



EDWALTON FIELDS

Edwalton, Nottingham
Nottinghamshire, NG12 4JE
2 & 3 Bedroom New Homes

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUILDING A BETTER FUTURE THROUGH NEW HOMES



**WELCOME TO
EDWALTON FIELDS,
A STUNNING NEW
DEVELOPMENT,
WITHIN EASY REACH
OF THE SOUTHEASTERN
OUTSKIRTS OF
NOTTINGHAM**



ABOUT SHARED OWNERSHIP

Buy your Edwalton Fields home through Shared Ownership.

Your dream home is more affordable than you may think with Shared Ownership.

Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available.

What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

STEP 1

Buy the first share in your new home

STEP 2

Pay rent on the remaining share

STEP 3

Buy more shares in your home later

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

EDWALTON FIELDS IS WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE.

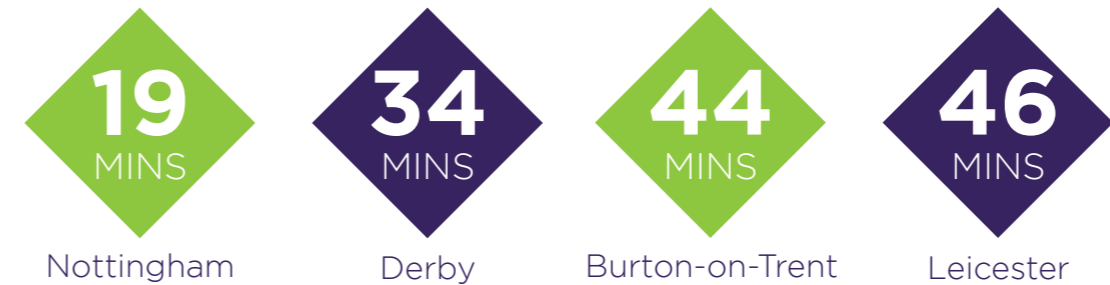
A perfect location to live offering excellent links within the East Midlands region. Edwalton Fields is just off the A606 giving you a direct route into Nottingham city centre.

This attractive new development offers a vibrant community in the suburbs with local shopping and schools on the doorstep.

Given that it is less than six miles away from Nottingham city centre it is handy for commuting and a short drive to the

A52 takes you to junction 25 of the M1. Nottingham railway station is just 5.3 miles away from Edwalton. For air travel East Midlands airport is also within a short commute by car.

This sought-after area offers many outdoor activities with a nearby golf course, local boutique shops and is popular with families with children.



Please note: Car journey times shown are an average based on normal driving conditions.





ELECTRIC VEHICLE CHARGING

Installing an EV charging point is a smart and cost-effective upgrade.





With electric cars in the UK rising from 439,000 to 1,985,000 between 2020 and 2024, demand for home charging is growing. Properties with built-in chargers are becoming increasingly attractive to buyers.

According to the NAPB, an EV charger could add £3,000 to £5,000 to a home's value.

Beyond financial benefits, it helps properties stand out, especially to buyers with plug-in vehicles looking for ready-made charging solutions.



EDWALTON FIELDS SITE PLAN

-  **The Fig**
3 Bed Mid Terrace
47
-  **The Maple**
2 Bed Semi-Detached
71, 121
-  **The Maple**
2 Bed Terrace
64, 65, 88, 131, 132, 133
-  **Show Home**
Plot 44





This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



GROUND FLOOR

Kitchen	3.35m x 2.53m	10'12" x 8'3"
Living/Dining	4.64m x 4.58m	15'2" x 15'5"



FIRST FLOOR

Bedroom 1	4.58m x 2.49m	15'0" x 8'2"
Bedroom 2	4.27m x 2.23m	14'0" x 7'4"
Bedroom 3	3.20m x 2.28m	10'6" x 7'6"
Bathroom	2.37m x 2.23m	7'9" x 7'4"

△ External access C Cupboard/Storage

THE FIG

3 Bedroom Mid-Terrace home

The Fig is a modern three bed mid-terrace home comprising of a well appointed front aspect kitchen, spacious living/dining area with double door access to the rear turfed garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ Gas central heating
- ◆ Turfed rear garden
- ◆ Allocated parking

