





THE PERFECT BLEND

Witham is perfect for those who like fresh air and the great outdoors but also want to be able to enjoy everything London and Chelmsford have to offer. It's just 45 minutes from London Liverpool Street and 10 minutes from Chelmsford, while London Stansted Airport can be reached in 25 minutes for a trip away.

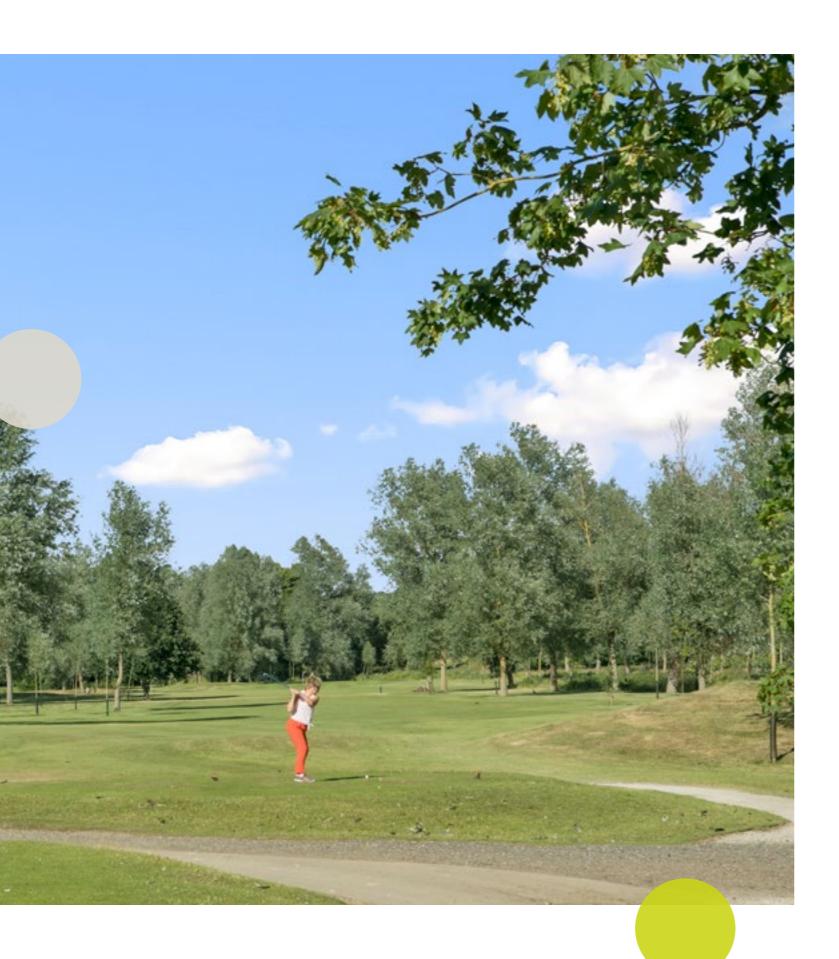






All the essentials are just a short walk. There's the Newlands and Grove Shopping Centres, almost every supermarket, and a great choice of restaurants and bars – so enjoy a glass of wine at Crofters or spice up your evening with tapas at El Pulpo. The town is also surrounded by some of Essex's most popular villages for some great country pub grub.





PLENT SATISFY

Whatever your interests, Witham's variety of sporting and recreational activities has plenty to satisfy. Join Witham's football or hockey clubs, play golf on pristine Essex courses, or enjoy beautiful riverside walks. The national cycle route also passes through the town, great if you like to spend your time on two wheels.



Chelmsford ZEST

Witham's proximity to Chelmsford means you won't have to travel far to immerse yourself in a city full of zest. Its huge selection of stores includes a flagship John Lewis on Bond Street, the Meadows and Chelmer shopping centres, boutiques on Moulsham Street, and an eclectic mix of stuff at Chelmsford Indoor Market.













Chelmsford is also great for an evening out with friends. In addition to the Civic Theatre and Odeon Cinema, there's a huge choice of restaurants. Head to Banana Tree for fragrant wok-tossed noodles and jungle cocktails, Byron for a proper hamburger, The Golden Fleece for some old fashioned pub grub, or Zizzi for a more continental experience.

You're spoilt for choice.



