



At the heart of it all

Situated centrally in Borehamwood Town and District Centre, these stunning apartments are set around a beautiful landscaped courtyard and are a perfect choice for those looking to be at the heart of it all.

Finished to a high specification and with an eco-friendly design, every care and attention has been taken to ensure they meet the requirements of modern day living. The modern kitchens have a great range of Bosch stainless steel appliances, the tiled bathrooms feature branded sanitary ware and heated towel rails and there is flooring throughout, meaning they are ready to move into right away!



At the heart of central living


- Less than an hour to central London
- Shops, bars and restaurants on your doorstep
- Cinema and theatre a 10 minute walk away
- Golf courses, fitness centres and a swimming pool within easy reach
- Five local schools within a mile


 **Shops**

 **Cafe/restaurant**

 **Bar/pub**

 **Schools**

 **Gym/leisure centre**

 **Station**

Elstree and Borehamwood Station

1.0mile

Heathrow Airport

33miles

M25 (Junction 23)

4miles

Luton Airport

20miles

M1 (Junction 6A)

11miles



Within easy reach

You will find everything you need on your doorstep at Franklin Court. There is a large 24 hour Tesco Extra less than a five minute walk from home, and further larger stores just half a mile away at the new Borehamwood Shopping Park. Locally there is a good selection of familiar high street shops, bars, cafes and restaurants.

For families there are five local schools all within a mile, and all have an Ofsted Good rating,

Borehamwood has many green parks and open spaces to get you out and about in the fresh

air, whether you want to be active by jogging and cycling or just prefer a leisurely stroll. You are also within easy reach of the stunning Hertfordshire countryside when you are looking for that rural day out.

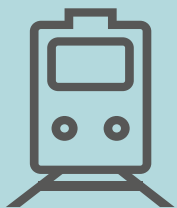
Connecting with London and further afield could not be easier – the Elstree and Borehamwood train station is about a mile away, and from here you can be in the centre of London in less than 20 minutes using the fast and regular train service.



Air travel

Miles, minutes

- **Heathrow**
27 miles, 72 minutes
- **Luton**
20 miles, 36 minutes



Train

Minutes

From Elstree and Borehamwood Station:

- **London St Pancras**
18 minutes
- **Farringdon**
24 minutes
- **Baker Street**
44 minutes
- **Canary wharf**
52 minutes



By road

Miles, minutes

- **St Albans City**
8 miles, 24 minutes
- **Watford**
8 miles, 24 minutes

Distances are approximate and listed without traffic.



Specification includes

- Elegantly designed contemporary kitchen
- Bosch stainless steel electric hob
- Bosch integrated electric oven
- Bosch integrated washer-dryer and fridge-freezer
- Porcelain kitchen floor tiles
- Quartz workstops
- Heated bathroom towel rail
- Carpets to bedrooms
- Wood flooring in living room and hallway
- Triple glazed windows
- 24 hrs CCTV
- Secure car park
- Audio and video entryphone

Specifications are subject to change. Images are for illustrative purposes only.



Franklin Court

Duplex flats - Ground floor

2 bedroom flats

Flats 1 & 2



Flat 1

Measurements

Living/Dining	6.4m x 5.8m
Kitchen	3.0m x 3.1m
Bedroom 1	3.1m x 4.8m
Bedroom 2	3.3m x 4.8m

Total: 107m² 1,146ft²

Flat 2

Measurements

Living/Dining	4.7m x 7.3m
Kitchen	4.7m x 1.6m
Bedroom 1	3.6m x 4.8m
Bedroom 2	3.4m x 5.7m

Total 115m² 1,242ft²

Duplex flats - First floor

2 bedroom flats

Flats 1 & 2



Flat 1

Measurements

Living/Dining	6.4m x 5.8m
Kitchen	3.0m x 3.1m
Bedroom 1	3.1m x 4.8m
Bedroom 2	3.3m x 4.8m

Total: 107m² 1,146ft²

Flat 2

Measurements

Living/Dining	4.7m x 7.3m
Kitchen	4.7m x 1.6m
Bedroom 1	3.6m x 4.8m
Bedroom 2	3.4m x 5.7m

Total: 115m² 1,242ft²

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Ground floor
2 bedroom duplex flats
Flats 3 & 4



