

# The Essoldo

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Enquiry line: 020 3376 6455



Imagine Living, Block B, 26 Wilmington Close, Watford, Herts WD18 0FQ

## Development

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This historical listed building was first constructed in 1913 with design by Norfolk & Prior (Catford) Ltd and was originally the town's first large cinema. The Art Deco face-lift took place in 1930 under the watchful eyes of George Coles and Theodore Komisarjevsky, and bears many similarities to the Gaumont State theatre in Kilburn. This striking façade from 'The Essoldo' was retained as part of the sympathetic redevelopment in 2016.

The apartments are just steps from a contemporary shopping experience providing a fantastic place to shop, eat and play. A £110 million redevelopment will see the Intu Watford extension come alive with even more new fashion, beauty, food and leisure stores, including a brand new 9 screen IMAX Cineworld cinema. Already home to stores such as John Lewis and Apple, this exciting investment has attracted brands such as Yo! Sushi and Debenhams and will redefine Watford as one of the UK's top 20 retail centres and a premium vibrant London satellite.

## Development information

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- All apartments have open plan kitchen/ living area to each apartment and a modern internal specification.
- Lifts to all floors
- Lease 125 years
- 10 year build warranty (CRL)
- Gas centralised heating system with independent thermostat control in each apartment
- Double glazed windows
- Estimated service charges - £110.62
- Rent: 2.75% (calculated on the share you don't own)
- 1 commercial unit on ground floor for A1/A2 use

## Specification

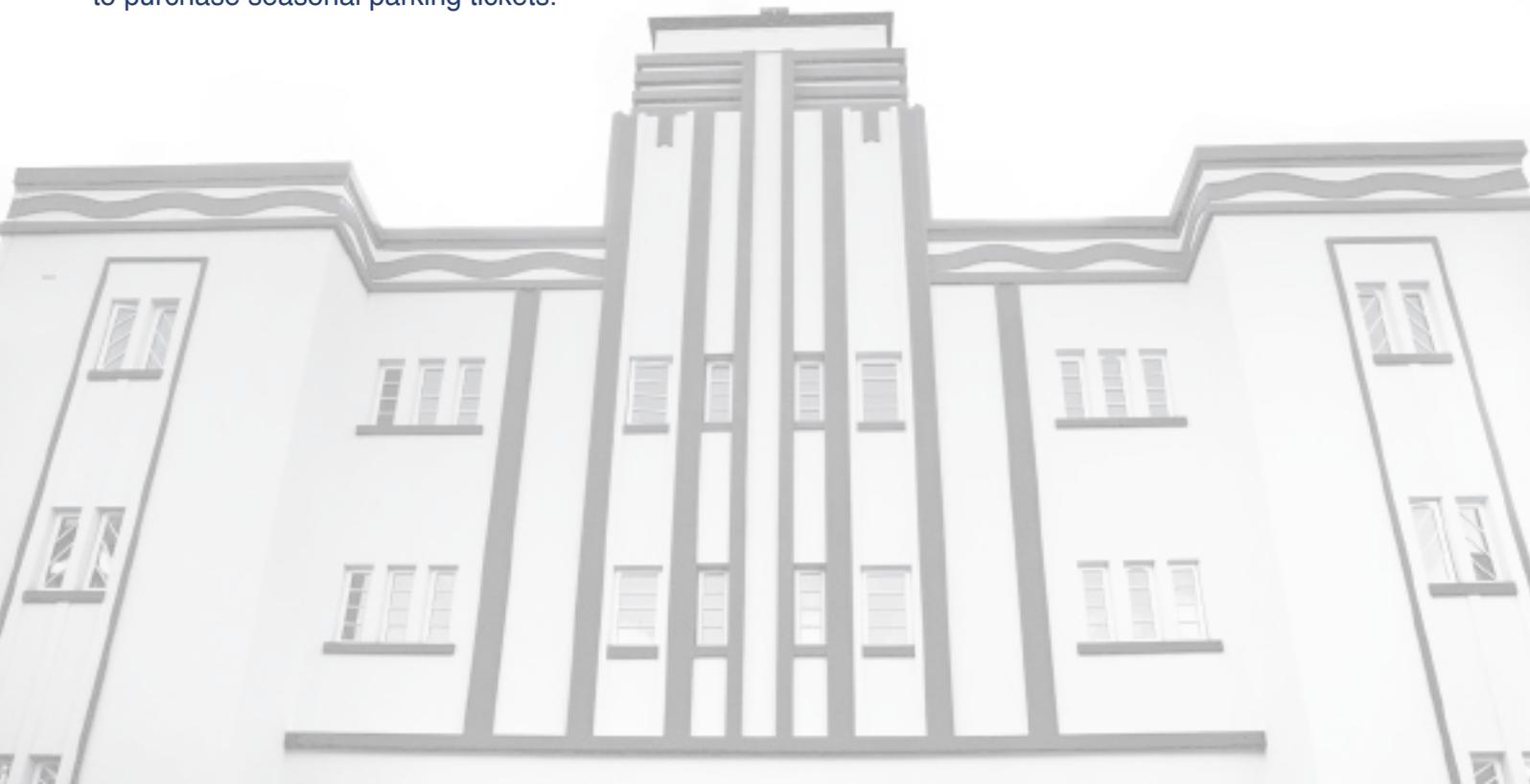
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Specification details will be provided by the sales consultant

