



WESTMINSTER MEWS



PADWORTH

# Welcome to Westminster Mews

A stunning collection of 18 luxury properties, ranging from 1 bedroom apartments to 4 bedroom family homes in rural Berkshire.



Westminster Mews is a development of 18 luxury properties, ranging from 1 bedroom apartments to 4 bedroom family homes. This exceptional selection of new homes have been lovingly designed, carefully crafted and exquisitely finished to exceptional standards.

Your new home at Westminster Mews offers off-road parking, open-plan accommodation and spacious bedrooms featuring en suite bathrooms, our attention to detail never waivers. Benefiting from generous living spaces, your new home is ideal for entertaining family and friends. Featuring the latest technology, A-rated appliances of the highest quality and specification all come as standard with every Maverick home.

Situated in rural Berkshire, Padworth has become a much sought after location due to its transport links and friendly surroundings.

This select development is located just off the A4 Bath Road between Reading and Newbury, minutes from junction 12 of the M4. Transport links are excellent with London Paddington station accessible in less than 40 minutes from Aldermaston railway station, less than a mile away from your home. You are always within easy reach of Berkshire's bustling county Town of Reading, whilst the picturesque Kennet & Avon canal lies within 2 minutes walk. Ensuring the perfect mix of modern life and country retreat.

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Your perfect mix of modern life and country retreat

”

## Site Plan



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

## Introducing Your New Home

Your new home at Westminister Mews can be found a stones throw from The Kennet & Avon canal as it ambles past your doorstep providing the perfect opportunity for country walks or a visit to the local pubs, The Butt Inn and The Spring Inn.

Just 8 miles from Reading town centre, Westminister Mews offers the opportunity for shoppers to indulge with all the biggest high street brands. Restaurants, bars, cinemas, live music, comedy and a host of other activities to ensure you'll always be entertained.

Families looking for 1st class education have a multitude of establishments within the local area, with local day nurseries for the young starters. Theale Primary and Secondary schools are within five minutes drive. Leading UK co-educational boarding and day school Bradfield College is situated less than 3 miles away, also offering a wealth of sporting and health facilities for the local community whilst the University of Reading lies in the heart of the town.

For the sporting enthusiast, Westminister Mews has Theale and Calcot Park golf clubs close at hand. Burghfield sailing club is two miles away and Reading FC are situated 1 junction down the M4. Cricketers can enjoy the thwack of leather on willow at Sulhampstead 10 minutes walk away with the Spring Inn pub and restaurant overlooking the pitch.

Bus routes give you quick access to Newbury, Reading and beyond. Aldermaston railway station is sat right on the Great Western mainline and is just 17 minutes from Reading and 45 minutes from London Paddington.

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Just 17 minutes from Reading town centre

