

Infinity Riverside

Homes that bring living to life

thirteen

Managing and building homes

Infinity Riverside homes that bring living to life



Introduction

Working in partnership with Muse, who are a market leader in mixed-use development and urban regeneration, Thirteen is proud to be offered the opportunity to work on this unique riverside location. This is the third and final phase of a highly successful residential development and an integral part of the area regeneration which includes office buildings and a hotel.

As part of a site comprising 82 luxury homes, there will be 20 two and three bedroom homes available to buy through shared ownership* over the next 2 years.



*Terms and conditions apply.

Location

This impressive location, on the banks of the river Tees and adjacent to the inspirational Infinity bridge is ideal for commuters with easy access to both the A66 and the A19.



Rail links are excellent with local stations at Thornaby, Stockton and Middlesbrough and a direct link to London on the NE main line is available from nearby Darlington.

Locally, walks along the river take you the Tees Barrage or into the centre of Stockton where you will find an abundance shops, bars, restaurants and leisure facilities.

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From local parks and woods, to the beaches at Redcar and Saltburn, there is always plenty to entertain you, whatever your age.

Further afield, the historic cities of Whitby, York, Durham and Newcastle are easily accessible and with the North East coastline and Northumberland not too far away, it is a great place to live.



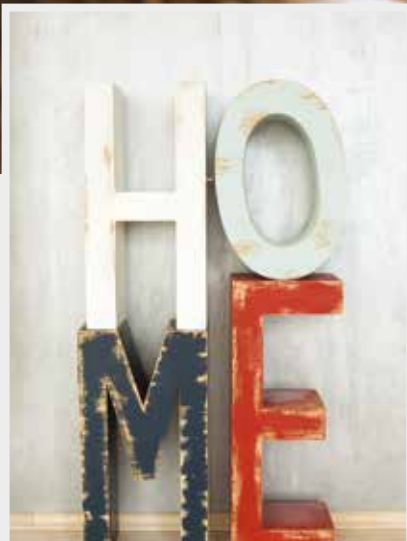
Homes you'll love to live in

Infinity Riverside has been designed to show an element of the continent, with courtyards replacing the traditional street scene, giving the area a more contemporary feel.

Inside, the open plan living space offers a flexible home that can adapt to lifestyle changes. Modern, light and spacious rooms are complimented by energy efficient features.

Surrounding Area

With excellent transport links, living at Infinity Riverside gives you access to some of the most beautiful landscapes in the UK.





Customer Excellence

Our aim is to get you into your new home as quickly and as stress free as possible. We have a team of Sales Executives, all with a comprehensive understanding of shared ownership, who will support you throughout the process. Your dedicated Sales Executive will also be on-hand for any post-sale queries that you may have and to pick up any defects, which do occasionally occur on new build homes.



Site Plan Key

-  2 Bedroom
-  2 Bedroom
-  3 Bedroom

2 bed house details - Type A

Overall 68.2m² 734 sq ft

Ground floor 33.1m²

First floor 35.1m²



Ground Floor



First Floor

Plots 26, 27, & 81

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2 bed house details - Type C

Overall 64.8m² 698 sq ft

Ground floor 32.4m²

First floor 32.4m²



Ground Floor



2 double bedrooms,
both en-suite

Plots 8, 20, 22, 30 & 31



2 bedrooms with family
bathroom

Plots 9, 10, 21 & 69

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3 bed house details - Type D

Over all 92.7m² 998 sq ft

Ground floor 45.5m²

First floor 47.2m²



Ground Floor



Bed 1 with en-suite

Plots 12, 13, 32, 67, 68 & 70



Bed 2 with en-suite

Plots 11 & 19

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Specification

Comfort features

- Traditional external cavity wall construction in a range of attractive facing brick finishes and insulated for improved thermal performance
- Ground floor insulated for improved thermal performance UPVC windows to all properties, double glazed for thermal performance
- Programmable gas fired central heating system providing hot water and serving white radiators
- Thermostatic radiator valves for individual temperature control to some rooms
- Electric smoke detector(s) and heat detector fitted with battery back-up
- NHBC 10 year Buildmark warranty

