



More Space, More Spec

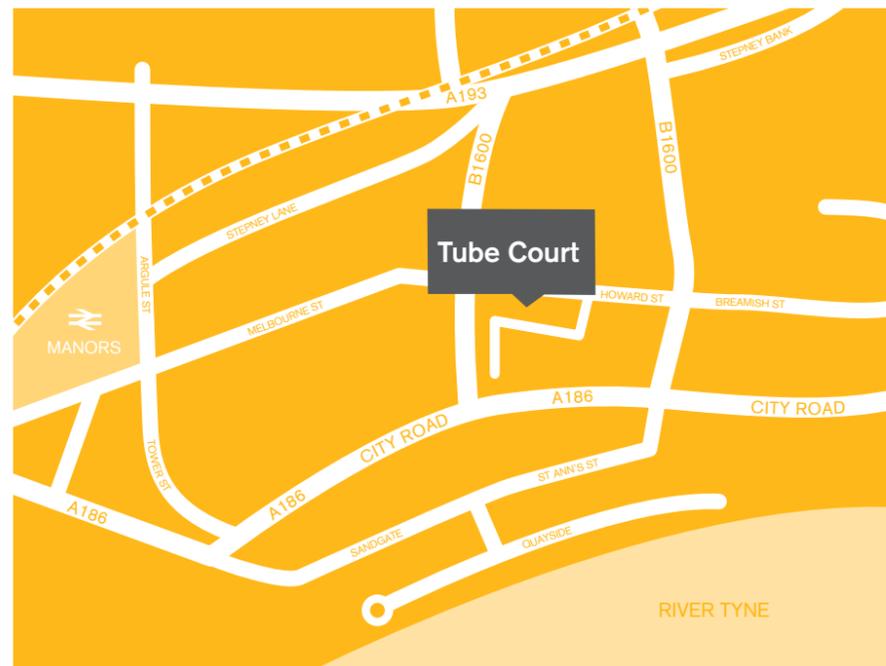
Home Group is excited to present Tube Court, a development of contemporary two bedroom apartments built on the former Tye Tees television buildings site.

Within walking distance of your new home is Newcastle's renowned Quayside. An exciting destination on the River Tyne which is home to Newcastle's finest bars, nightlife and over 40 restaurants offering a wide variety of cuisines. Other attractions and entertainment venues include the BALTIC Centre for Contemporary Art, music venue the Sage Gateshead and the famous Gateshead Millennium Bridge.

The region boasts two of the UK's largest shopping centres – Eldon Square, less than a mile's walk

away and Gateshead's famous Metrocentre, around 40 minutes away by bus.

Home Group's vision is to provide high-quality homes in communities where people want to live. We've been doing that for more than 80 years so you can rest assured that we have the knowledge, reliability and experience to support you in buying your new home. We know it's more than just about bricks and mortar; it's about the location, the environment and the facilities available on your doorstep from the moment you move in. Home Group have dedicated staff on hand to answer your questions every step of the way. Buying a home is probably the biggest investment you'll ever make – that doesn't mean it has to be one of the most stressful.



Newcastle Quayside
0.3m

Manors Metro Station **0.3m**
Newcastle Central Station **0.8m**

Area Broadband speed
76mbps
(UK average 23 mbps)



Tube Court

2 Bedroom apartments

Spec includes

- Integral oven
- Integral washing machine
- Stand alone fridge/freezer
- Laminate flooring throughout

Floor plan



Type A

Living/Kitchen	6.53m x 4.93m
Bedroom 1	4.31m x 3.32m
Bedroom 2	6.65m x 3.34m



Type B

Living/Kitchen	6.59m x 6.22m
Bedroom 1	4.49m x 3.46m
Bedroom 2	3.54m x 2.15m

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.





10 steps to buying

You've found your dream home, here's what happens next:

Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.

Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.

Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

Step 4. Reserve your home

To secure your home, you need to pay a £1000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.

Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.

Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.

Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.

Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.

Step 9. You're in!

Congratulations and welcome to your new home.

Step 10. With you ALL the way

Don't worry, we're still here to help you settle in, your Sales Advisor will keep in touch and will visit within 7-10 days of your moving in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Ways to get in touch

Phone 0800 073 0600

E-mail BuyAHome@homegroup.org.uk

www.homegroup.org.uk

home
group