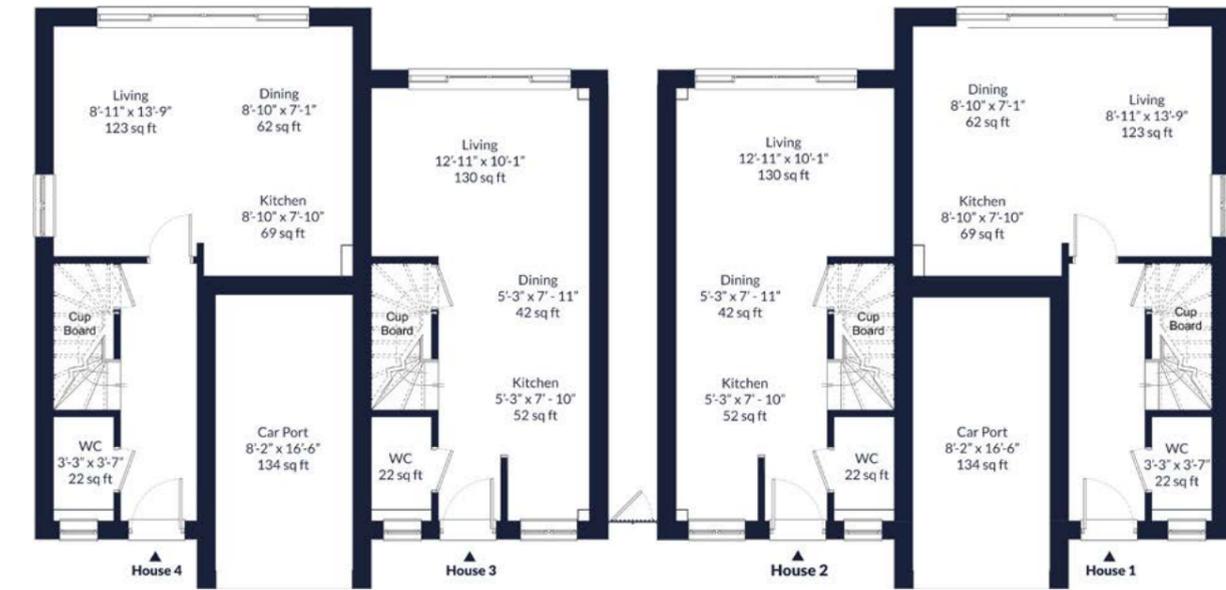
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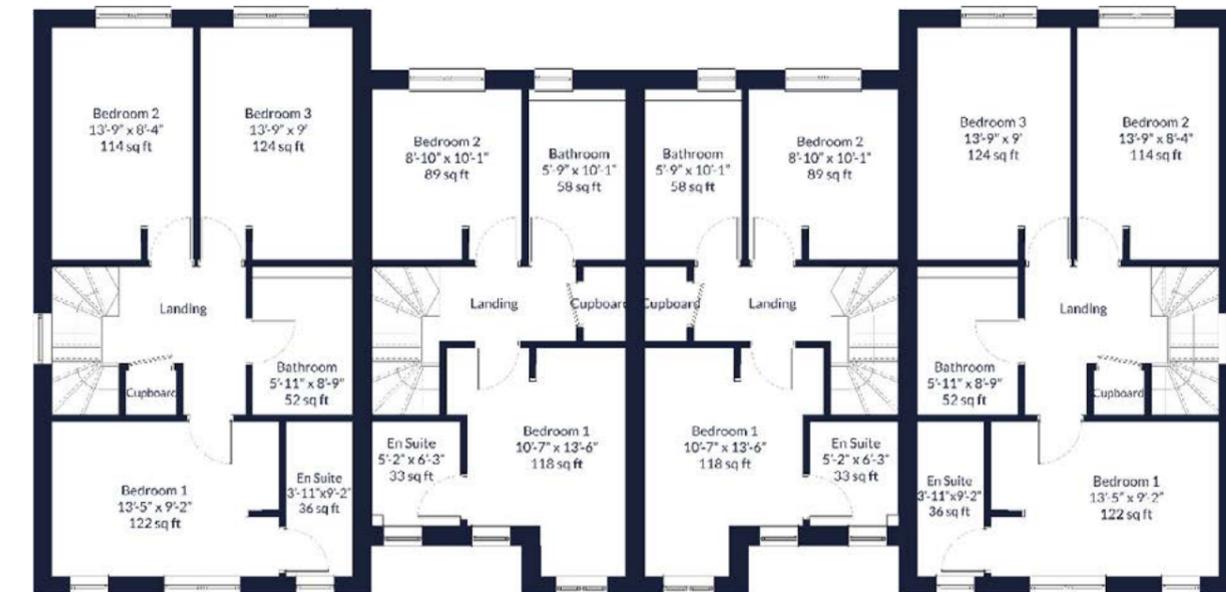
Computer Generated Image of Homes 1 to 4

## Floorplans

Ground Floor >



1st Floor >



Dimensions are intended for guidance only and may vary. Plots indicate general layout which may vary from other plots. Please contact your sales consultant for more information.



