.10m	12' 2" x 10' 2"		



1ST FLOOR

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# Two Bedroom Apartment

Plot No 8



North Elevation



**Key**

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE HIU - HEAT INTERFACE UNIT

**Dimensions** TOTAL AREA: 70.4 SQ M 757.7 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	6.86m x 3.88m	22' 6" x 12' 9"		
Bedroom 1	5.25m x 3.65m	17' 3" x 12' 0"		
Bedroom 2	5.44m x 2.65m	17' 10" x 8' 8"		



1ST FLOOR

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

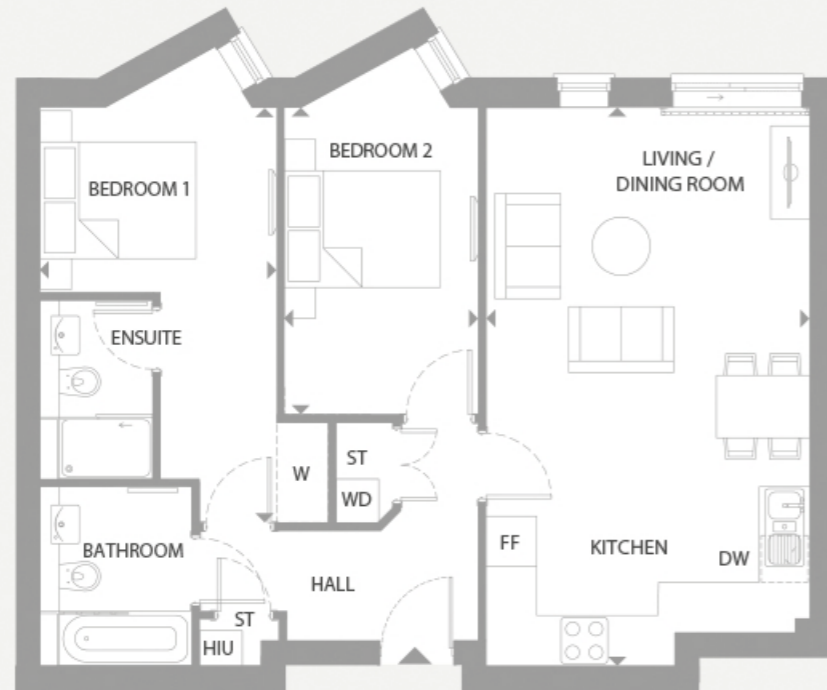
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

# Two Bedroom Apartments

Plot Nos. 9, 25 & 41



North Elevation



## Key

FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER DRYER ST - STORE W - WARDROBE HIU - HEAT INTERFACE UNIT

## Dimensions TOTAL AREA: 73.1 SQ M 786.8 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.23m	4.20m	23' 9"	13' 9"
Bedroom 1	5.38m	3.08m	17' 8"	10' 1"
Bedroom 2	3.99m	2.52m	13' 1"	8' 3"



1ST, 2ND & 3RD FLOORS

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# Specification

## Internal Design

- Internal Premdor feature doors painted white with chrome ironmongery
- Fitted wardrobe to principal bedroom
- White matt emulsion painted walls and ceilings with white satin finish skirtings and architraves
- Wood effect Amtico flooring to hallways, kitchen, living room and dining areas with carpets to bedrooms
- High efficiency, Secured by Design grey aluminium double-glazed windows and doors with multi-point locking system
- Video entry system
- Zanussi washer/dryer to either the kitchen or hallway cupboard depending on layout
- Heat detecting fire sprinkler system
- Lift to all floors

## Kitchen

- Individually designed, handle-less contemporary kitchens with integrated bins
- Fully integrated Zanussi appliances including single oven, microwave, ceramic hob, dishwasher, fridge/freezer, Elica integrated cooker hood
- Laminate worktop with splashback to hob
- Caple stainless steel sink with Caple chrome single lever mixer tap
- LED lighting to underside of wall units