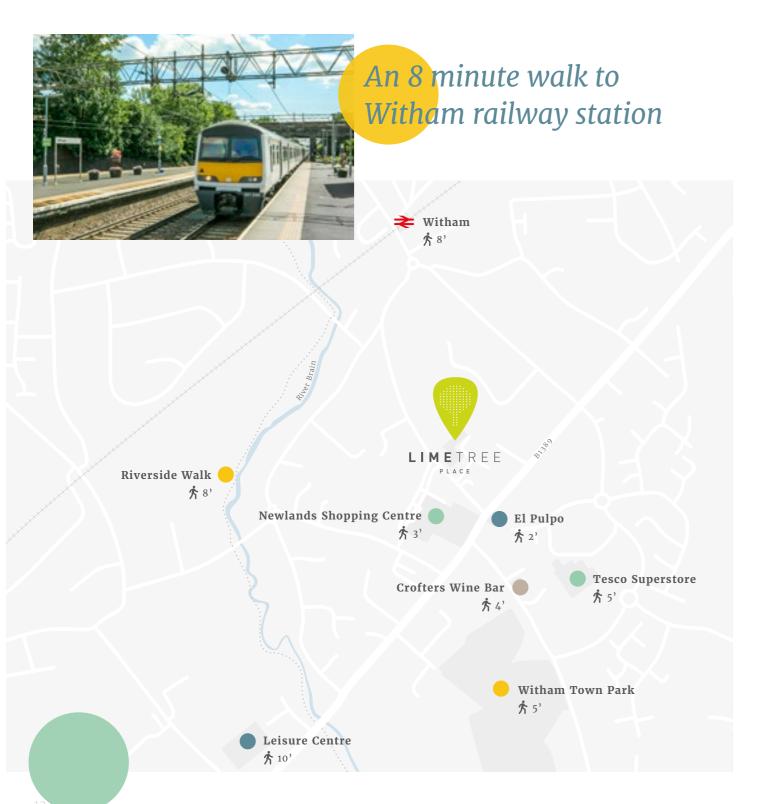


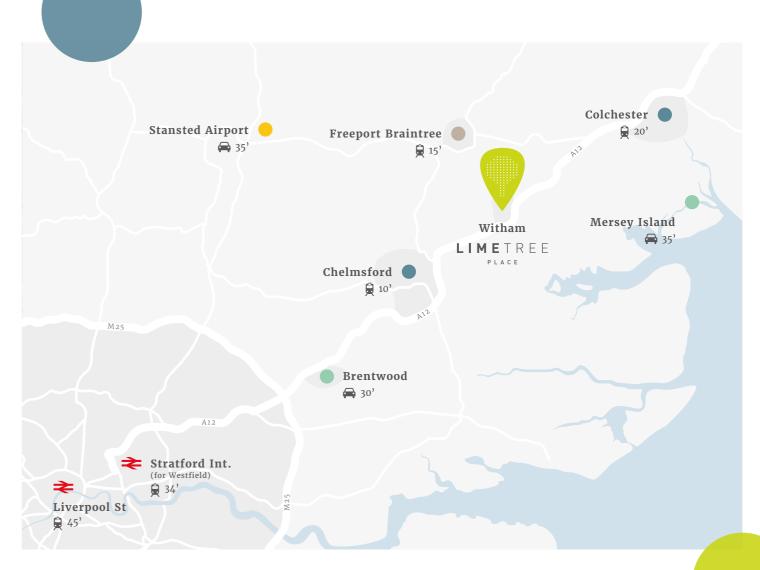






WELL CONNECTED











45 minutes from the buzz of Shoreditch & The City





Lime Tree Place twists design convention on its head to offer high quality homes that are in reach of first-time buyers.

