



Computer generated image of Eden Park apartments

# 2 BEDROOM APARTMENTS

EDEN PARK



# EDEN PARK

## DESIRABLE AND COMMUTABLE

Just a few miles from Rugby, Eden Park offers a charming rural escape, yet is still within easy reach of the bustling town centre. Surrounded by parks and scenic landscape, there are plenty of temptations to enjoy the great outdoors, however, for those lured towards a more vibrant lifestyle, shopping centres, bars and restaurants are all within easy reach.

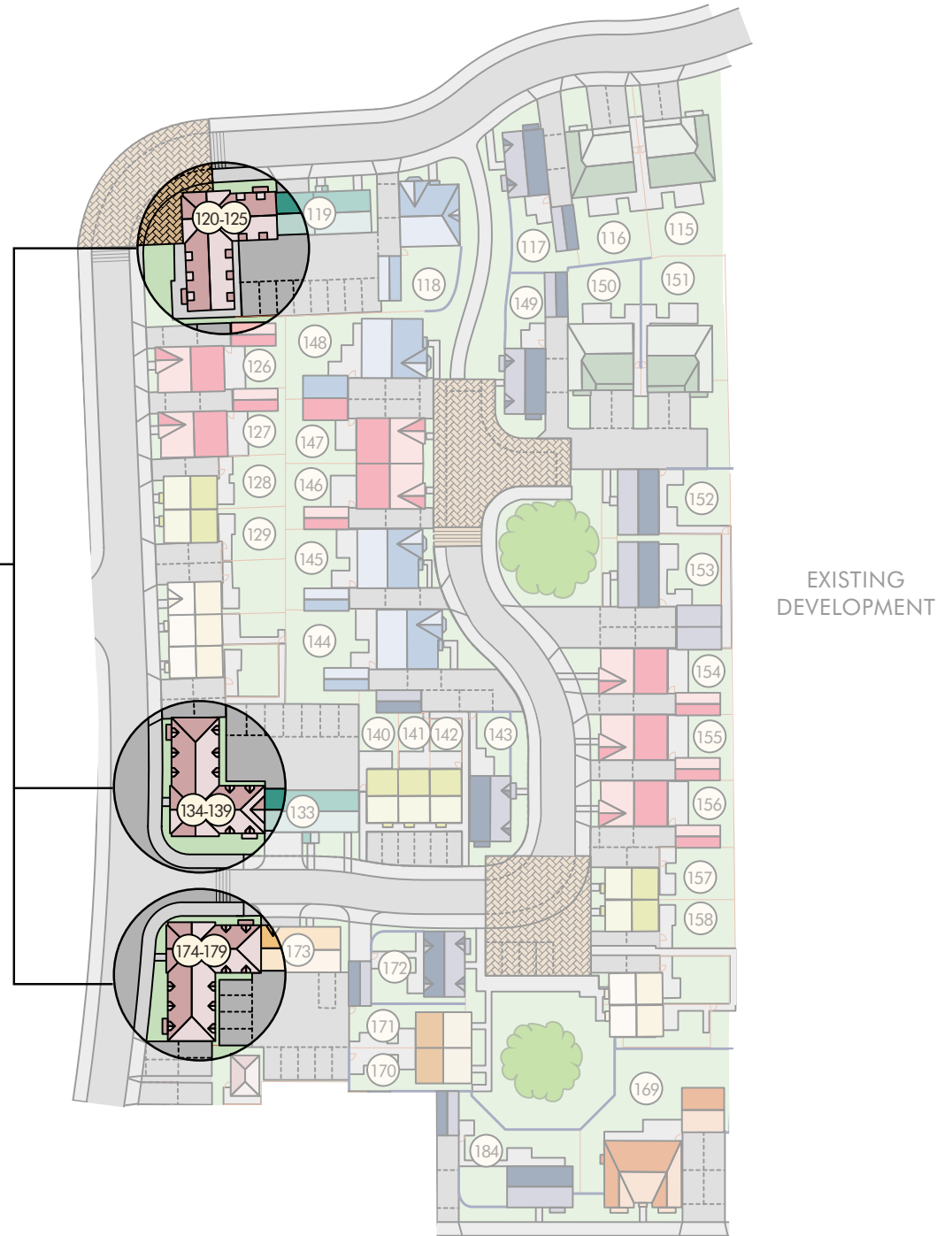
When it comes to travelling further afield, whether for work or for pleasure, excellent transport links are in place. For those wishing to answer the call of the capital, the development lies within easy reach of both the M1 and M6 motorways, making light work of journeys west to Birmingham and south to London. For those commuting to the capital, Rugby Station provides further travel options, with regular daily services reaching London Euston in just 45 minutes.