Flat 3	
Measurements	
Living room	4.1m x 4.2m
Kitchen/Dining	3.4m x 4.7m
Bedroom 1	3.1m x 3.8m
Bedroom 2	2.6m x 4.7m
Total: 87 m²	941ft²

Flat 4	
Measurements	
Living/Dining	4.7m x 7.3m
Kitchen	4.7m x 1.6m
Bedroom 1	3.6m x 4.8m
Bedroom 2	3.4m x 5.7m
Total: 87m²	941ft²

Franklin Court

First floor
2 bedroom duplex flats
Flats 3 & 4



Flat 3	
Measurements	
Living room	4.1m x 4.2m
Kitchen/Dining	3.4m x 4.7m
Bedroom 1	3.1m x 3.8m
Bedroom 2	2.6m x 4.7m
Total: 87 m²	941ft²

Flat 4	
Measurements	
Living/Dining	4.7m x 7.3m
Kitchen	4.7m x 1.6m
Bedroom 1	3.6m x 4.8m
Bedroom 2	3.4m x 5.7m
Total: 87m²	941ft²

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First floor
3 bedroom flat
Flat 70



Flat 70
Measurements

Living room	4.2m x 2.9m
Kitchen/Dining	4.2m x 2.9m
Bedroom 1	6.8m x 3.0m
Bedroom 2	4.9m x 2.8m
Bedroom 3	4.9m x 1.9m

Total: 88m² 946ft²

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Second floor
2 bedroom flat
Flat 80



Flat 80
Measurements

Living room	3.2m x 3.5m
Kitchen/Dining	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m

Total: 65m² 695ft²

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Third floor
2 bedroom flat
Flat 83



Flat 83
Measurements

Living room	4.2m x 2.9m
Kitchen/Dining	4.2m x 3.8m
Bedroom 1	4.9m x 2.8m
Bedroom 2	4.9m x 1.9m

Total: 65m² 703ft²

Third floor
2 bedroom flat
Flat 87



Flat 87
Measurements

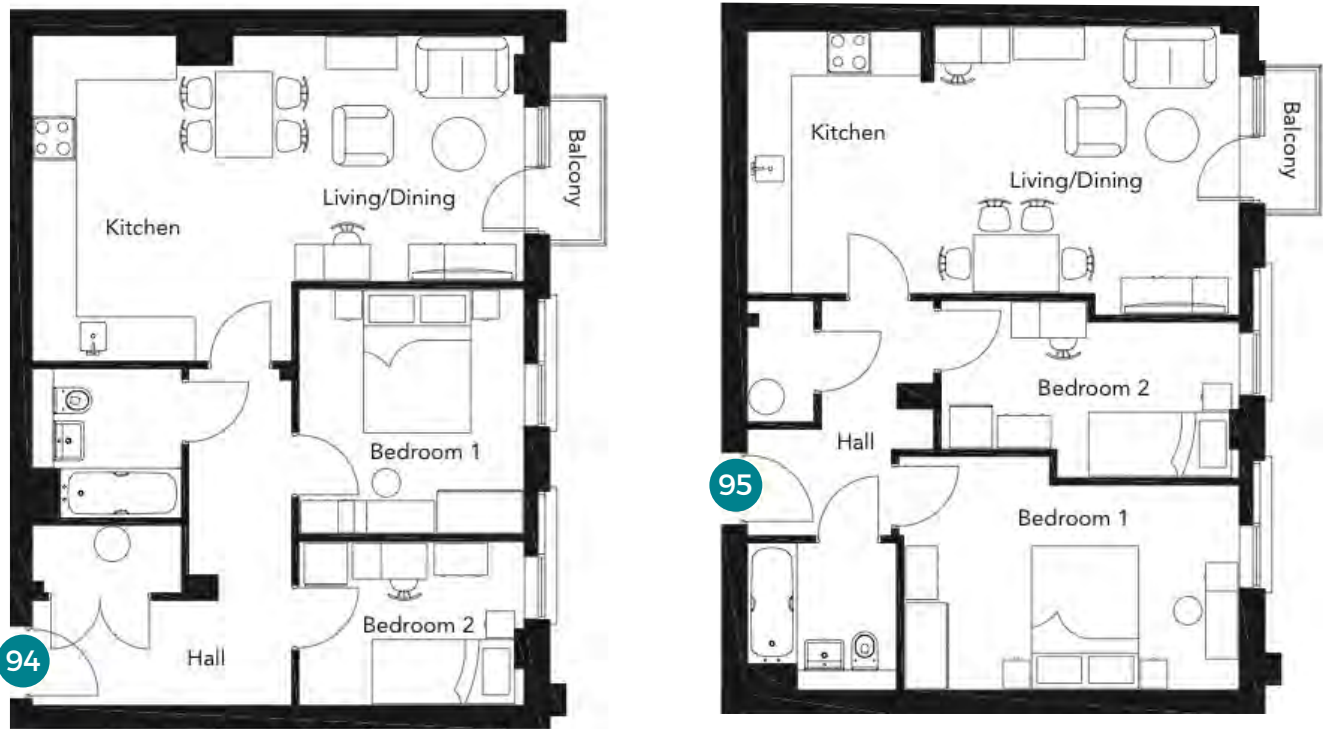
Living room	3.2m x 3.5m
Kitchen/Dining	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m