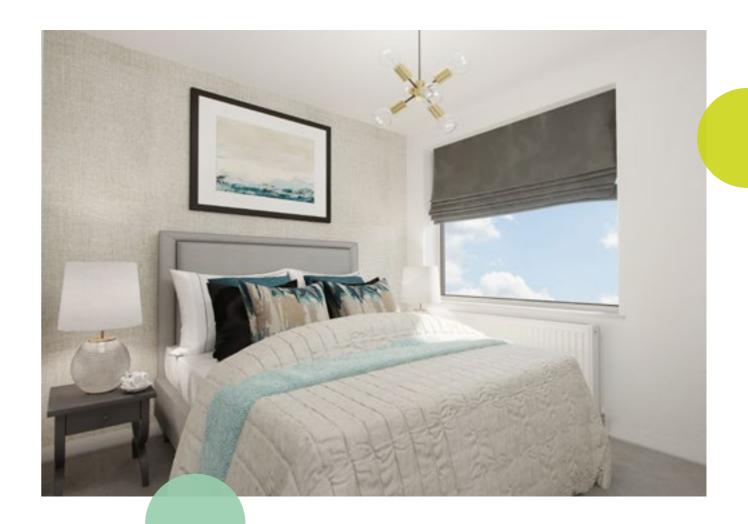




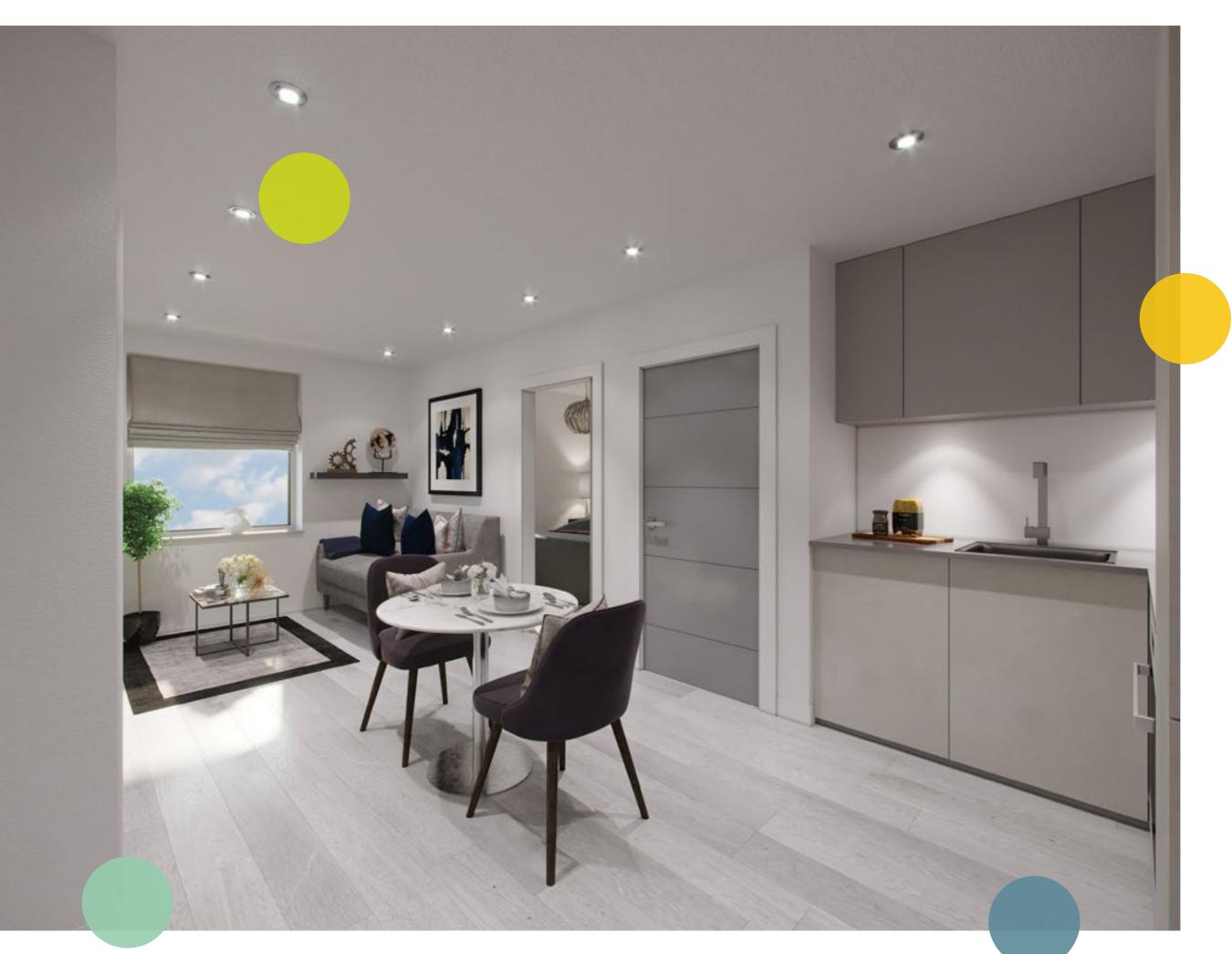
Step into a new way of living in a tree-lined setting just moments from Witham railway station and the town centre.



STYLER UNCOMPROMISINGLY high quality finish









TOP TIPS FROM JOANNA ZIATABARI

Smart living requires smart thinking. Interior designer Joanna Ziatabari offers her top tips to help first-time buyers create a micro-apartment space that is both exciting and inviting.

