



NEWACRE HOUSE



Backed by
HM Government

HELP TO BUY
AVAILABLE
WITH ALL APARTMENTS




**Galliard
Homes**



Official Letting
& Managing Agent

Development	Newacre House
Location	Wood Street, East Grinstead, West Sussex RH19 1UG
Sales Contact	London Central Sales - 020 7620 1500



Development Overview

Newacre House is Galliard's best value first time buyer, home mover and investor opportunity with a superb choice of apartment styles available in two interior decor colour palettes.

The development comprises 109 apartments – all studio or 1 bedroom arranged from ground to fourth floor in two adjoining blocks, with a single, central entrance foyer serving both blocks.


All apartments will be fully furnished with 5% deposit Help to Buy available. Residents will also benefit private car parking facilities (at additional cost) within the developments multi-storey carpark. Newacre House is situated within 5 minutes walk of East Grinstead rail station and around 11 minutes walk from Waitrose & Partners supermarket.

*Completion	From Q1 2022.	
*Rental Returns	Studio: £700 - £800pcm	Studio + Study: £800 - £850pcm
	1 Bed: £890 - £1,000pcm	1 Bed + Study: £1,050pcm
*Service Charge	£3.57 psf.	
Tenure	999 years.	
Ground Rent	Peppercorn.	
Parking Option	£5,000.	
Building Insurer	Checkmate.	
Payment Structure	<ol style="list-style-type: none"> 1. £1,000 reservation deposit. 2. 10% (less reservation deposit) due on exchange within 21 days from reservation. 3. 90% balance due on completion. 	
Help to Buy Payment Structure	<ol style="list-style-type: none"> 1. £500 reservation deposit. 2. 5% (less reservation deposit) due on exchange within 21 days from reservation. 3. 95% balance due on completion. 	


* Estimated and subject to change.

 **Nearest mainline rail**

East Grinstead – 5 minutes walk

 **Nearest 'A' road**

A22 – 2 minutes drive (M25 J6 20 minutes)

 **Nearest Airport**

London Gatwick – 23 minutes drive

NEWACRE HOUSE

Location

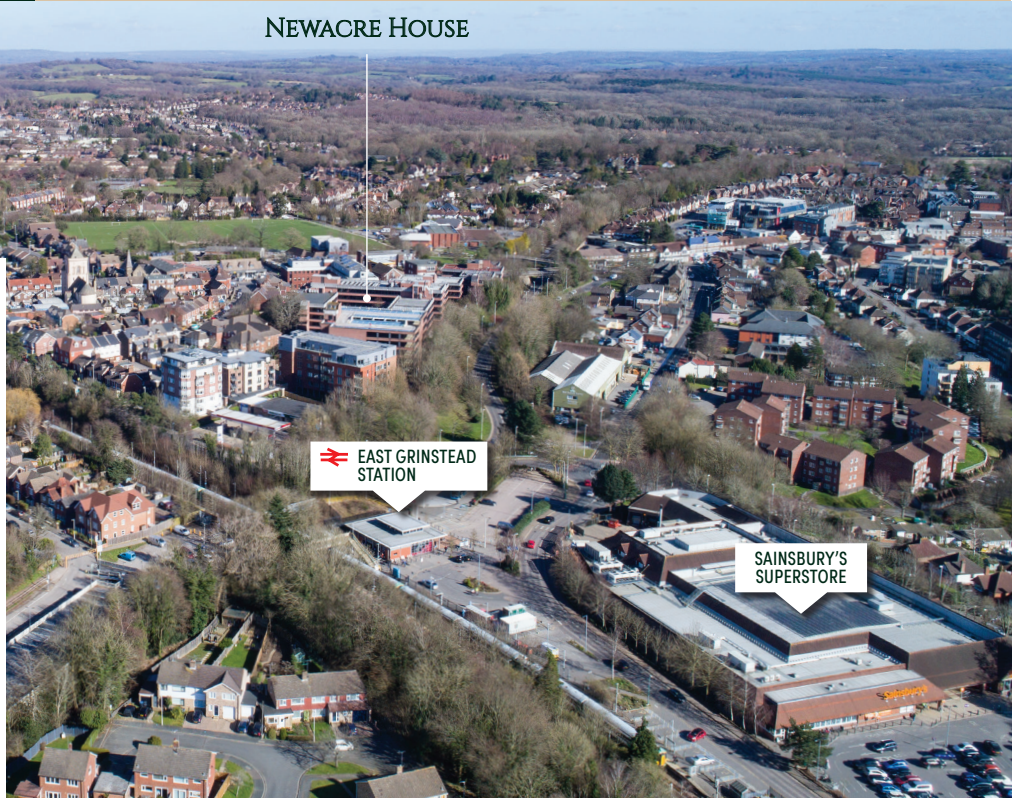
Newacre House is located in the historic bustling market town of East Grinstead – the capital of the High Weald Area of Outstanding Natural Beauty.

Residents will be around 5 minutes walk from mainline services into central London, a Sainsbury's Superstore and local shopping.

The town's ancient High Street and Conservation Area will be little over 10 minutes stroll, offering a plethora of coffee shops, restaurants and independents, many within 14th century timber framed buildings that so epitomise the town's 800 year passage from Mediaeval to Jacobean splendour, and to today, with a twist of 21st century modern convenience.

Principal connections include:

- 58 minute rail services into London Victoria.
- Direct access onto the A22 North/South artery.
- A 20 minute drive time to the M25 (J6).
- A 23 minute drive time to London Gatwick.



Furniture Solutions

New Concept Furnishings
Contact: Andrew Block

020 8502 3308
ablock@newconceptfurnishings.com



Lettings & Management

Life Residential
Contact: Jack Spellman

020 7476 0125
jack.spellman@liferesidential.co.uk



Financial Advisors

Visionary Finance
Contact: Hiten Ganatra

07960 660 360
hiten@visionaryfinance.co.uk



Development Features

- Extensive choice of studio and 1 bedroom apartment types.
- Selected studio and 1 bedroom types with additional flexible use study.
- Highly refined specifications throughout including oak plank style click flooring, distinctive beige & black tiling to bathrooms with feature 'halo' backlit mirror and designer kitchen finishes.
- Built-in wardrobe with mirrored, lacquered gloss white sliding doors.
- Choice of white or grey paint finish to walls, ceilings, skirting and architraves.
- Residents private landscaped garden area.
- Secure cycle store.
- Private car parking facilities within the developments multi-storey carpark.



Development Independent Solicitors

Alan Samuels & Co	020 8349 6630	alan@asamuels.co.uk
Cavendish Legal Group	020 8340 0091	a.winter@clglaw.co.uk
PCB Lawyers	020 7299 9261	smolloy@pcblawyers.com

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