As with every CALA home, our stunning selection of 2 bedroom apartments at Eden Park offer an enviable blend of location and lifestyle. Whether you are taking a first step onto the property ladder, would love a more low maintenance lifestyle, or are simply in search of a more central location, a move to Eden Park could provide the contemporary living space you've longed for.



Photography taken from a previous CALA development

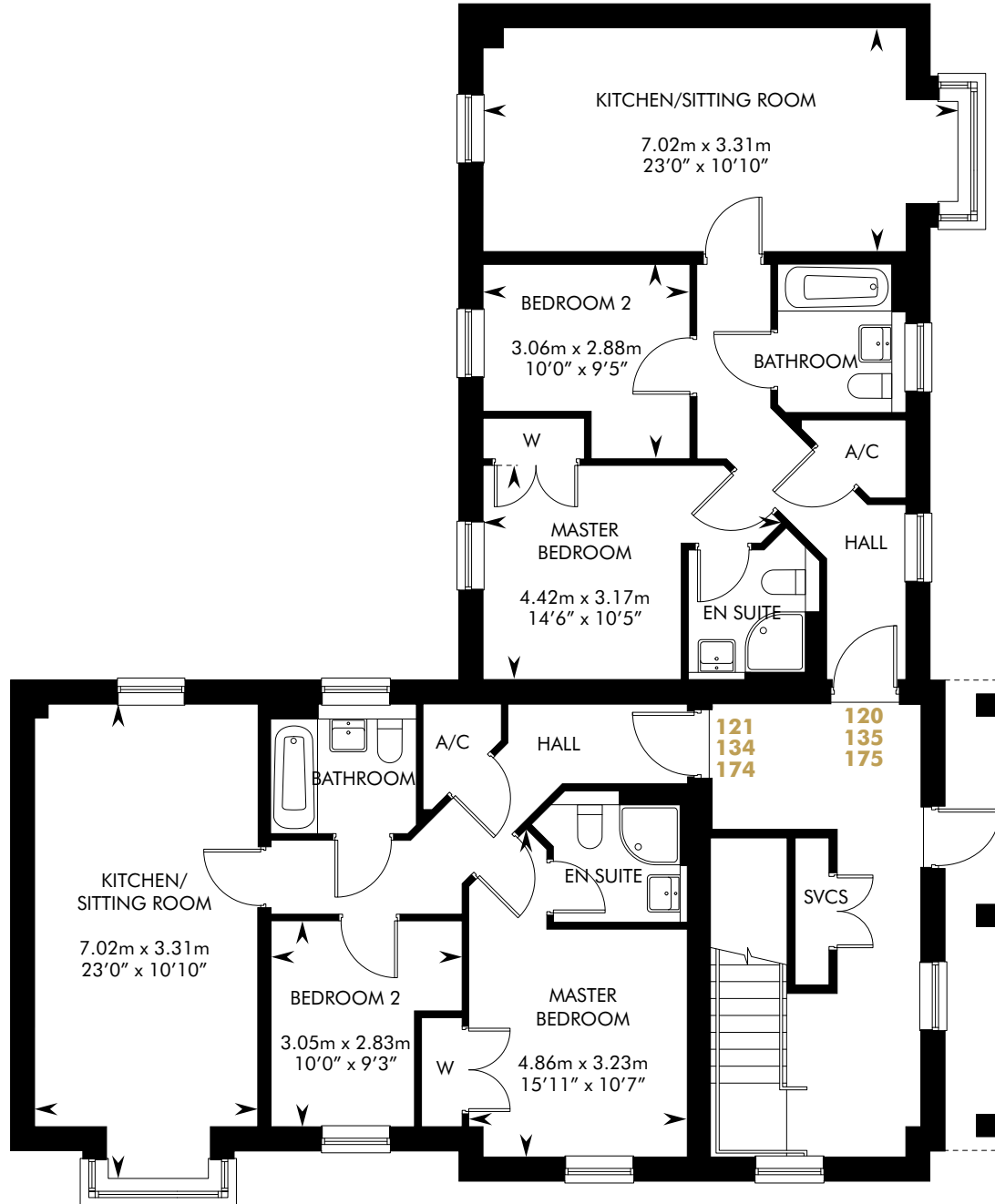
# PHASE 3 APARTMENTS



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

# GROUND FLOOR

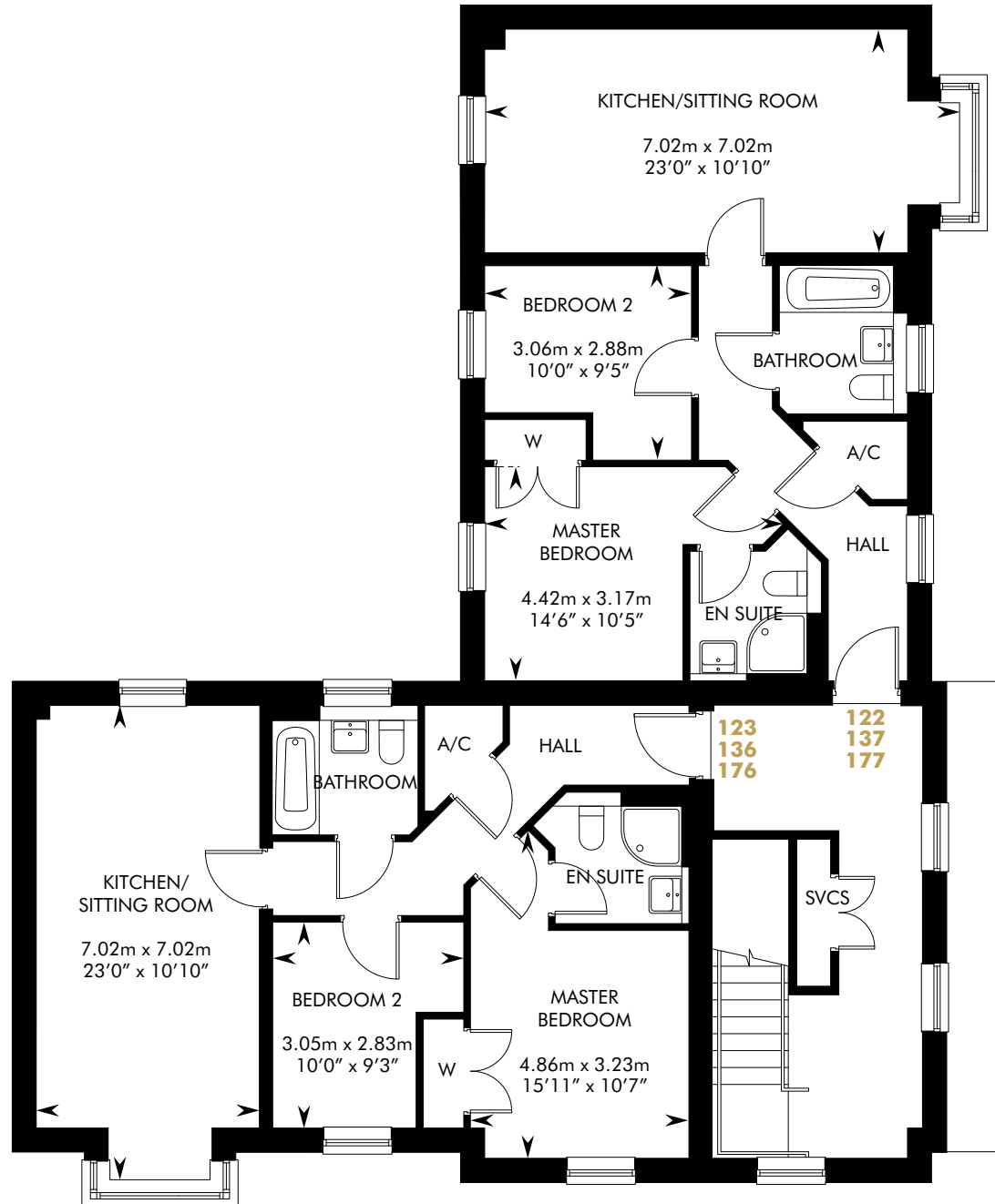
PLOTS 120, 121, 134, 135, 174 & 175



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling.  
 A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. SVCS: Services.