Total: 65m² 695ft²

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Fourth floor
2 bedroom flats
Flat 94 & 95



Flat 94
Measurements

Living room	3.2m x 3.5m
Kitchen/Dining room	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m

Total: 65m² 696ft²

Flat 95
Measurements

Living/Dining room	4.3m x 4.1m
Kitchen	2.6m x 3.7m
Bedroom 1	4.8m x 3.3m
Bedroom 2	4.2m x 2.5m

Total: 64m² 691ft²

Fifth floor
2 bedroom flats
Flat 36 & 39



Flat 36
Measurements

Living/Dining room	3.1m x 5.6m
Kitchen	3.8m x 2.1m
Bedroom 1	3.4m x 4.3m
Bedroom 2	2.4m x 5.6m

Total: 71m² 760ft²

Flat 39
Measurements

Living/Dining room	3.3m x 6.2m
Kitchen	3.3m x 2.3m
Bedroom 1	2.8m x 5.0m
Bedroom 2	2.4m x 5.0m

Total: 70m² 759ft²

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Fifth floor
2 bedroom flats
Flats 97 & 101



Flat 97
Measurements

Living room	4.2m x 2.9m
Kitchen/Dining	4.2m x 3.8m
Bedroom 1	4.9m x 2.8m
Bedroom 2	4.9m x 1.9m

Total: 65m² 703ft²

Flat 101
Measurements

Living room	3.2m x 3.5m
Kitchen/Dining	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m

Total: 65m² 696ft²

Fifth floor
2 bedroom flat
Flat 102



Flat 102
Measurements

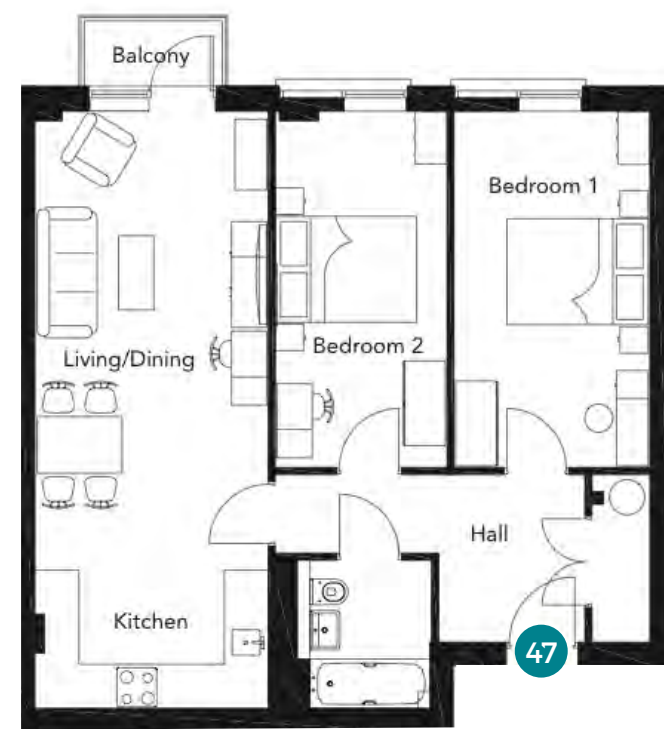
Living/Dining	4.3m x 4.1m
Kitchen	2.6m x 3.7m
Bedroom 1	4.8m x 3.3m
Bedroom 2	4.2m x 2.5m