Computer Generated Image of Homes 5 & 6

## Floorplans

Ground Floor >



1st Floor >





Computer Generated Image of Homes 7, 8 & 9

# Floorplans

Ground Floor >



1st Floor >



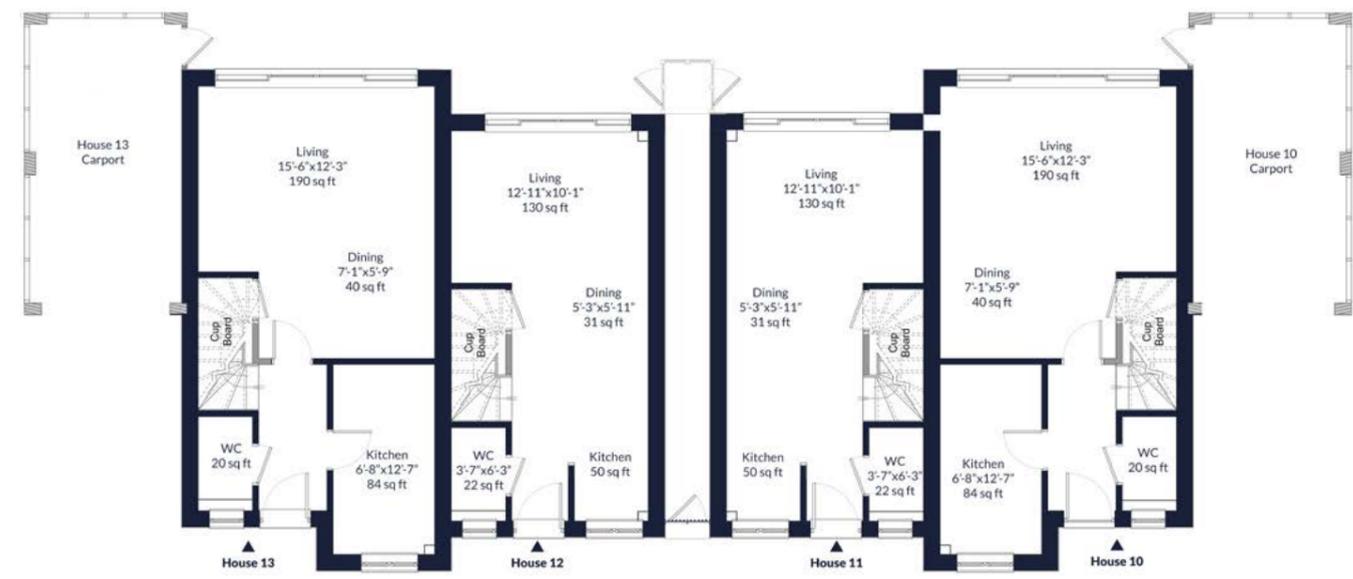
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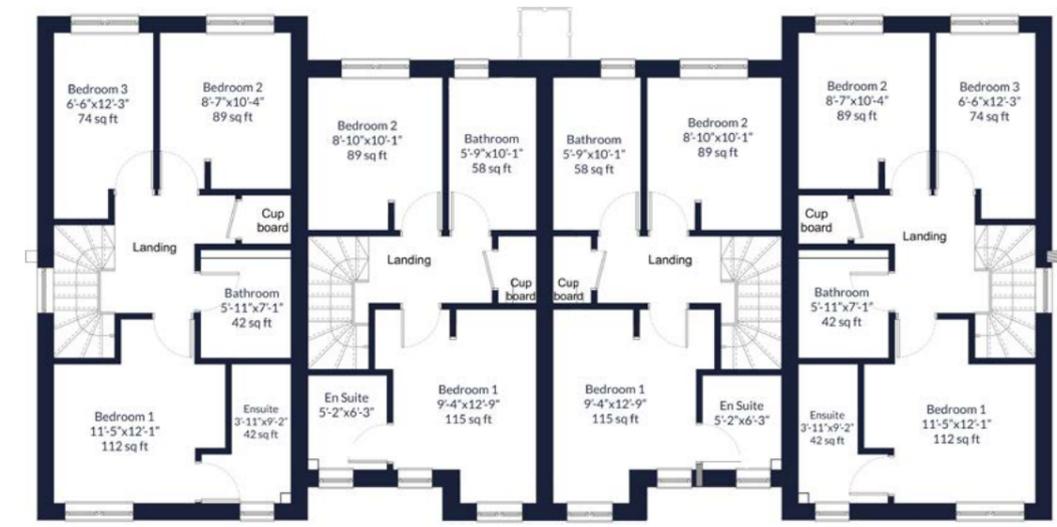
Computer Generated Image of Homes 10 to 13