## Parking

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There are no parking spaces and the resident parking permit is not available at this development. However, you can explore the option of annual parking in local car parks close by. You may be able to apply to purchase seasonal parking tickets.



## Completion

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Anticipate completion of the development is March 2017.

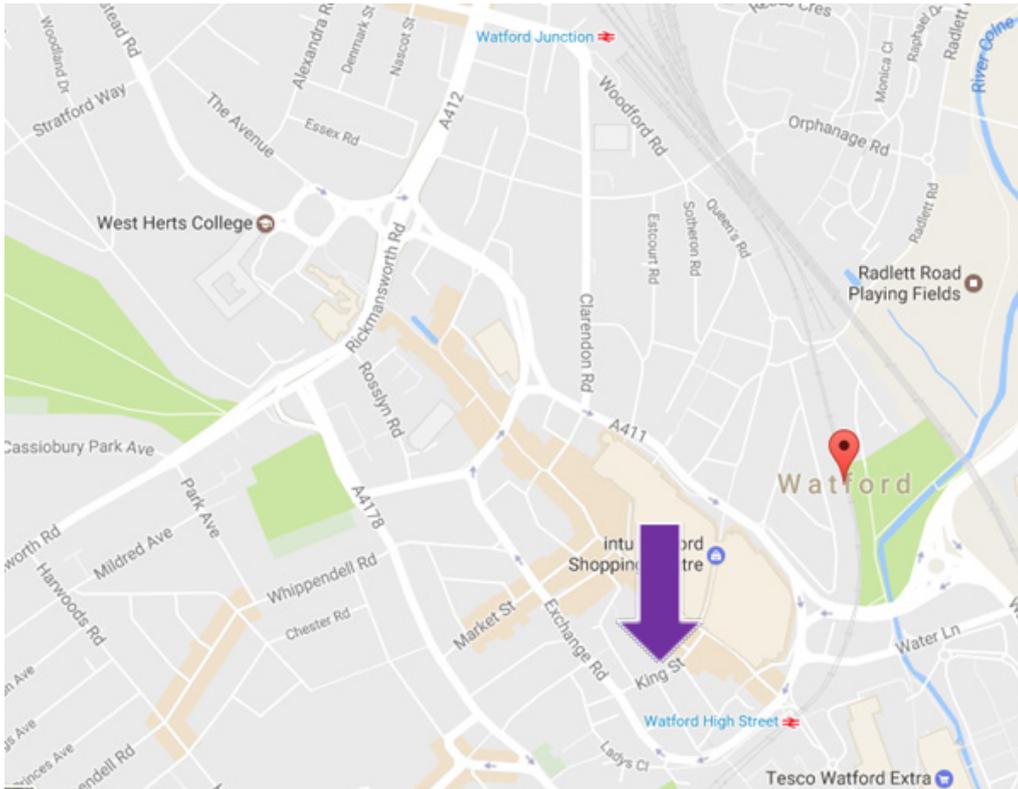
## Development location

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Located on the corner of King Road and Granville Street just a short walk from Watford High Street.

