



1 and 2 bedroom apartments

## Hanbury Place Broomfield

Hospital Approach,  
Broomfield, Chelmsford,  
CM1 7HW

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# A beautiful place to call your home

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[www.homegroup.org.uk](http://www.homegroup.org.uk)





# Introducing Hanbury Place

Hanbury Place is a collection of one and two bedroom apartments available through shared ownership in Broomfield, Essex, located close to the busy city of Chelmsford and set amongst beautiful woodland and landscape, including a number of green areas.

The apartments benefit from stylish living spaces and a luxury specification. Each home boasts a variety of modern features, including fully fitted Symphony kitchens with integrated appliances, and a selection of luxury flooring throughout.

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Chelmsford city centre is conveniently located less than 4 miles away, offering a fantastic mix of boutique, designer and high street shopping. The launch of Bond Street has brought a flagship John Lewis store, along with an Everyman Cinema showing the latest blockbusters.


There are a number of highly regarded schools, renowned for their educational excellence and diversity of opportunity. With the Chelmsford County High School and King Edward VI Grammar School less than 3 miles away, residents are spoilt for choice when it comes to secondary schools.







# New homes to build new memories

- Ideally located near Chelmsford Station with links to London in just 34 minutes
- 3.5 mile drive to High Chelmer Shopping Centre
- Close proximity to a selection of Ofsted rated 'Good' primary and secondary schools
- Retail, leisure and green spaces all on your doorstep