## Floorplans

Ground Floor >

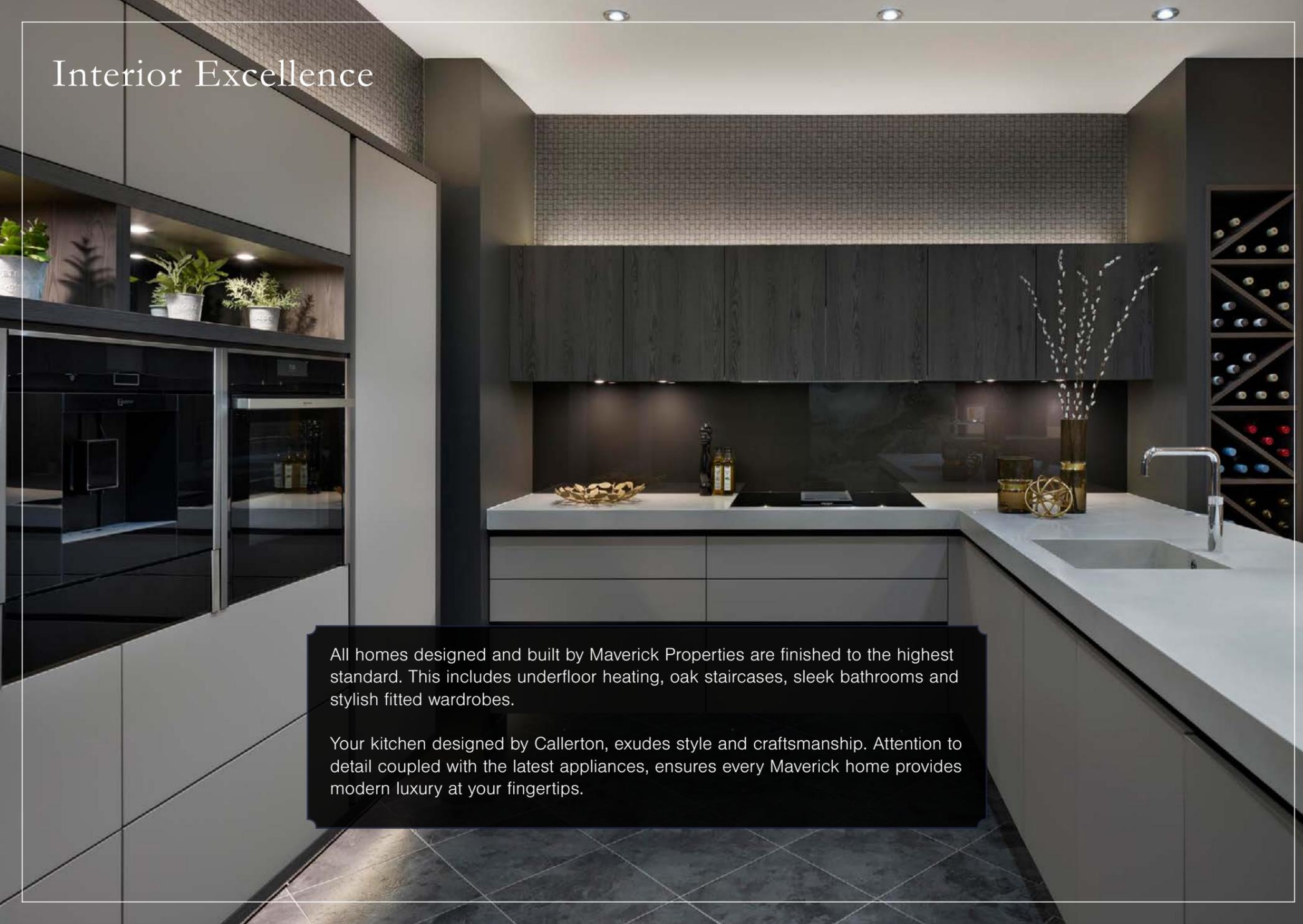


1st Floor >



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# Interior Excellence



All homes designed and built by Maverick Properties are finished to the highest standard. This includes underfloor heating, oak staircases, sleek bathrooms and stylish fitted wardrobes.

Your kitchen designed by Callerton, exudes style and craftsmanship. Attention to detail coupled with the latest appliances, ensures every Maverick home provides modern luxury at your fingertips.

## Kitchens

- Electric single oven offering efficient and flexible cooking with A+ energy rating
- Combination microwave
- Dishwasher, offering an impressive A+ energy rating
- Full-height A++ energy rated fridge/freezer
- Integrated washer/dryer to meet the demands of modern day living
- Stone worktops with matching upstands
- Stainless-steel under-mounted sink with chrome mixer tap
- Sleek LED pelmet lighting
- Callerton kitchen unit carcasses manufactured from 18mm rigid panels with 8mm solid backs
- 22mm thick wood fibre cabinet doors
- Soft-close doors and cabinets throughout as standard
- A range of modern and contemporary kitchen designs, varied in each home to cater for your every desire



## Bathrooms & En Suites

- Elegant Cubico sanitaryware
- Polished chrome contemporary taps
- Thermostatically controlled showers to aid efficiency and add luxury to your home
- Modern chrome heated towel rails
- Superior porcelain tiling
- Extractor fan as standard
- Recessed built in wall mirror/backlit with shaver socket
- Tiled shelving in bathrooms and en-suites with niche lighting
- Wall hung/back to wall pan with soft close seat as standard

All images are for illustrative purposes only and only intended to provide an impression of the development. All have been produced using up to date plans, however there may be occasions when the house design changes as the development progresses. Please ensure the details of your chosen property are correct with your sales executive, prior to reservation.