## Development map

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**Leisure & Retail:** Watford high street is located on the door step and offers plenty of shopping facilities with established high street names (M&S, Waitrose, etc.), restaurants and brasseries, café delis and tea rooms. The area is going through major redevelopment which is set to improve the quality of facilities significantly.

**Schools & Universities:** There are a variety of excellent schools and educational facilities in the surrounding area. Many of London's major universities are within easy commuting distance.

**Outdoor Space:** Watford has some wonderful open spaces and golf clubs, notably Cassiobury Park, Waterfields Recreation Ground, Oxhey Park, Bushey Golf Club and The Grove Golf Club just to mention a few.

**Transport:** Commuters have underground, overground train access and are within easy reach of the M1/ M25 motorway. The closest train stations are Watford High Street and railway station Watford Junction which is on the West Coast Main Line to London Euston and the Abbey Line, a branch line to St Albans. Journeys to London take from only 16 minutes depending on the service used. The station is also a major hub for local bus services.

The closest stations are:  
Watford High Street (0.2 mile)  
Watford Junction (0.8 mile)

## Accommodation

The development comprises of 25 apartments all together.  
21 are sold as outright, 4 are sold under the shared ownership scheme.

Tenure	No. of 1-bed/ 2 persons	No. of 2-bed/ 3 persons	Total
Shared Ownership	3	1	4

## Accommodation schedule

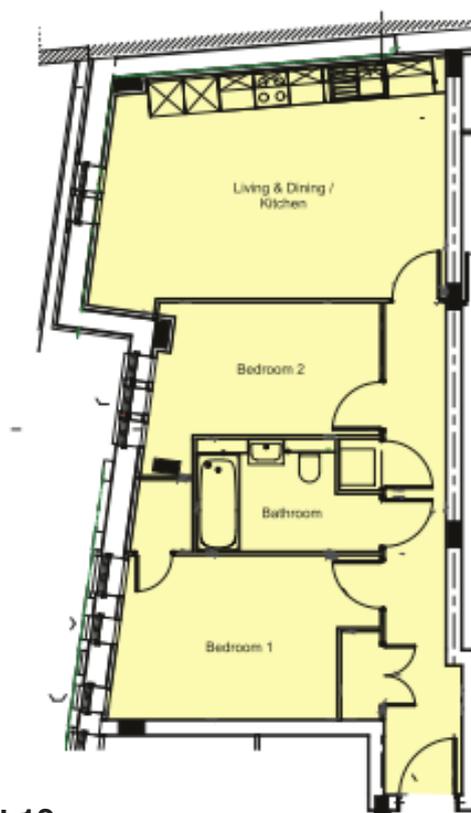
Plot number	Flat number	Floor	Accommodation type	Bathrooms	No. of bedrooms	Outside space	Parking	Sq M	Sq Ft
1	1	Ground	1 bed 2 person	1	1	Balcony	N/A	50.43	542.82
2	3	Ground	1 bed 2 person	1	1	N/A	N/A	52.43	564.35
7	14	First	1 bed 2 person	1	1	Balcony	N/A	51.33	552.51
11	12	First	2 bed 3 person	1	1	N/A	N/A	65.95	709.88

\* The exact layout and sizes of the apartments and balconies may vary. All measurements may vary with a tolerance of 5%.