Total: 64m² 691ft²

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Sixth floor
2 bedroom flat
Flat 47



Sixth floor
2 bedroom flat
Flat 103



Flat 47
Measurements

Living/Dining	3.3m x 6.2m
Kitchen	3.3m x 2.3m
Bedroom 1	2.8m x 5.0m
Bedroom 2	2.4m x 5.0m

Total: 70m² 759ft²

Flat 103
Measurements

Living/Dining	5.5m x 4.4m
Kitchen	1.9m x 3.6m
Bedroom 1	6.9m x 4.5m

Total: 59m² 630ft²

Sixth floor
2 bedroom flats
Flat 104 & 107



Flat 104
Measurements

Living room	4.2m x 2.9m
Kitchen/Dining	4.2m x 3.8m
Bedroom 1	4.9m x 2.8m
Bedroom 2	4.9m x 1.9m

Total: 65m² 703ft²

Flat 107
Measurements

Living room	5.0m x 3.0m
Kitchen/Dining	3.5m x 4.7m
Bedroom 1	4.9m x 3.0m
Bedroom 2	4.9m x 2.7m

Total: 72m² 777ft²

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Sixth floor
2 bedroom flat
Flat 108



Flat 108
Measurements

Living room	3.2m x 3.5m
Kitchen/Dining room	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m

Total: 65m² 696ft²

Sixth floor
2 bedroom flat
Flat 109



Flat 109
Measurements

Living/Dining room	4.3m x 4.1m
Kitchen	2.6m x 3.7m
Bedroom 1	4.8m x 3.3m
Bedroom 2	4.2m x 2.5m

Total: 64m² 691ft²

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Seventh floor
1 & 2 bedroom flats
Flat 50 & 52



Flat 50	
Measurements	
Living/Dining	4.7m x 2.9m
Kitchen	2.9m x 3.1m
Bedroom 1	4.9m x 2.8m
Total: 51m²	544ft²

Flat 52	
Measurements	
Living room	3.4m x 3.2m
Kitchen/Dining	3.3m x 4.5m
Bedroom 1	3.3m x 6.2m
Bedroom 2	2.7m x 4.8m
Total: 72m²	774ft²

Seventh floor
1 & 2 bedroom flats
Flat 111 & 113



Flat 111	
Measurements	
Living room	3.8m x 3.2m
Kitchen/Dining	3.6m x 4.6m
Bedroom 1	4.2m x 3.3m
Bedroom 2	4.2m x 2.1m
Total: 65m²	696ft²

Flat 113	
Measurements	
Living/Dining	3.2m x 5.5m
Kitchen	2.7m x 2.6m
Bedroom 1	2.8m x 6.5m
Bedroom 2	2.2m x 5.0m
Total: 62m²	669ft²

