



# DREYWOOD GARDENS

Gidea Park



A brand new development of homes for sale and rent

east<sup>THAMES</sup>



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## STYLISH & AFFORDABLE LIVING FOR OVER 55s

**DREYWOOD GARDENS** is a stunning new development for the over 55s, comprising ten 1 bedroom and ten 2 bedroom self contained apartments for sale on a Shared Ownership basis and 78 homes for Social Rent. Carefully designed to provide smart, easily maintained accommodation in a secure environment, it incorporates not only the lovely apartments but also a number of attractive communal areas for you to enjoy with family and friends. These include lounges, dining areas, meeting rooms and green spaces - in the form of 3 terraces, as well as a guest room complete with en-suite, which can be used by visitors.



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## THE APARTMENTS



Typical East Thames show home images

### SHARED OWNERSHIP SPECIFICATION

Each apartment at Dreywood Gardens has been designed to a high specification and built to Lifetime Homes standard with the ability to be adapted to suit your needs.

#### Kitchen

- Stainless steel single bowl sink with drainer and mixer tap
- Heat detector
- Glass splashback to wall behind hob
- Oregon white kitchen units with Oak block worktop

#### Kitchen appliances

- Zanussi fridge/freezer in silver
- Zanussi oven and induction hob
- Zanussi washer dryer in silver
- Cooker hood

#### Bathroom

- Porcellanosa, crystal white tiles - full height to two walls with Manhattan blanco feature band
- Heated towel rail in chrome
- Shaver point
- Wetroom with floor to ceiling fixed shower screen
- Bano range grab rails with rubber grips in chrome finish
- Ideal Standard close coupled WC
- Ideal Standard pedestal wash hand basin with thermostatic level mixer
- Ideal Standard thermostatic controlled shower unit

#### Flooring

- Underfloor heating throughout
- Three strip engineered oak timber flooring to Lounge, Kitchen and Bathroom
- Kingsmead Ayrshire neutral carpet in Girvan to Bedrooms

#### Lighting

- Low energy pendant fitting to Living Room and Bedrooms
- Downlighters to Bathroom
- Track spotlights to Kitchen
- Pelmet lighting under wall mounted units to Kitchen

#### General

- Video entry phone to apartments above ground floor
- Ground floor apartments have their own external front door
- White painted 4 panelled fire rated internal doors throughout
- Telephone points to Living Room and Bedrooms
- Aerial socket, satellite socket and FM outlet to Living Room and Main Bedroom





## LOCATION



Located on Squirrels Heath Lane, Dreywood Gardens is well situated for both leisure and travel. It's just a short walk to Gidea Park station (or a 1 minute drive) which gives access to London Liverpool Street in 31 minutes, Stratford in 21 minutes, Romford in 2 minutes or you can explore further afield. There are also many local bus services in the area with the 294 service stopping close to the development which takes you to Gidea Park Station, Romford and the local area.

If you enjoy leisure activities there is a David Lloyd Centre nearby providing indoor and outdoor pools, sauna, gym, tennis and squash courts as well as hair and beauty salons. If you enjoy a round of golf there are a number of courses within the vicinity or if you just enjoy a leisurely walk there are also some pretty parks close by.

Why not take a drive through the country lanes and enjoy a cricket match in Great Warley or lunch at one of the many local pubs or restaurants. Or a two minute drive will bring you to the A127, providing access to Southend, the M25 and Romford with it's shopping complex and High Street providing a wealth of shops and restaurants.





## PEACE OF MIND

Dreywood Gardens is designed to provide you with a new lease of life in a calm environment where you can enjoy your own home as well as being part of a wider community. There will be a wealth of communal facilities and activities available for you to enjoy as you wish, both with the new friends you will make and with existing family and friends who are welcome to visit, it's your choice. Our on-site activities and facilities are designed to encourage independence and an active lifestyle where you can be safe in the knowledge that your home can be adapted to suit your needs as they change and that various levels of care and support are available should the need arise.

**Dreywood Gardens also has a variety of communal facilities for you to enjoy.**

- Reception
- Catering kitchen
- Lounge/dining
- Kitchenette to communal lounge
- Scooter store and recharging
- Hairdresser & beauty salon
- Hobby room/library

## PART OF THE COMMUNITY

Our Extra Care plan delivers a bespoke, person centred service to ensure that your comfort, health and well-being are catered for throughout later life. Our aim is to ensure that you can enjoy your own home and independence within a community of people of similar age whatever your needs and aspirations. Our flexible approach means that we can help whether you just need some advice, help with recovery after an illness or operation, right through to 24 hour support for those who require more intensive assistance, all available either from the time you arrive or should the need arise in the future.

- Laundry
- Guest sleepover and ensuite
- Meeting room
- Spa
- Communal terraces x 3 (one is large rooftop terrace shown in CGI)



# INDEPENDENT *Community Living*



## THE CHOICE IS YOURS

Shared ownership for over 55s, is a Government funded initiative that provides an affordable home ownership option. You purchase a share in your home (as much as you can afford) and pay a subsidised rent on the remainder. If you are able to purchase 75% of the home, you don't have to pay any rent on the remaining 25%.