# FIRST FLOOR

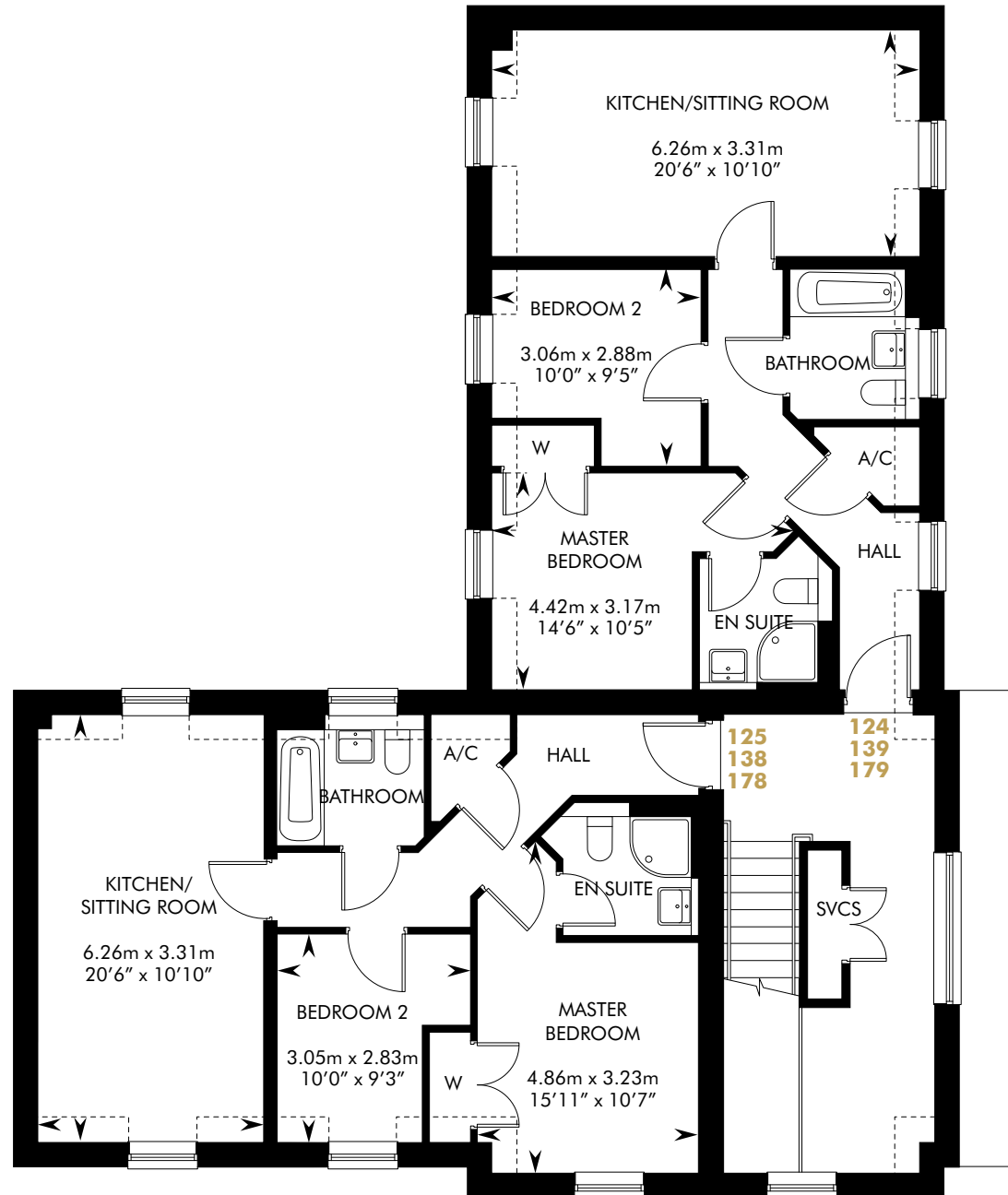
PLOTS 122, 123, 136, 137, 176 & 177



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling.  
 A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. SVCS: Services.

# SECOND FLOOR

PLOTS 124, 125, 138, 139, 178 & 179



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height to second floor. Solid thin line denotes extent of full height ceiling.  
 A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. SVCS: Services.