 Shops

 Cafe/restaurant

 Bar/pub

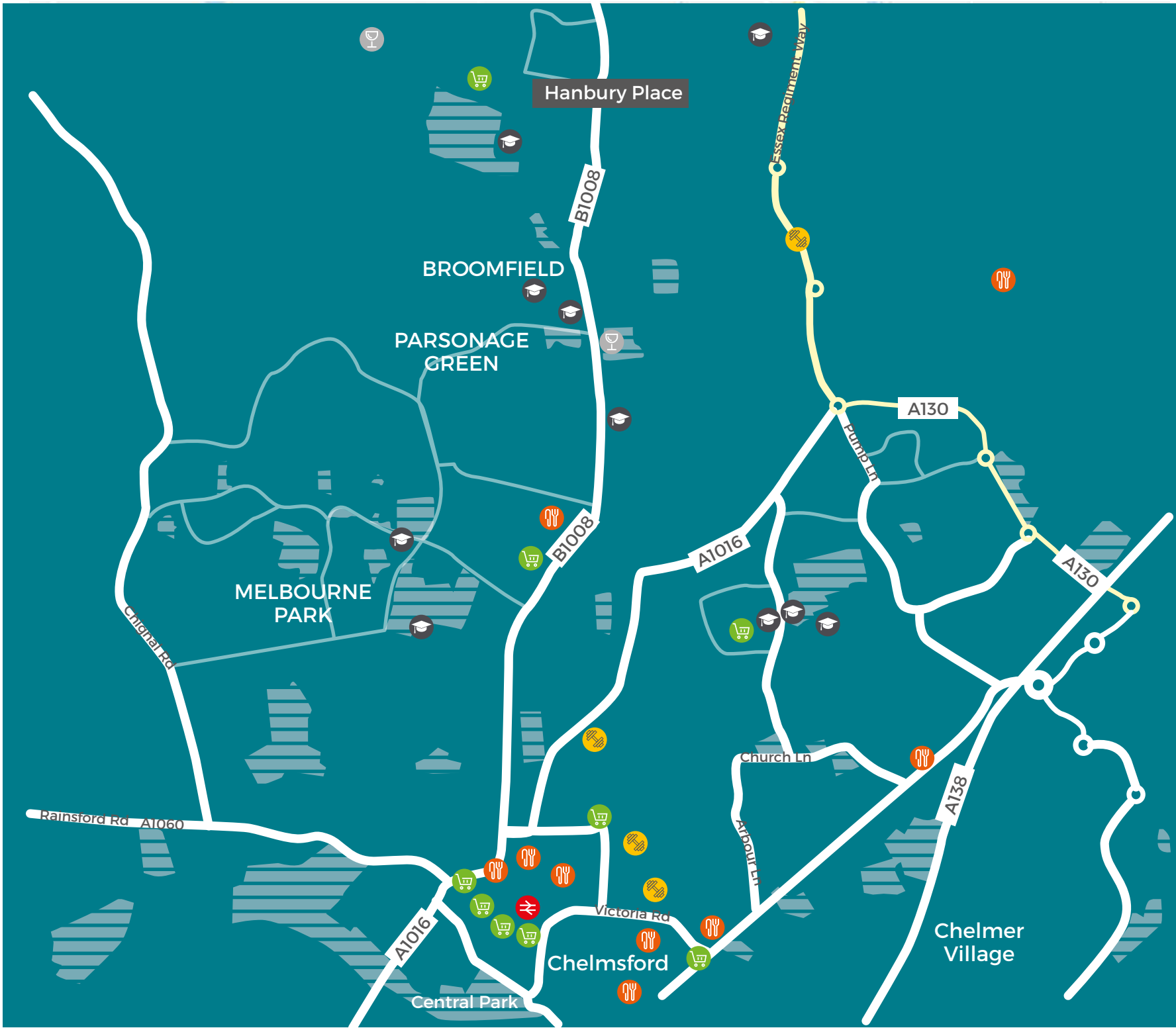
 Schools

 Gym/leisure centre

 Station



High Chelmer Shopping Centre	Tesco	Broomfield Primary School
3.5miles	3.8miles	1mile
Broomfield Football Club	Sainsbury's	Chelmer Valley High School
1.2miles	4miles	0.3miles





# Connections that make life easy

Whether you're working locally or need to commute, you've got fast transport connections nearby. Take the Overground train from Chelmsford station to Stratford station in under 27 minutes. You can start your shopping from there at Westfield Stratford or pick up the Central line to Oxford Circus and continue shopping and entertainment there.

Liverpool Street is just under 36 minutes away. Simply hop on the train at Chelmsford station to reach your destination.

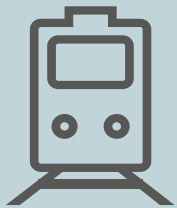
If you're heading somewhere outside of London, you have ready access to the A12 and M25. Stanstead Airport is only 17 miles away when its time for a holiday.



## Air travel

Miles, minutes

- Stanstead**  
17 miles, 30 minutes
- Gatwick**  
61.3 miles, 81 minutes
- Luton**  
68.2 miles, 87 minutes
- Heathrow**  
78.4 miles, 92 minutes



## Overground

Minutes

From Chelmsford Station:

- Stratford**  
27 minutes
- Liverpool Street**  
36 minutes



## By road

Miles, minutes

- A12**  
4.6 miles, 14 minutes
- M25**  
16.5 miles, 31 minutes
- M11**  
18.9 miles, 34 minutes

Distances are approximate and listed without traffic.





# Specification includes

- Electrolux integrated single oven, gas hob, and recirculating hood fitted above hob
- Electrolux integrated fridge-freezer
- Electrolux integrated dishwasher
- Electrolux integrated washer-dryer
- Stainless steel bowl and a half sink fitted with draining board
- Chrome mixer tap
- White sanitary ware with contemporary chrome accessories
- White back to wall soft close WC with concealed dual-flush cistern
- Chrome shower mixer tap
- Chrome finish and clear glass bath screens
- White semi-recessed basin with chrome mixer tap
- Carpet fitted to all bedrooms
- Power points and electrical fittings conveniently positioned throughout
- BT points provided to living room and master bedroom
- Radiators with thermostatic valve
- Kaindl laminate flooring to all open plan
- Kitchen / Dining areas

Specifications are subject to change. Images are indicative only and are of previous developments.