## Bathroom & En-suite

- White ceramic back to wall WC with soft close seat and concealed cistern
- White ceramic basin and vanity unit with chrome monobloc tap
- Chrome towel rail
- Porcelain wall tiling to shower area and splashback
- Kaldewei steel bath with chrome mixer taps
- Chrome three mode shower mixer
- Fixed wall mounted shower head with separate handheld wand
- Mirror and shaver socket



Image shown is indicative only of the finishes to the Shared Ownership plots

## External

- Balconies to selected plots
- Parking to 2 bedroom apartments with bays prepared for Electric Vehicle charging\*

## Communal

- Heated communal hallways and staircases
- Heckmondwicke Supercord carpet to communal floors
- External bicycle racks in undercroft area
- Solar panels to main roof linked to reserve feed communal meter

## Guarantee

- Premier 10 year comprehensive building warranty

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

\*Ready for activation by homeowner, connection fee may apply with simple monthly billing.



Computer generated images

# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of 25% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. All homes pay a Service Charge

which contributes to the maintenance of the building and communal areas, lifts, cleaning, electricity, buildings insurance etc. Full details of the breakdown of these fees is available.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

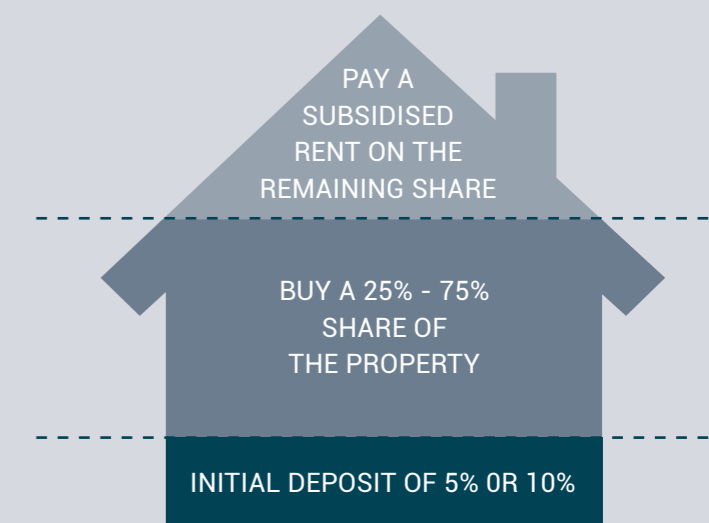
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



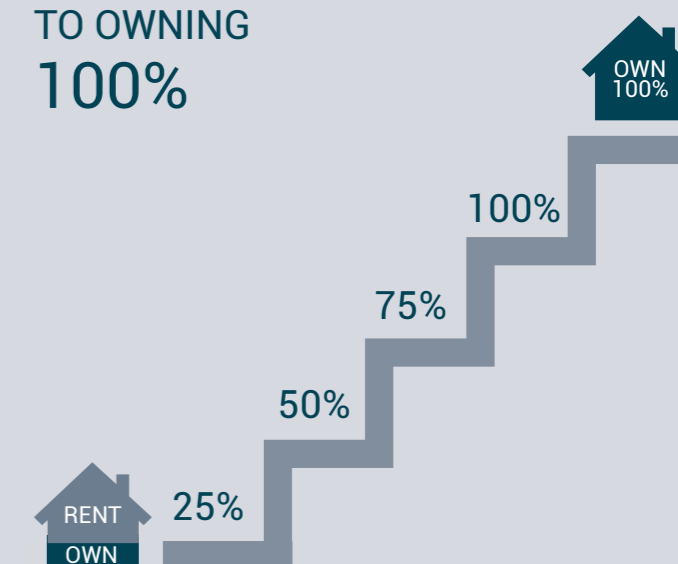
## Breakdown example of a new home at Albion Yard