# SPECIFICATION

## KITCHEN

- High quality kitchen units and laminate work surfaces
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit integrated dishwasher
- Indesit integrated washer/dryer
- Indesit 4-burner gas hob with stainless steel splashback and extractor

## BATHROOM AND EN SUITE

- Roca sanitaryware
- Thermostatic shower to shower cubicle within the master bedroom en suite
- Low level thermostatic shower mixer over bath within the bathroom
- Heated white towel rails to bathroom and en suite
- Shaver socket to bathroom and en suite

## HEATING, LIGHTING AND INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Amtico\* flooring to kitchen/sitting room, bathroom and en suite
- Full height wall tiling to bath and shower cubicle
- Half height ceramic wall tiling to appliance walls in bathroom and en suite

- Traditional gas radiator central heating
- Triple bar light to kitchen
- Bulkhead light to bathroom and en suite
- Pendant light fitting to sitting room and bedrooms
- Internal doors and wardrobe doors to be painted white
- Internal walls and ceilings to be painted white
- Double sockets throughout

## MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen/sitting room and master bedroom
- Pre-wiring and fittings (high and low level positions) for TV/FM/DAB and satellite (compatible with Sky Multiscreen)
- Telephone sockets to kitchen/sitting room and master bedroom
- USB charging port sockets to kitchen/sitting room and master bedroom

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use

- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door and external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## SECURITY

- Motion sensor lighting to ground, first and second floor communal areas
- Multi-point locking system to front door
- Secure audio entry system at apartment block entrance door
- Wiring for security alarm

## MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of The Association of Resident Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for details.



Photography taken from a previous CALA development

\*Selection available dependent on build stage.

Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

# ASK CALA ABOUT HELP TO BUY

Designed for both first time and existing homebuyers, the Government's Help to Buy Equity Loan Assistance Scheme is an initiative that offers support with essential deposit funds, enabling homebuyers to obtain a mortgage of between 75% and 85% for as little as a 5% cash deposit, with the option to purchase additional equity. Help to Buy applies only to new build properties in England, with a maximum purchase price of £600,000. Given the opportunity to enjoy 100% ownership of a stylish, contemporary apartment and become part of our vibrant new community at Eden Park, Help to Buy could be the answer you're looking for.

## A FEW FURTHER FACTS ABOUT HELP TO BUY

- All you would need to secure your new home is a minimum deposit of at least 5% of the purchase price (through selected lenders).
- The Government may lend you up to 20% of the purchase price of the property (up to 40% in London). The equity loan assistance has a term of 25 years but can be repaid at any time or on the eventual sale of the property.
- The equity loan assistance is interest free for five years. After five years you would pay a fee of 1.75% rising annually by the increase (if any) in the Retail Price Index plus 1%.

JUST ASK A SALES CONSULTANT FOR FURTHER INFORMATION OR VISIT [CALA.CO.UK](http://CALA.CO.UK)

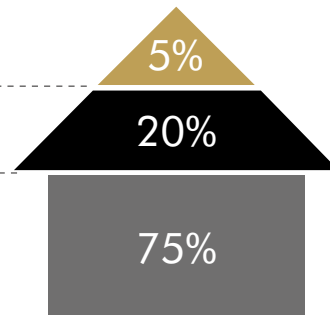
FOR AN  
APARTMENT  
PRICED AT  
**£174,950**



**£8,748**  
BUYER'S DEPOSIT

**£34,990**  
GOVERNMENT LOAN

**£131,212**  
MORTGAGE



Photography of Eden Park

“THIS INITIATIVE HAS ALLOWED ME TO PURCHASE A HOME THAT I NEVER IMAGINED I WOULD BE ABLE TO AFFORD. I'D ENCOURAGE ANYBODY IN A SIMILAR POSITION TO MYSELF TO USE THE HELP TO BUY SCHEME.”

Purchaser at Eden Park



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT. CALA Management Ltd. Registered office: Adam House, 5 Mid New Cullins, Edinburgh EH11 4DU. Security over your home is required. Help to Buy cannot be used in conjunction with part exchange. Availability of other incentives/offers subject to lender's criteria and CALA's discretion. Your mortgage lender's deposit requirements may vary, but you should usually expect to contribute a deposit of at least 5% of the purchase price. Available on selected properties, and subject to the Government's specific terms, conditions and qualifying criteria. CHECK THAT THIS MORTGAGE WILL MEET YOUR NEEDS IF YOU WANT TO MOVE OR SELL YOUR HOME OR YOU WANT YOUR FAMILY TO INHERIT IT. IF YOU ARE IN ANY DOUBT SEEK INDEPENDENT ADVICE. 5.2% APR typical.



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