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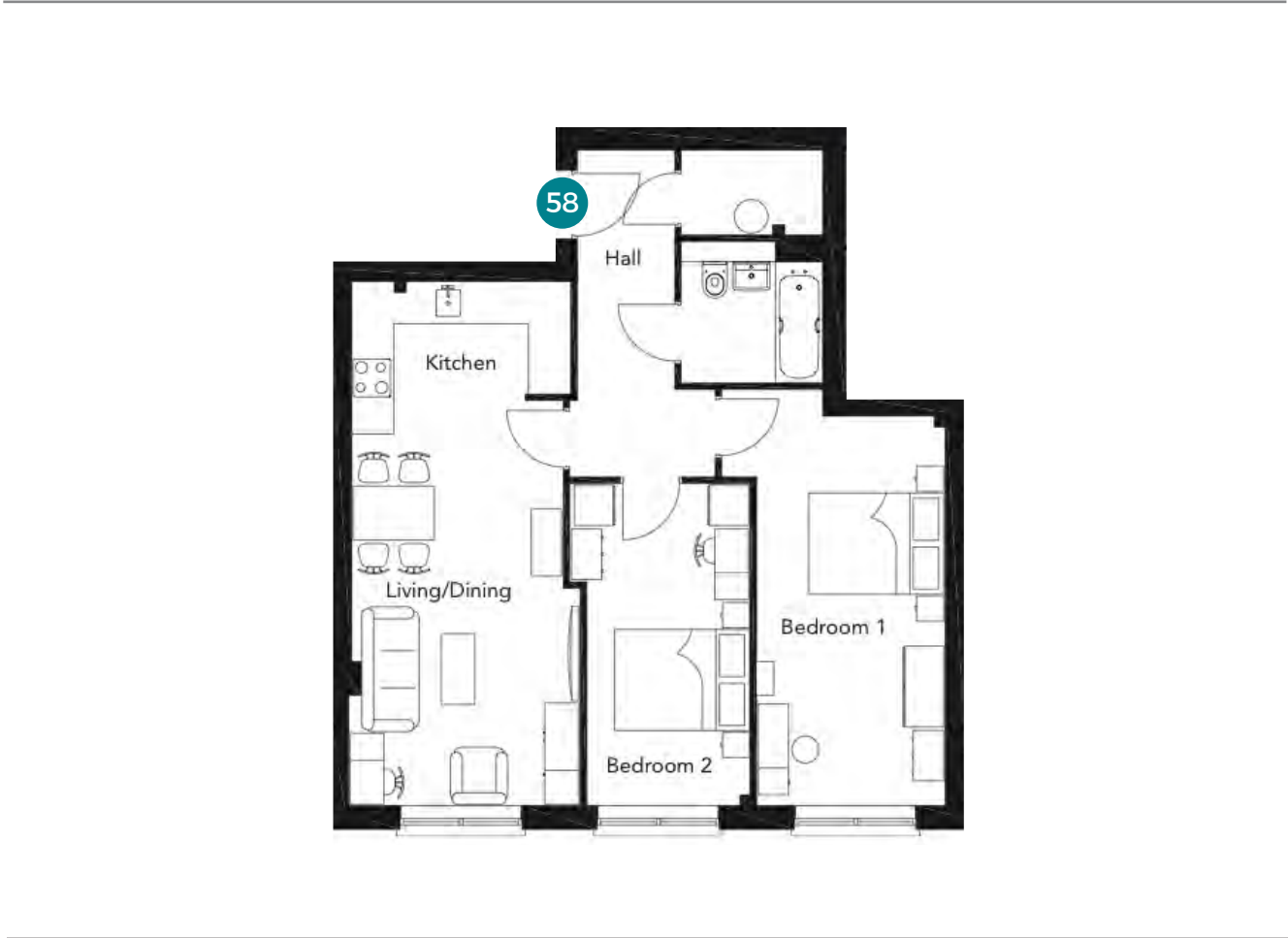
Eighth floor
1 & 2 bedroom flats
Flat 56 & 57



Flat 56	
Measurements	
Living/Dining	4.7m x 2.9m
Kitchen	2.9m x 3.1m
Bedroom 1	4.9m x 2.8m
Total: 50m²	543ft²

Flat 57	
Measurements	
Living room	2.9m x 3.3m
Kitchen/Dining	4.7m x 3.1m
Bedroom 1	3.4m x 5.1m
Bedroom 2	6.3m x 2.8m
Total: 74m²	801ft²

Eighth floor
2 bedroom flat
Flat 58



Flat 58	
Measurements	
Living room	3.4m x 3.2m
Kitchen/Dining	3.3m x 4.5m
Bedroom 1	3.3m x 6.2m
Bedroom 2	2.7m x 4.8m
Total: 72m²	774ft²