#1 Fabric-ate the fabulous

Silk and velvet soft furnishings look brilliant but can cost a fortune. Luckily a number of high street shops have created cheaper versions, which look no less fabulous. Once you've decided on a colour scheme, try textured pieces in rayon and velour for a luxurious feel.



#2 Keep the balance

Ensure that your furniture is in proportion. Balance is important and will help create different sections for you to enjoy. Having separate areas for dining and watching TV will enhance the feeling of space. If you want to create more space for entertaining, choose a coffee table that converts into a dining table.

#3 Hold in store

Divan beds with additional drawers in the base are useful, whilst sofa beds not only accommodate guests but often have hidden storage space incorporated. Fitted wardrobes with mirrored sliding doors will maximise storage and enhance the feeling of space.

#4 Stay focused and reflect

Wall shelves will help you make the most of your space and can house decorative objects to offer visual intrigue.

Adding glass and mirrors help to lighten the room and make it feel spacious. You could try incorporating these in a subtle way, perhaps through a mirror-topped coffee table.

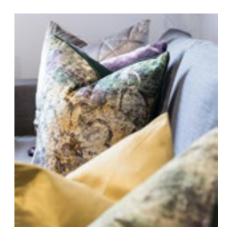


#5 Don't cut corners

Plant displays look visually striking and create a restful atmosphere whilst taking up little space. Floor lamps also work well in corners and create a great feature for your room. Try creating a cosy little area using a pouffe with a throw and some artwork featured on the wall above.

#6 Sing a rainbow

Colour palettes took an edgier turn this year. Vibrant colours are very in – warm rich yellows feel organic and make a great accent colour. Purple hues, metallics and blues are also bang on trend. You can incorporate these subtly through cushions and accessories. Keeping the walls light will help achieve a brighter, larger looking space. Soft greys or wallpapers with a metallic sheen work nicely in achieving this. Contrast is also important, so remember to add in a few pieces of dark furniture to create a feeling of depth.



#7 Add some toppings

For those on a tight budget, adding in new accessories will revive basic furniture pieces and enable you to create a seamless link between rooms. For example, an old sofa could be lifted with new vibrant cushions which tie in with the colours from a piece of artwork. If you're feeling more adventurous, add a lick of paint to create your own piece of bespoke furniture. Try painting bedsides in the same colour as the wall for a seamless look.

THE DETAIL

External

- · Red brickwork
- Dark grey double-glazed PVC windows
- Automatic sliding entry doors
- · Car parking for every apartment
- · Secure bike storage
- 10 Year Latent Defect Warranty

Internal

- Painted apartment front door with Chubb door lock
- Painted internal doors with satin chrome hinges
- Double grooved skirting boards with door architraves
- Panetti brushed chrome or stainless steel door handles throughout

General

- Grey engineered hardwood flooring in living areas
- · Crystal grey carpet in bedrooms
- Low energy recessed LED downlighting throughout

Kitchen

- Arta Cucine Italian high-end, soft-close units
- Luxury quartz worktops and splash-backs
- · CDA single-lever taps
- · Utility cupboard housing washer/ dryer
- High quality integrated appliances, including:
 - Bosch built-in oven
 - Electric induction hob
 - Extractor hood extractor
 - Fridge/ freezer
 - Slimline dishwasher

Bathroom

- · Ceramic floor and wall tiles
- · Tulio pure white sanitaryware
- Tissino taps and square wall-mounted shower arm
- · Space-saving sliding shower screen
- · Angelo vanity unit in Barossa Oak
- · Heated chrome towel rail

Technology

- Electric water heating system with electric radiators
- 1Gb Hyperoptic broadband connection fastest in UK
- BT points
- Wired for Sky+ with TV points in bedrooms and living areas
- USB charger plug sockets in kitchen and bathroom areas
- · CCTV to building
- Electronic fob entry to building
- · Security video entry phone









TYPICAL 1-BEDROOM



Dimensions

 Bedroom
 3.26m x 2.35m
 10'8" x 7'9"

 Bathroom
 2.88m x 2.10m
 9'5" x 6'11"

 Kitchen / Living
 6.24m x 3.68m
 20'7" x 12'1"

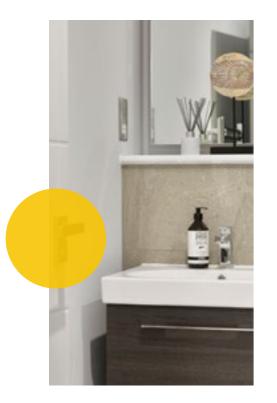
 Total
 36.61 m²
 394 sq. ft.