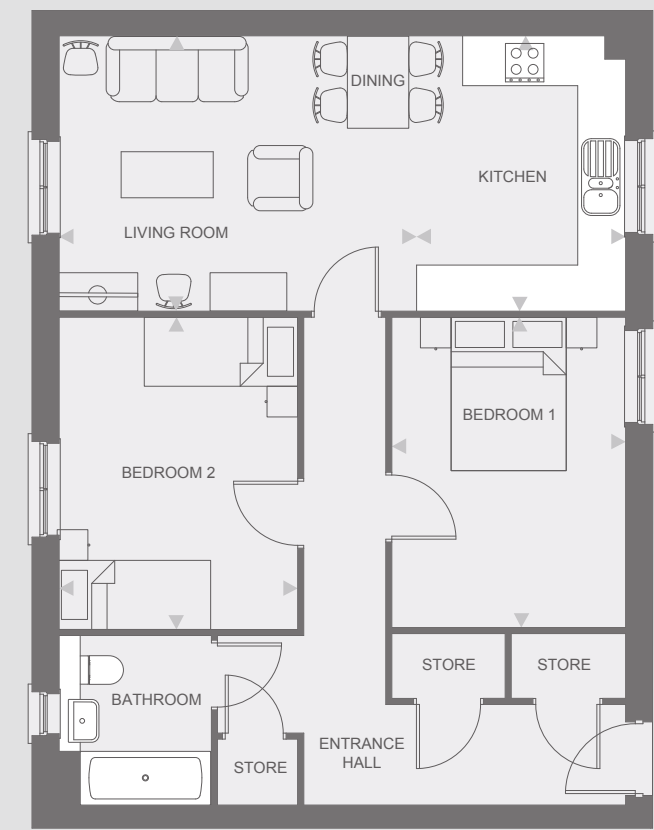




# Hanbury Place

Shared ownership  
2 bedroom apartments

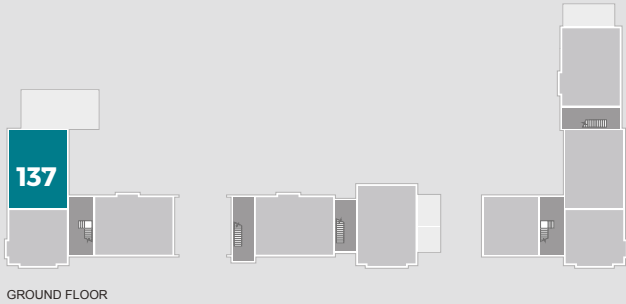
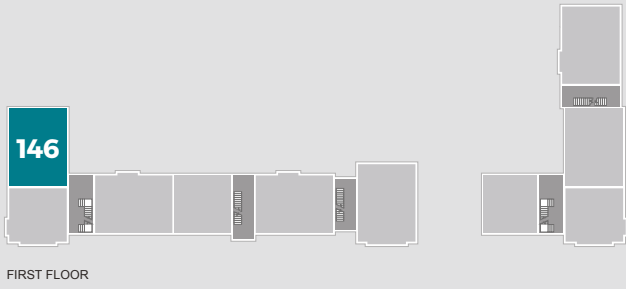
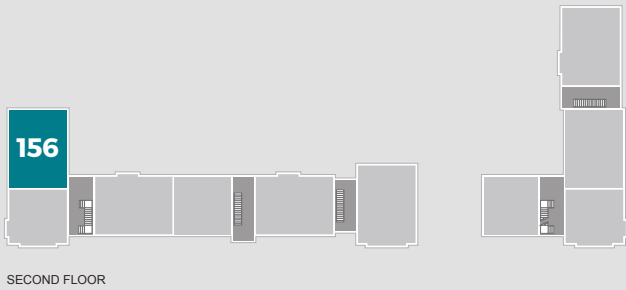
Type A [Plots 137, 146, 156](#)