## Sample floor plans



Flat 14

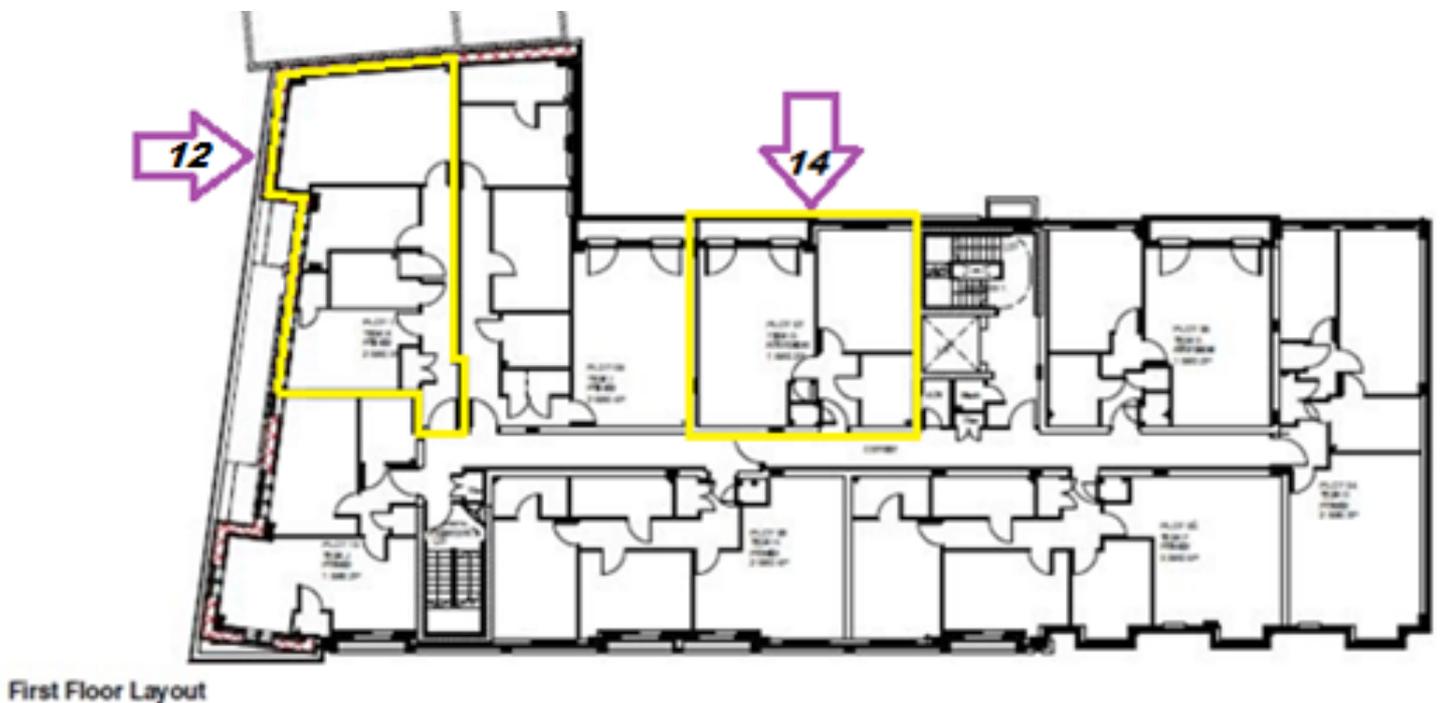
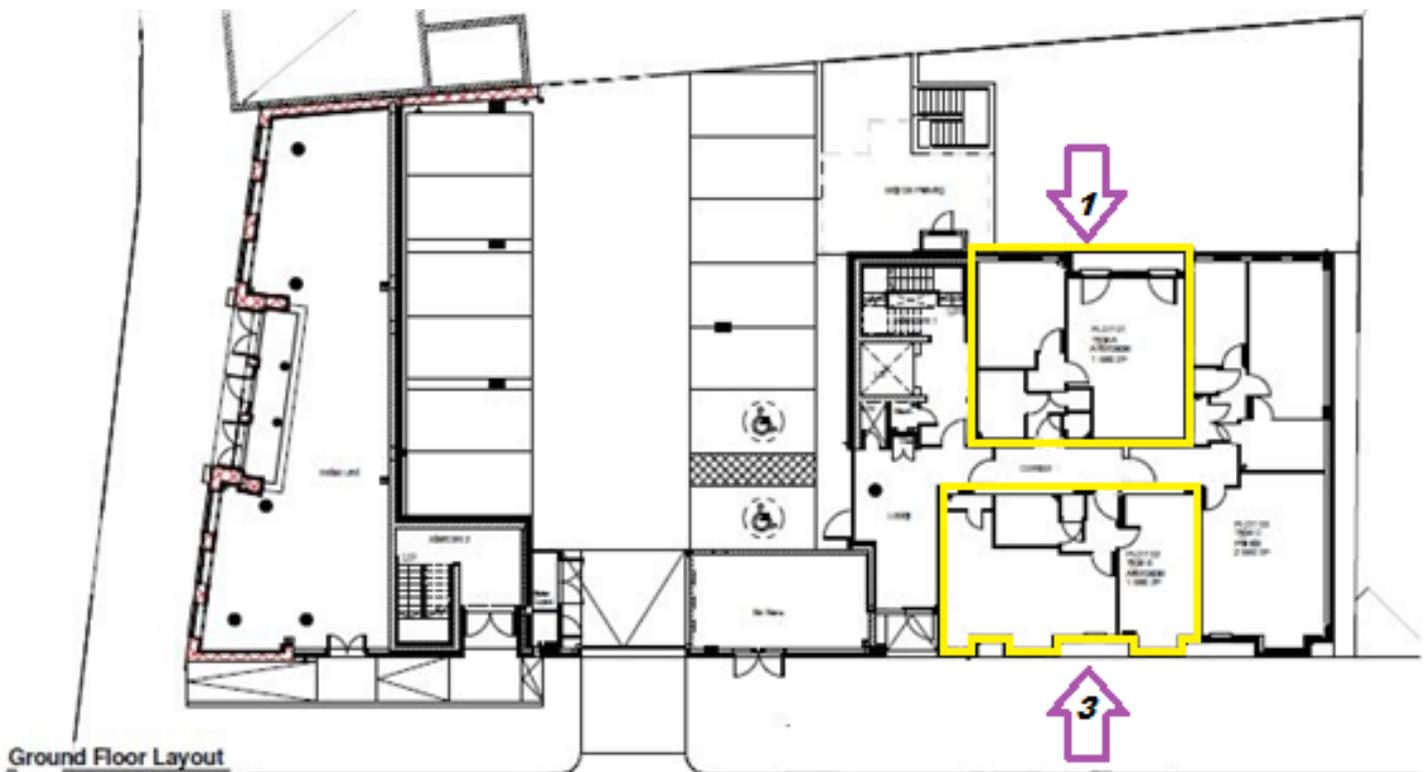