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## CARING AND SHARING

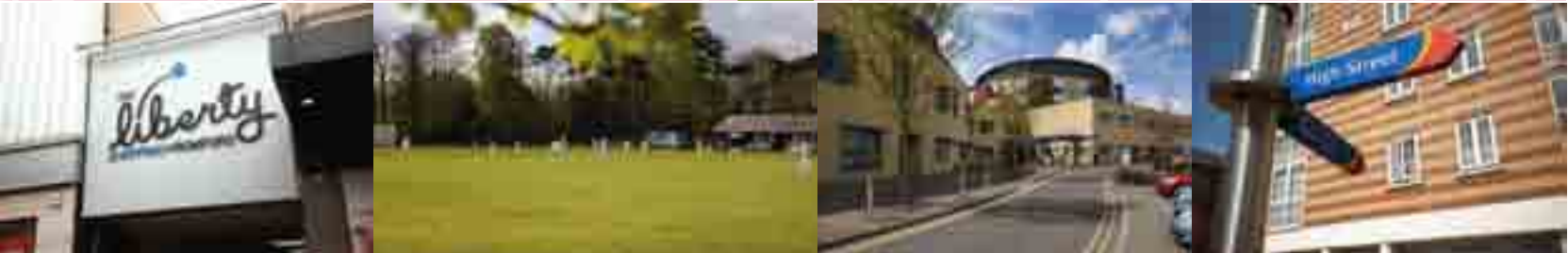
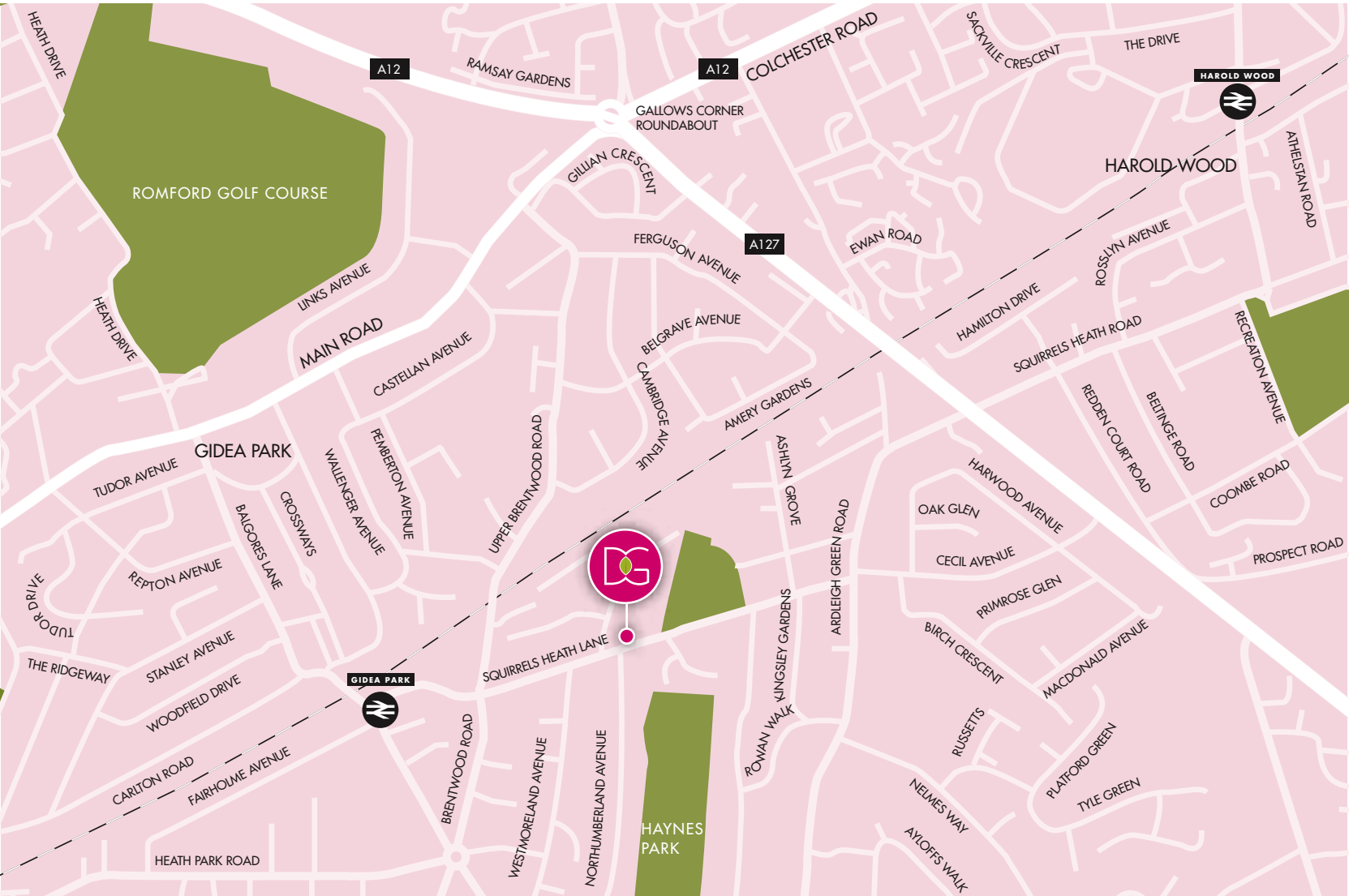
For those of you who are not in a position to buy, we have 78 apartments available for Social Rent, which you can apply for through the London Borough of Havering.





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## CONTACT US

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