# Exterior Specification

## General

- ~ Double-glazed acoustic spec PVCu windows ensuring a warm and tranquil environment
- ~ Security/Child friendly locks to windows
- ~ Hardwired BT inlet socket
- ~ TV/Satellite points to living room, kitchen/family and bedrooms (satellite TV subject to purchasers individual subscription)
- ~ Mains-operated smoke detectors with battery back up for peace of mind
- ~ High efficiency air source heat pumps, reducing household bills and carbon footprint
- ~ Spacious wardrobes to bedrooms 1 & 2 (optional)



## Landscaping

- ~ Beautifully landscaped to all communal areas
- ~ Block paved parking areas
- ~ Patio and turfed rear garden, perfect for entertaining
- ~ Enclosed panel fencing for added privacy
- ~ External tap
- ~ LED exterior up down lights with dusk till dawn sensor
- ~ Strategic planting offering more than just beauty and shade

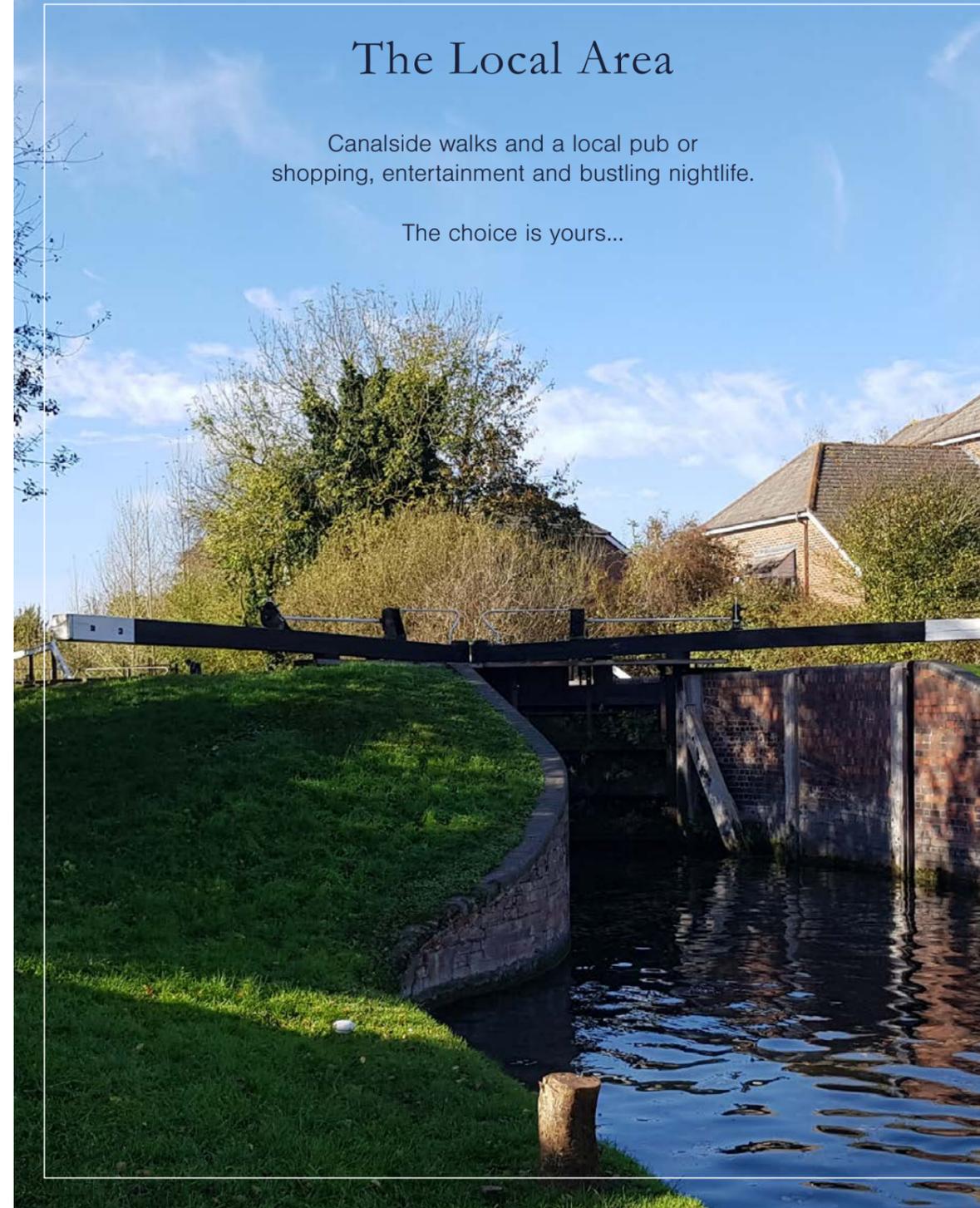
## Environmental

- ~ We take our responsibility to the environment seriously and aim to incorporate the latest technology to conserve natural resources