Flat 12

Please note the above are indicative and for guidance only.

## Site plans

General site building plans for the ground floor and first floor are below:



Please note the above are indicative and for guidance only.

## Eligibility

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All applicants must meet the current requirements of the Capital Funding Guide in terms of:

- Household income - £80,000 or less for any size of property
- Not owning another property either in UK or overseas
- UK, EU, EEA citizen or indefinite leave to remain (ILR)
- Property must be their main and principal home and cannot be sublet
- Must have required deposit, at least £5,000 for legal fees and stamp duty
- Must be able to obtain a mortgage
- Persons living or working in Watford Borough will be prioritised

## Shared ownership application form

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You will have to fill out and return the form provided in order to establish eligibility for the scheme in Accordance with housing provider's eligibility criteria.

## Affordability

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Appointed independent financial advisor will carry out an initial affordability check based on the HCA affordability calculator which will assess whether the applicant(s) can afford the required minimum level of equity purchase which is **40% of full market value**.

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### Disclaimer:

Please note these particulars are illustrative only at the time of publishing. All floors plans in the brochure are for general guidance only. Measurements are from plans and “as built” dimensions may vary slightly. Please note that specification given is indicative and Watford Community Housing Trust reserve the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments.

These particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute contractor part of the contract or warranty.