**Measurements**

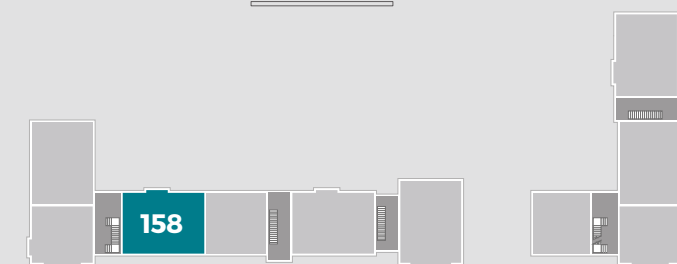
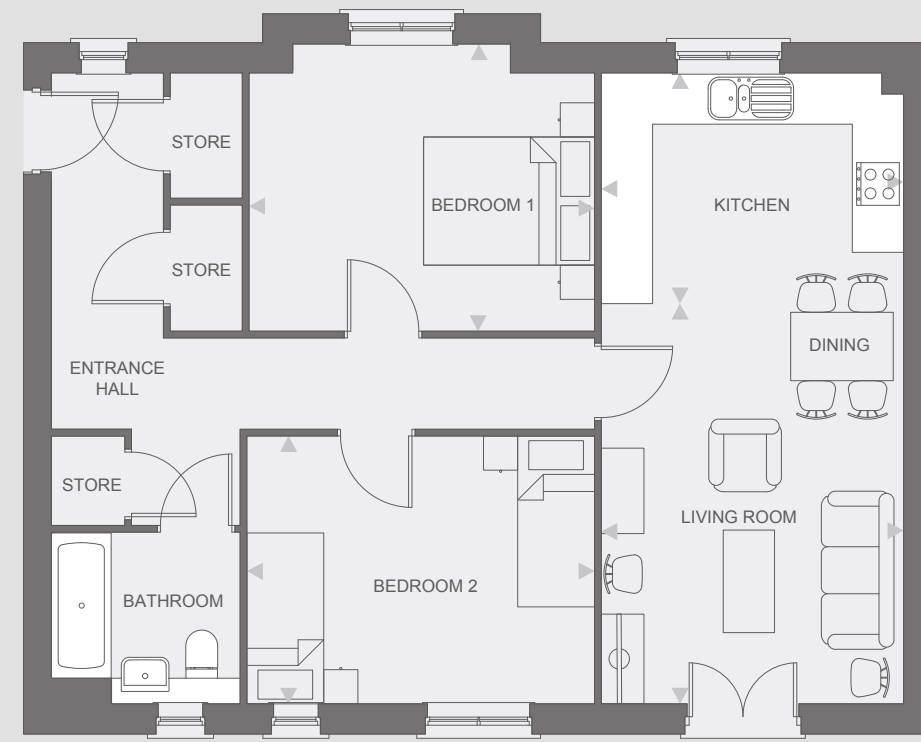
- Bedroom 1 3.36m x 4.04m
- Bedroom 2 3.13m x 4.07m
- Living/dining room 4.68m x 3.53m
- Kitchen 2.70m x 3.53m

**Total: 75.4m<sup>2</sup>**

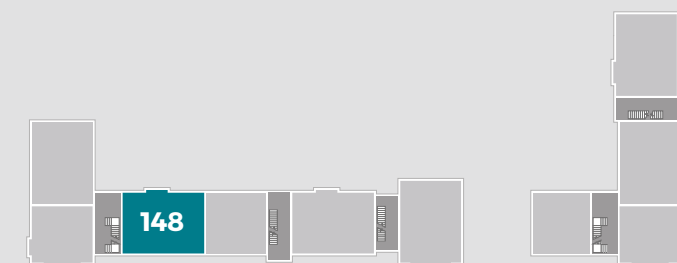


## Shared ownership 2 bedroom apartments

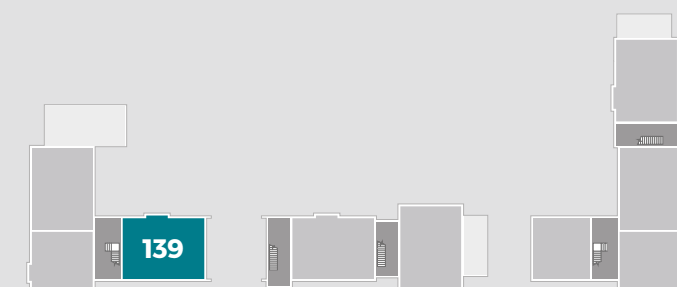
Type D [Plots 139, 148, 158](#)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

### Measurements

Bedroom 1	3.36m x 4.04m
Bedroom 2	3.13m x 4.07m
Living room	4.68m x 3.53m
Kitchen	2.70m x 3.53m