- ~ Energy-efficient air source heat pumps provide a low carbon footprint heating solution, with potential gain via the domestic renewable heat incentive.
- ~ Optimum standard wall, floor and roof insulation, minimising heat loss during the winter whilst keeping you cool in summer
- ~ A-rated kitchen appliances to reduce energy and water consumption
- ~ Dual-flush mechanisms to all toilets to reduce water consumption
- ~ 100% low-energy light fittings

## The Local Area

Canalside walks and a local pub or shopping, entertainment and bustling nightlife.

The choice is yours...





## The Best of Both Worlds

Westminster Mews gives you quick access to the city whilst being set in the rolling Berkshire countryside.

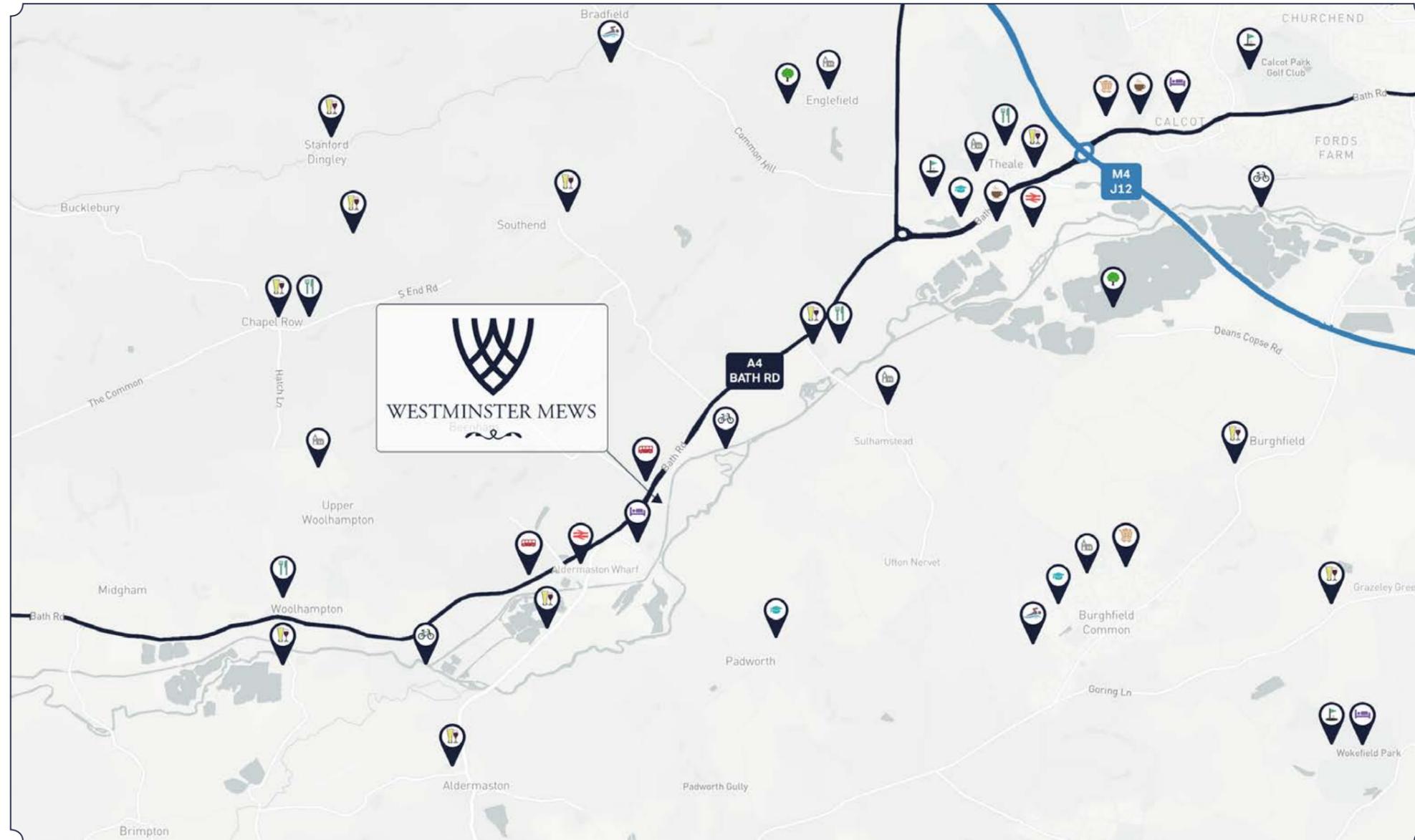
With London Paddington just 40 minutes away and Heathrow less than 35 minutes, the city is easily accessible for commuters looking to take advantage of amazing transport links.



