

START A NEW CHAPTER AT MARKET GRANGE



MARKET GRANGE, LOCKERBY ROAD, LIVERPOOL, L7 0HG
A collection of beautifully designed one, two and three bedroom homes.

Artists Impression

LIVING AT MARKET GRANGE CLOSE TO THE HEART OF LIVERPOOL

Start the next chapter of your life at Market Grange, our new vibrant development in Kensington, Liverpool with a stylish collection of one, two and three bedroom homes.



CLOSE TO
SCHOOLS AND
COLLEGES

EDUCATION

- Diverse range of primary and secondary schools.
- A selection of nurseries nearby.
- Three universities in Liverpool city centre.

SHOPPING

- Fantastic range of stores nearby.
- Liverpool shopping park is 10 minutes away.
- Plenty of local supermarkets and food stores.
- Liverpool One is a short drive away.

NEAR TO
SEVERAL
SHOPPING
CENTRES



WIDE
RANGE OF
RESTAURANTS
LOCALLY

DINING

- Wide variety of local cuisine.
- A vast choice of dining options in Liverpool centre.
- Plenty of vegan, halal and vegetarian options.
- Coffee shops nearby.

TRANSPORT

- Close to two train stations.
- 15 minutes drive to the M62.
- Excellent bus routes into the city.
- 25 minutes drive to Liverpool John Lennon airport.

GREAT
TRANSPORT
LINKS



Local: Royal Albert Docks, Liverpool city centre

THE DEVELOPMENT

LOCKERBY ROAD, LIVERPOOL L7 0HG

The perfect blend of one, two and three-bedroom homes, ideal for those looking for their first home, young professionals and growing families close to Liverpool city centre.



* Bird box

** Bat box

The bat and bird boxes are not to be removed at any time, unless agreed with the local authority. Occupiers will be responsible for the maintenance of the wildlife boxes.

Key:

- The Holt**
2 Bedroom Home
- The Lewis**
3 Bedroom Home
- The Rathbone**
3 Bedroom Home
- Apartments**
1 and 2 Bedroom Homes
- S **Shared Ownership**
- A **Affordable Rent**
- SH **Show Home**

For enquiries regarding the apartments for affordable rent, please call **01925 396 507** and select **option 2**.

Disclaimer: This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments. For details of individual properties and availability please speak to our Sales Advisor.



AN EXCEPTIONAL SPECIFICATION WHAT CAN YOU EXPECT?



At Your Housing Group, our focus is on comfort and style.

GENERAL:

- Spacious and airy layouts
- Double glazing throughout
- Parking for all properties
- Energy efficient appliances & Worcester Boiler
- Ground floor W.C
- White paint to all interior walls
- French doors leading to rear garden.

BATHROOM:

- Contemporary 3-piece bathroom suites
- Porcelanosa tiles
- Bath and shower mixer tap with hinged shower screen
- Modern designer taps and shower valve.

KITCHEN:

- High-quality fitted units and work surfaces
- Integrated oven and hob
- Integrated dishwasher
- Washer/dyer
- Integrated fridge freezer.

LIVING:

- Telephone and broadband Internet sockets
- TV sockets.

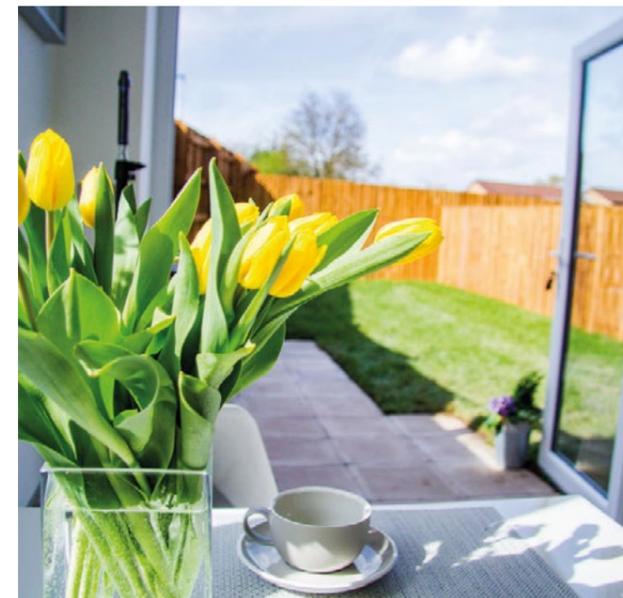
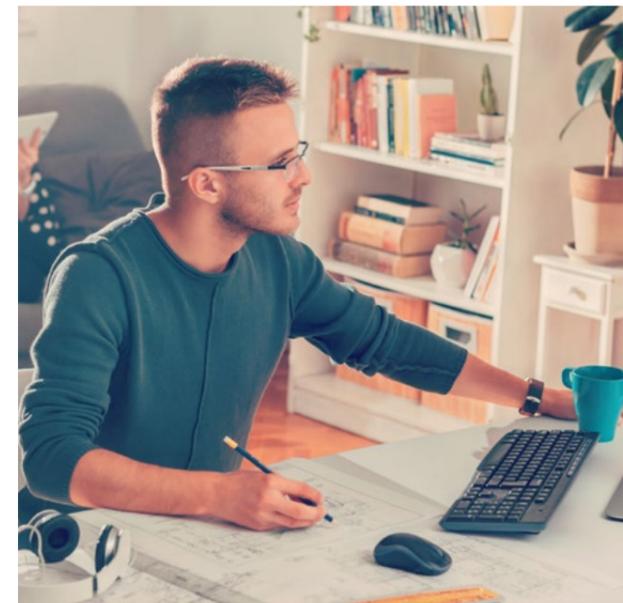
The above images are for representative purposes only.

DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



SHARED OWNERSHIP EXPLAINED

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings, or be able to put down at least 5-15% deposit on the share of the property you're buying.

PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share and rent on the remaining 50% share. Usually, you can also carry on buying shares to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 125 years. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

CAN I BUY MORE SHARES?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

If the property you are buying is an apartment there would still be a service charge and management fee payable post final staircasing. We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!

TO APPLY

- Complete an application on line with Help to Buy at: www.helptobuyagent1.org.uk
- Enter the Development name into the "property search" box and the properties will show. Then click "apply online" follow the instructions and apply for the property.



MARKET GRANGE LIVERPOOL

Lockerby Road
Liverpool
L7 0HG

 01925 396 507

 yourhousinggroup.co.uk

 /yourhousing

 @Your_Housing