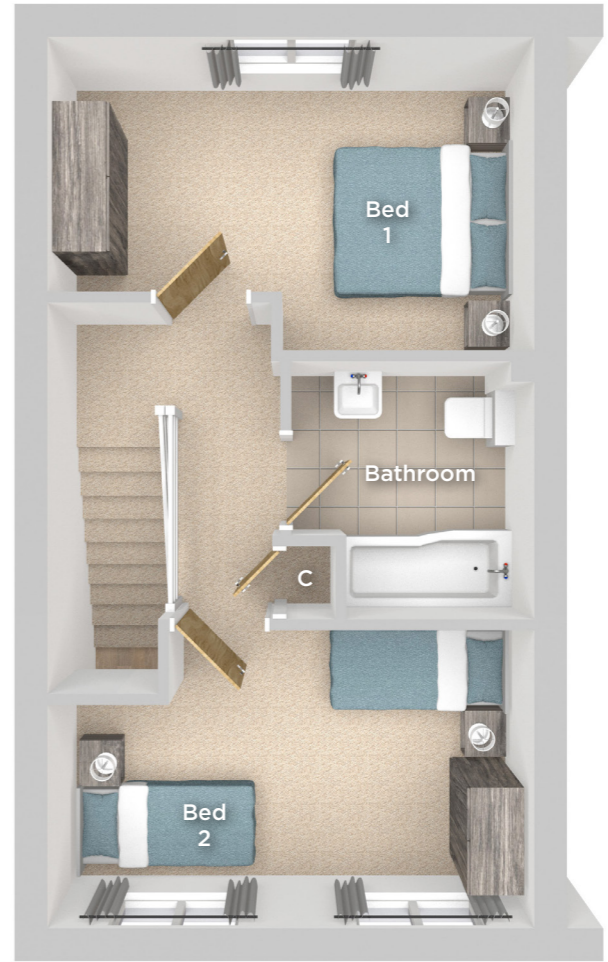
TOTAL FLOOR AREA
84.55m² - 910.04 sq.ft



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GROUND FLOOR
 Kitchen
 3.52m x 2.50m 11'7" x 8'2"
 Living/Dining
 4.45m x 3.28m 14'7" x 10'9"



FIRST FLOOR
 Bedroom 1
 4.45m x 2.75m 14'7" x 9'0"
 Bedroom 2
 4.45m x 2.89m 14'7" x 9'6"
 Bathroom
 2.37m x 2.24m 7'9" x 7'4"

△ External access C Cupboard/Storage

THE MAPLE

2 Bedroom Semi-Detached home

The Maple is a stylish two bedroom semi-detached home comprising of a well appointed front aspect kitchen, spacious living/dining area with access to the rear turfed garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ Gas central heating
- ◆ Turfed rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
 72.68m² - 782.37 sq.ft



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GROUND FLOOR

Kitchen
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FIRST FLOOR

Bedroom 1
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Bedroom 2
4.45m x 2.89m 14'7" x 9'6"
Bathroom
2.37m x 2.24m 7'9" x 7'4"

△ External access C Cupboard/Storage

THE MAPLE

2 Bedroom Terrace home

The Maple is a stylish two bedroom terrace home comprising of a well appointed front aspect kitchen, spacious living/dining area with access to the rear turfed garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas and kitchen
- ◆ EV chargers
- ◆ Gas central heating
- ◆ Turfed rear garden
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TOTAL FLOOR AREA
72.68m² - 782.37 sq.ft

EDWALTON FIELDS, EDWALTON

Nottinghamshire, NG12 4JE

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	25% Share Value	Monthly Rent	Service Charge
47	The Fig 3 Bed Mid-Terrace House	185 Rose Way, Edwalton, Nottingham, NG12 4LR.	Available Now	£355,000	£88,750	£610.16	£34.57
71	The Maple 2 Bed Semi-Detached House	6 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Available Now	£315,000	£78,750	£541.41	£33.45
88	The Maple 2 Bed Mid-Terrace House	19 Magenta Gardens Edwalton, Nottingham NG12 4JX.	Available Now	£310,000	£77,500	£532.81	£33.45
121	The Maple 2 Bed Semi-Detached House	12 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£315,000	£78,750	£541.41	£33.45
131	The Maple 2 Bed End-Terrace House	23 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£312,500	£78,125	£537.11	£33.45
132	The Maple 2 Bed Mid-Terrace House	21 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£310,000	£77,500	£532.81	£33.45
133	The Maple 2 Bed End-Terrace House	19 Starina Avenue, Edwalton, Nottingham NG12 4BP.	Available Now	£312,500	£78,125	£537.11	£33.45
44	The Show Home 2 Bed Mid-Terrace House	6 Perfecta Close Edwalton, Nottingham NG12 4HA.	Not Available				
64	The Maple 2 Bed Mid-Terrace House	4 Ballerina Grove Edwalton, Nottingham NG12 4GY.	Available Now	£310,000	£77,500	£532.81	£33.45
65	The Maple 2 Bed End-Terrace House	6 Ballerina Grove Edwalton, Nottingham NG12 4GY	Available Now	£312,500	£78,125	£537.11	£33.45

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note: Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.





**BUILDING HOMES FOR
A BETTER FUTURE**

GET IN TOUCH

 Sales@Platformhg.com

 Platformhomeownership.com

 0333 200 7304



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Nottinghamshire, NG12.