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



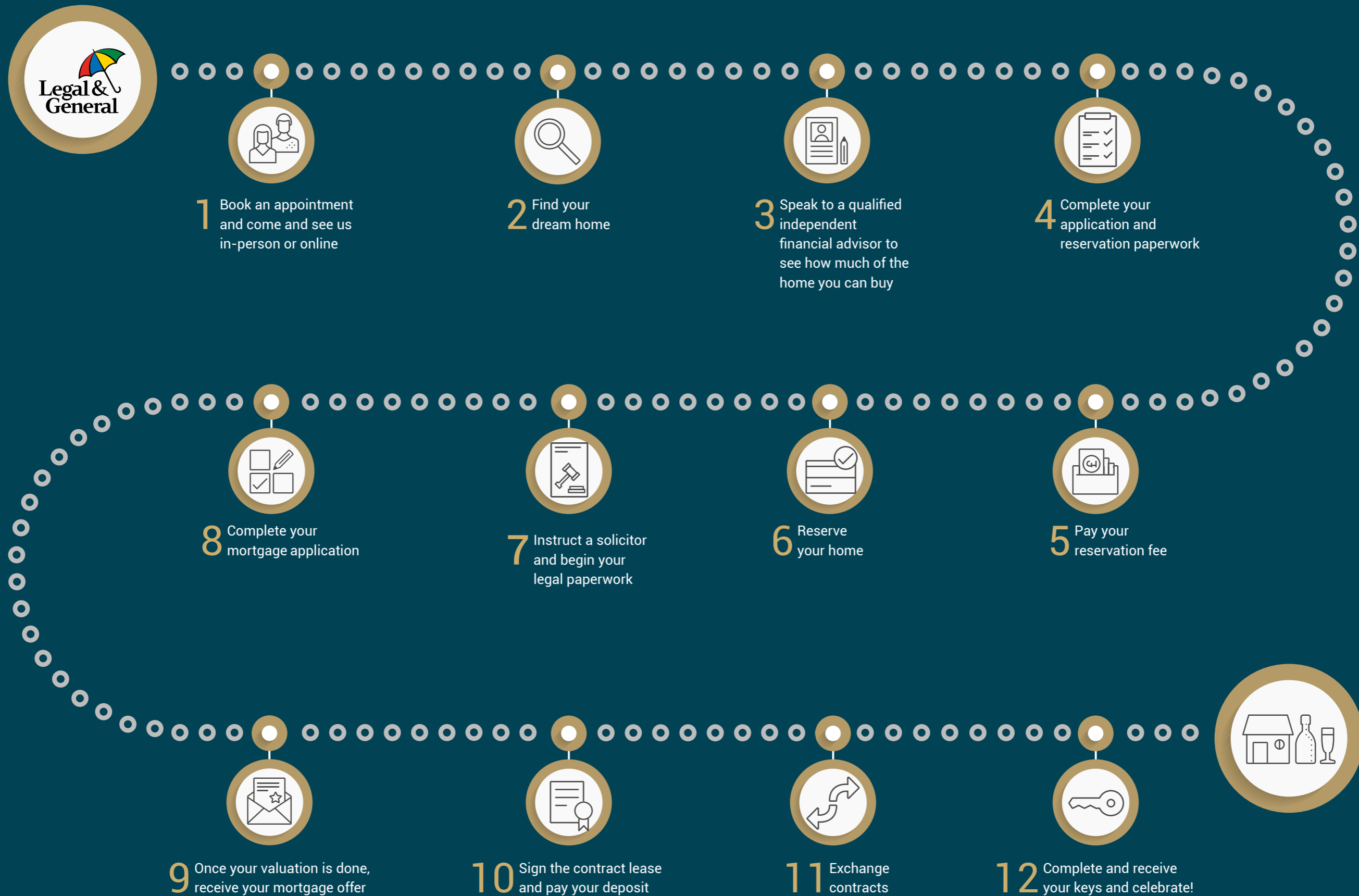
When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Albion Yard

BROOK ROAD, REDHILL, SURREY RH1 6QS

Call to book an appointment

 01737 428 082

 [landgah.com/albion-yard](https://landgah.com/albion-yard)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-AY-V100124.