Security features

- Steel skinned or GRP front and rear doors with multi point locking system
- Front door to include security chain, door viewer and house number(s)
- UPVC windows (and lockable casements to ground floor areas)

Electrical features

- White electrical sockets and switches throughout the home
- White rose and pendant and batten type ceiling light fittings throughout
- TV ariel point to lounge

External features

- 1.80m high fencing to rear gardens
- Rear gardens turfed to most plots

Internal features

- White matt emulsion paint finish to all rooms
- White matt emulsion paint finish to all ceilings
- Internal 'panel design' doors with white gloss finish and chrome door furniture
- White UPVC patio doors, double glazed for improved thermal performance
- White gloss finish to skirtings and architraves

Kitchen and Bathroom features

- Fully fitted kitchen in a choice of colours and finishes (dependant on build stage) complete with 1.5 bowl stainless steel sink
- Stainless steel integrated single electric oven, stainless steel 4 burner gas hob and stainless steel chimney style extractor hood (Bosch)
- Worktops with upstand available in choice of colours
- Appliance spaces for fridge/freezer, washing machine
- Integrated fridge freezer to 3 bedroom homes
- Bathroom and en-suite (where applicable), sanitary ware of contemporary design in white with matching bath/shower panel and w.c. seat/cover. Complementary Monobloc chrome finish taps
- Ceramic wall tiles in a choice of colours and styles above wash hand basin to bathroom/en-suite (where applicable) and cloakroom
- Ceramic wall tiles in a choice of colours and styles above bath
- En-suite (where applicable) with thermostatic fully tiled shower in separate cubical
- Shower screen

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Shared Ownership

Shared ownership is a government scheme aimed to help buyers get onto the property ladder. You only need to afford to buy part of a property, not all of it.

Shared ownership allows you to buy your home in stages, as you can afford it. This is called staircasing and you can buy more shares as and when you can afford it.

The scheme is suitable if you:

- Are a first time buyer
- Are living in rented accommodation or with family
- Have experienced a relationship breakdown
- Cannot afford to buy on the open market

To start with, a share percentage will be offered, which will be between 25-75%. This will be the share you take a mortgage out for and it will become yours. This means that your deposit will be worked out based on the share price.

Thirteen will own the remainder you don't buy and you will pay a discounted rent to Thirteen for this share.

Shared ownership helps you get on the property ladder when you thought it wasn't possible.

It provides a shorter route to owning your own home.

Other benefits include:

- You can buy as much of the property as you can afford
- It's a great way to get out of the renting cycle and become a home-owner
- You can own a high quality, new build home at an affordable price
- It's a manageable way to purchase a home without needing a huge deposit
- You own the home and can decorate it however you like
- You can sell your home at any time and will benefit from any increase in value

Further information on shared ownership can be found at www.help Tobyueyh.co.uk



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Infinity Riverside

Price List – January 2018

2 Bedroom Houses

Plot 8, type C, 9 Newport Way TS18 2FL.....£137,950

Plot 9, type C1, 11 Newport Way TS18 2FL.....£132,950

Plot 10, type C2, 13 Newport Way TS18 2FL.....£135,950

3 Bedroom Houses

Plot 11, type D1, 30 Newport Way TS18 2FL.....£162,950

Plot 12, type D, 28 Newport Way TS18 2FL.....£160,950

Plot 13, type D, 26 Newport Way TS18 2FL.....£162,950



Prices are correct at the time of printing and we reserve the right to withdraw properties from the market or change prices without notice. Terms and Conditions apply to shared ownership and Help to Buy; please talk to your sales executive about how to apply before committing to a purchase.

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Where to find us

Infinity Riverside

Northshore

Stockton-on-Tees

TS18 2NB

For sat nav, use TS18 2NL

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