Relax and enjoy your downtime with a stroll along the canal, visit the local pubs or just take in the picturesque scenery.

Westminster Mews' quaint surroundings and exceptional transport links put your new home in the perfect location. With exemplary workmanship and the highest quality interiors, rest assured Maverick Properties ambition to deliver the perfect home, never waivers.

# Local Places of Interest



Connections direct to the city from December 2019

# Travel Links



## Buying your new home

When buying your new Maverick home, you can be confident you are acquiring a property of excellent build quality and exquisite design.

At Maverick Properties we maintain the belief that our exemplary standards start on the drawing board, continue through the build process and resonate in our customer and after sales service.

### Your Home

We consider that buying and owning your new Maverick home, should be an enjoyable and effortless affair.

Our experts ensure a seamless and rewarding home-buying experience. We offer a turn-key solution to your home-buying needs. From the day you visit one of our luxury show homes to the day you move in, our principle aim is to provide the highest level of service and after sales care.

Your new home is meticulously scrutinised down to the last brush stroke of paint by our expert site managers, surveyors and sales advisors.

### Our Commitment To You

Upon purchase, you as the home owner are invited to a pre-occupation guided tour of your new home. You will be provided with a comprehensive, individual housing pack containing all you need to know about the various running aspects of your new home.

In the unlikely event than an error has occurred in the build process, rest assured it is our intention to resolve any issues at the earliest opportunity with minimal inconvenience. All our homes come with a 10 year CRL warranty for further peace of mind.

We are convinced that our building methods, coupled with our sales approach and customer care, will ensure countless years of satisfaction and enjoyment in your new home.



## What is help to buy?



Help to Buy is an equity loan scheme that enables you to buy a brand new home (new build) with only a 5% deposit.

The scheme is available to both first time buyers and existing home owners. Available on homes up to £600,000.

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home. You effectively have a 25% deposit which means you can secure some highly competitive mortgage rates.

### An Example (£375,000 - 3 Bedroom Home)

Move with only a 5% deposit and a 75% mortgage.

With 'Help to Buy' you could buy a stunning new home with a 20% government equity loan...



### What if I want to sell my new home ?

Your new home is in your name which means you can sell it at any time. If you choose to sell your new home you will have to payback the equity loan or pay it back at the end of the mortgage period - whichever comes first. (Maximum term is 25 years).

You do not have to sell your new home in order to pay back the equity loan. Your mortgage specialist or Help to Buy agent can give you more info on this.



### Terms and Conditions

- Funding from the homebuyer, comprising of a mortgage from an approved lender and any cash deposit must total at least 80% of the purchase price under the equity loan scheme.
- Your home will be subject to a first charge in favour of the mortgage lender. The remaining amount (between 10% – 20%) in the form of an equity loan from the Homes and Communities Agency (HCA) will be secured by a second charge on your home.
- The percentage of deposit you must provide can be based on the full value of the property, or the value of the property once the equity loan amount has been reduced from the initial price. This is decided by your mortgage provider's criteria.
- You must repay the equity loan within 25 years of legal completion of the purchase of the property. This is irrespective of whether the home has been sold. The amount repaid will be the same percentage of the current value of the home as the original percentage of the loan provided.
- If paying by instalments, it is your responsibility to obtain a valuation of the current value of your property. The minimum instalment value is 10% of the total equity loan.
- Detailed terms and conditions relating to the equity loan will be made via your legal advisers as part of the conveyancing process.
- Offer subject to contract and status. Please speak to your adviser for more details