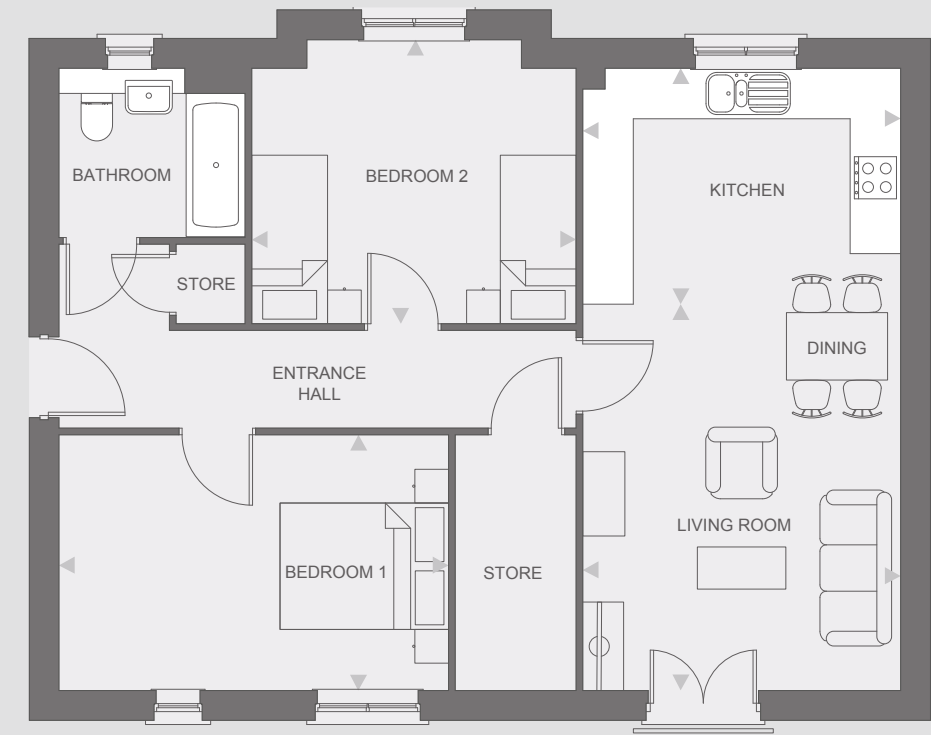
**Total: 75.4m<sup>2</sup>**

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

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Shared ownership  
2 bedroom apartments