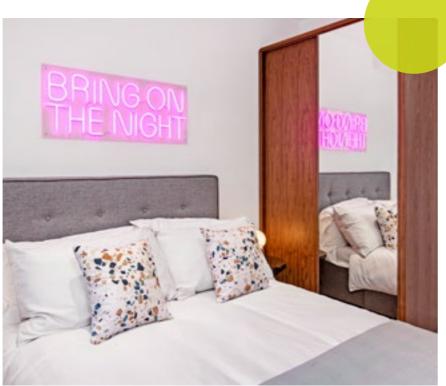


TYPICAL 2-BEDROOM

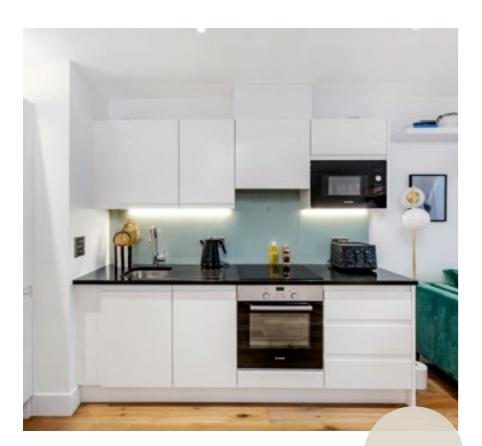
Dimensions

Bedroom 1	3.30m x 2.5m	10'10" x 8'2"
Bedroom 2	2.70m x 2.61m	8'10" x 8'7"
Bathroom	2.45m x 2.00m	8' x 6'7"
Ensuite	2.00m x 2.00m	6'7" x 6'7"
Kitchen area	3.61m x 2.45m	11'10" x 8'
Living area	3.30m x 2.50m	10'10" x 8'2"
Total	43.72 m ²	471 sq.ft.

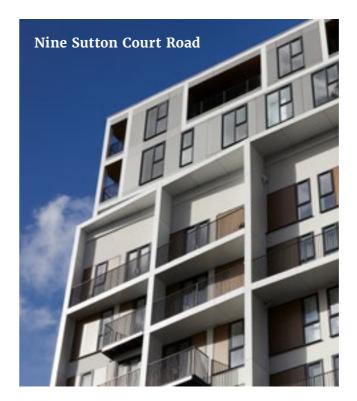




EQUINOX LIVING & INSPIRED HOMES



Lime Tree Place is a collaboration between Equinox Living and Inspired Homes, two specialists in micro-living who share the same values: creating developments designed for modern living where every inch is maximised to create homes that are of the highest quality yet remain affordable.



Nine Sutton Court Road

82 one and two bedroom apartments moments from Sutton railway station. Highly Commended at the First-Time Buyer Magazine Readers' Awards and Evening Standard New Homes Awards.

Central Cross

90 one, two and three bedroom apartments in the heart of Croydon's Restaurant Quarter. Shortlisted for a First-Time Buyer Magazine Readers' Award.



Innova

235 one, two and three bedroom apartments and penthouses opposite Croydon's Queen's Gardens.

Abbey House

40 one and two bedroom apartments located in the attractive, leafy environs of Trinity Church and The Lexicon Shopping Centre.

Mercury House

17 one, two and three bedroom apartments situated in a quiet cul-de-sac less than 200 metres from Worcester Park train station and the High Street.











HELP TO BUY

The Government's Help to Buy scheme means an end to renting and a chance to step onto the property ladder. All you need is a 5% deposit, there's no Stamp Duty if you're a first-time buyer, and a mortgage for 75% of the purchase price. The Government will then provide an equity loan of up to 20% of the purchase price, interest free for five years.

Help to Buy		
ювиу	£175,000 Property	
Minimum 5% Deposit	£8,750	
HTB 20% Contribution	£35,000	
75% Mortgage Required	£131,250	
Monthly Repayment*	£556*	

^{*} Based on interest rate of 1.99% and 25-year mortgage term.

AGENCY DETAILS



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Subject to Contract

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finishes may differ from those shown. Inspired Homes and Equinox Living operate a policy of continuous product development and reserves the right to alter any part of the development specification at any time. For the latest information please consult one of our sales negotiators.



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