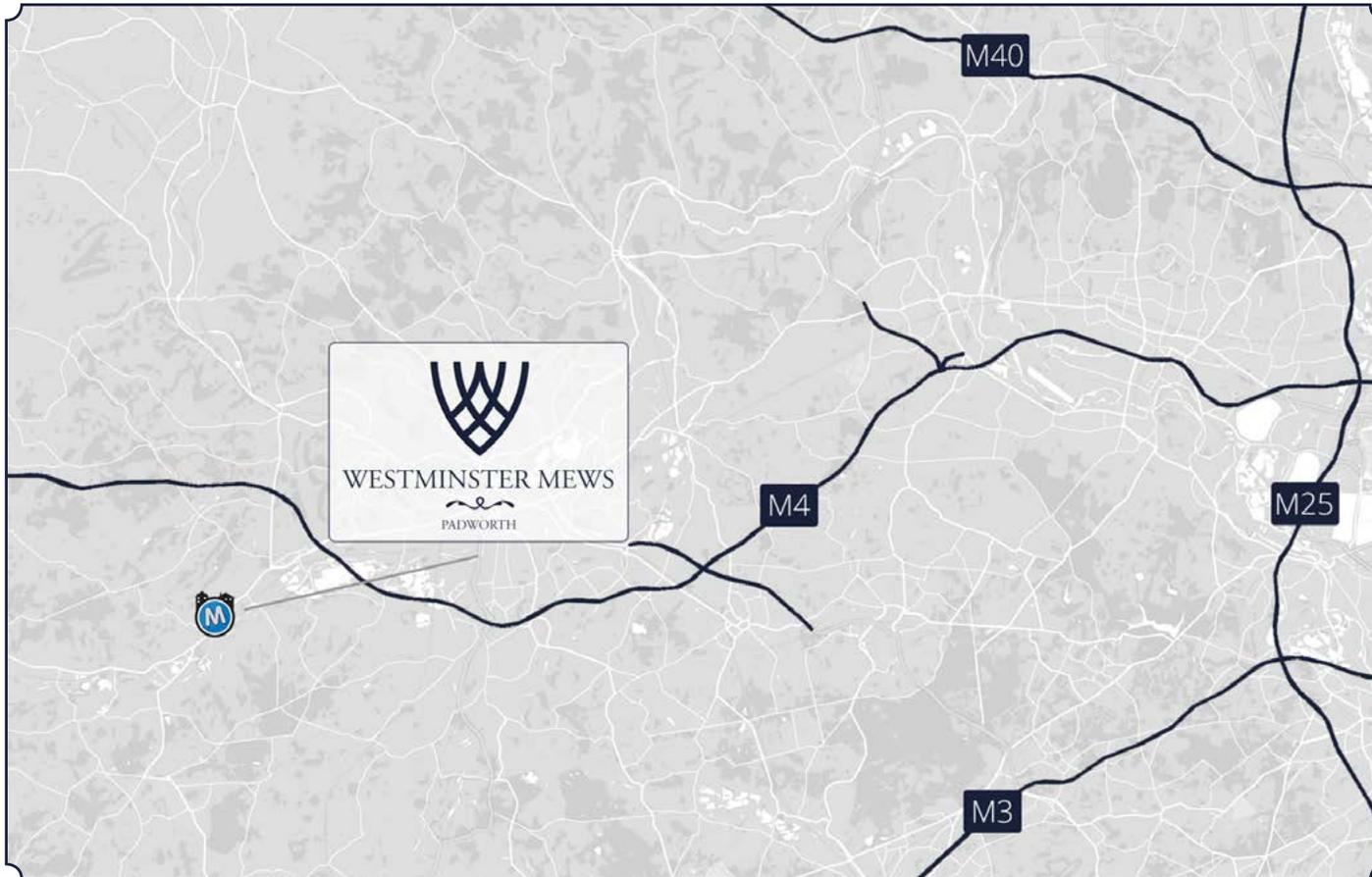
### What Next?

Call us on

0118 960 1010

we're here to help...haslams.net





 [newhomes@haslams.net](mailto:newhomes@haslams.net)



Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. The computer generated images in this brochure are for illustration only. The information should be treated as general guidance only and do not constitute a contract or part of a contract.



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