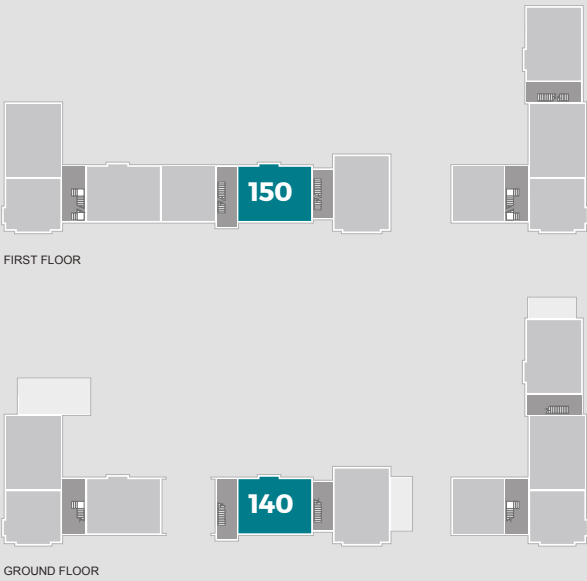
Type E Plots 140 & 150



Measurements

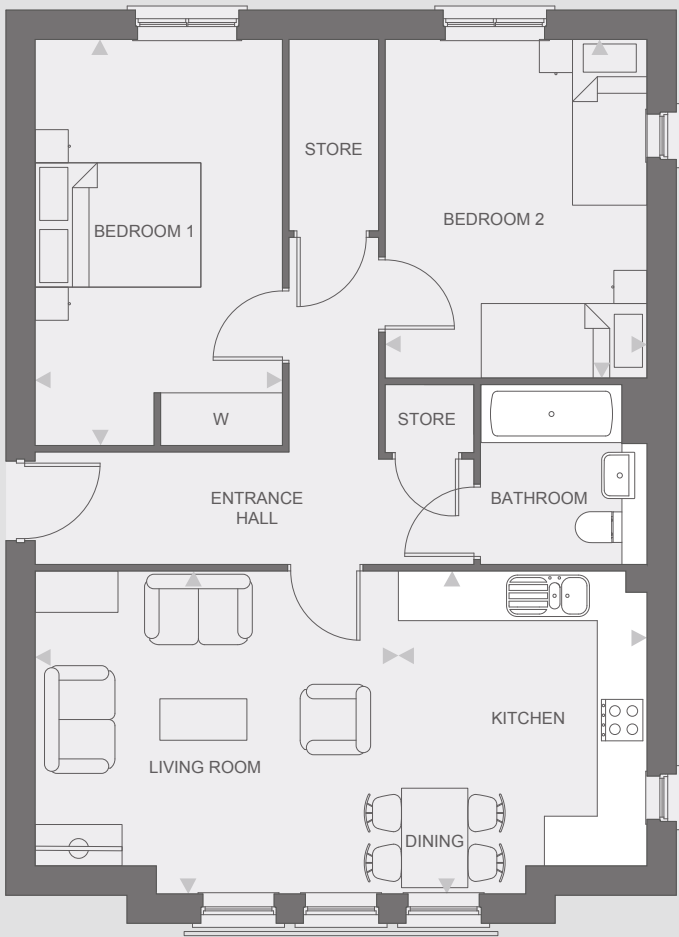
Bedroom 1	3.03m x 4.62m
Bedroom 2	3.37m x 3.85m
Living room	4.58m x 3.77m
Kitchen	2.80m x 3.77m

Total: 75.5m²



Shared ownership  
2 bedroom apartments

Type F Plots 141 & 151

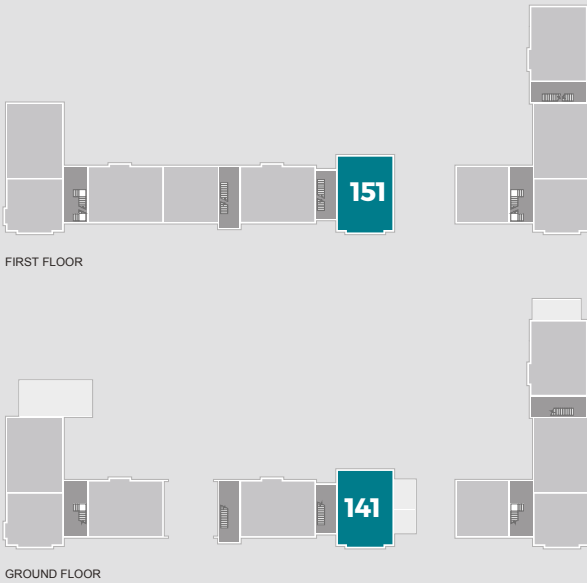


Measurements

Bedroom 1	4.89m x 2.98m
Bedroom 2	4.08m x 3.16m
Living room	3.89m x 4.38m
Kitchen	3.89m x 3.00m

Total: 76.0m²

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# Hanbury Place

Shared ownership  
1 bedroom apartments

Type G [Plot 149](#)

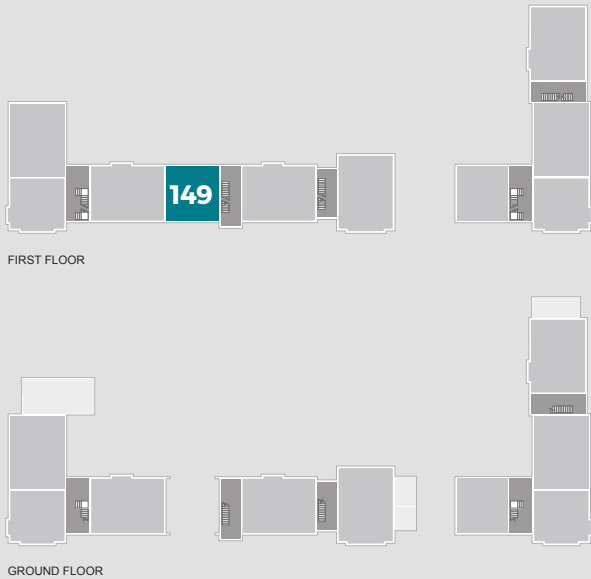


Measurements

Bedroom 1	3.78m x 3.95m
Living room	3.54m x 5.07m
Kitchen	3.52m x 2.10m

Total: 53.6m<sup>2</sup>

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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](mailto:BuyAHome@homegroup.org.uk)  
Web [www.homegroup.org.uk](http://www.homegroup.org.uk)

# Let's get social



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