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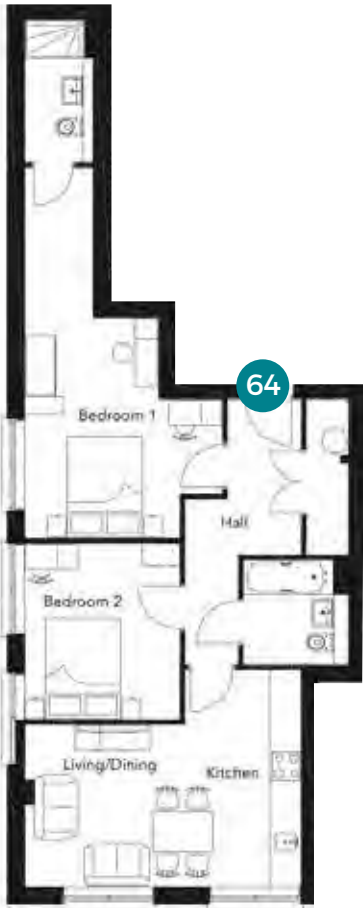
Ninth floor
2 bedroom flats
Flat 62 & 63



Flat 62	
Measurements	
Living/Dining	5.8m x 3.5m
Kitchen	1.9m x 5.7m
Bedroom 1	4.4m x 3.2m
Bedroom 2	5.7m x 2.5m
Total: 74m²	797ft²

Flat 63	
Measurements	
Living/Dining	3.3m x 3.5m
Kitchen	7.0m x 2.2m
Bedroom 1	3.3m x 4.1m
Bedroom 2	2.8m x 5.3m
Total: 71m²	766ft²

Ninth floor
2 bedroom flat
Flat 64



Flat 64	
Measurements	
Living/Dining	3.2m x 3.5m
Kitchen	4.3m x 2.0m
Bedroom 1	7.4m x 4.0m
Bedroom 2	3.5m x 3.1m
Total: 71m²	764ft²

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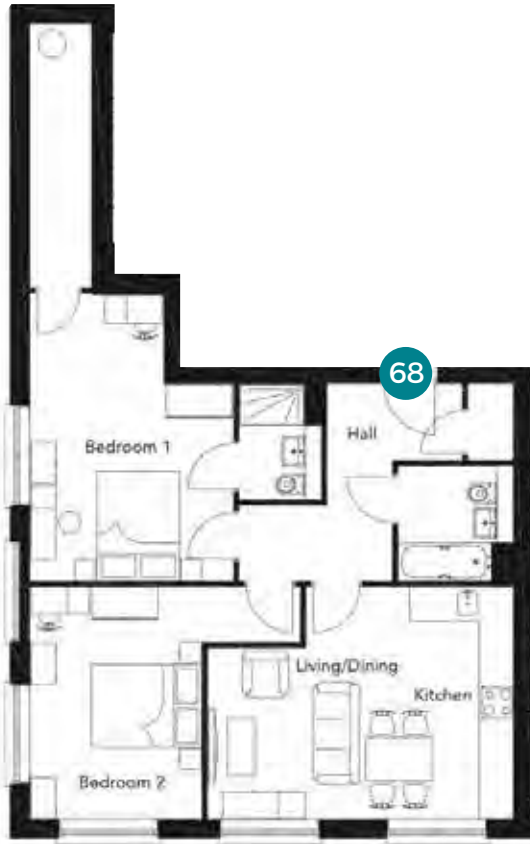
Tenth floor
1, 2 & 3 bedroom flats
Flat 65 & 66



Flat 65	
Measurements	
Living room	6.0m x 2.5m
Kitchen/Dining	4.8m x 3.4m
Bedroom 1	4.2m x 3.3m
Bedroom 2	5.4m x 2.5m
Bedroom 3	2.9m x 2.5m
Total: 88m²	951ft²

Flat 66	
Measurements	
Living room	4.2m x 3.1m
Kitchen/Dining	4.2m x 2.4m
Bedroom 1	5.2m x 3.7m
Bedroom 2	4.2m x 4.9m
Total: 79m²	851ft²

Tenth floor
2 bedroom flat
Flat 68



Flat 68	
Measurements	
Living room	4.2m x 3.1m
Kitchen/Dining	4.2m x 2.4m
Bedroom 1	5.2m x 3.7m
Bedroom 2	4.2m x 4.9m
Total: 79m²	849ft²

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10 steps to buying

You've found your dream home, here's what happens next:



Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



Step 9. You're in!

Congratulations and welcome to your new home.



Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Get in touch

Phone 0800 073 0600
Email BuyAHome@homegroup.org.uk
Web www.homegroup.org.uk

Let's get social



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