



Persona Homes

by Home Group

SHARED OWNERSHIP

# FRANKLIN COURT

BROOK ROAD, BOREHAMWOOD

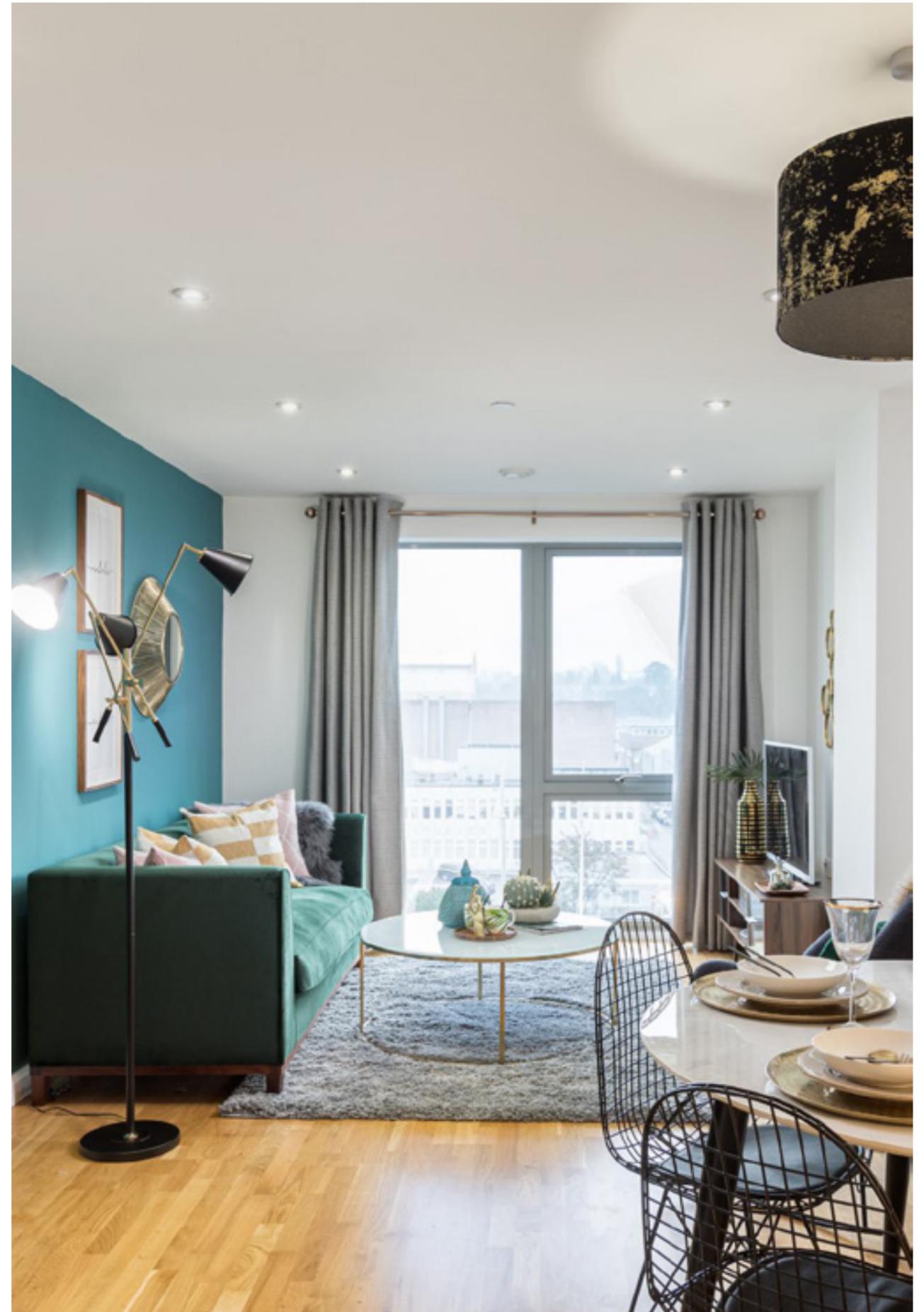


Welcome to

# Franklin Court

*At the heart of it all*

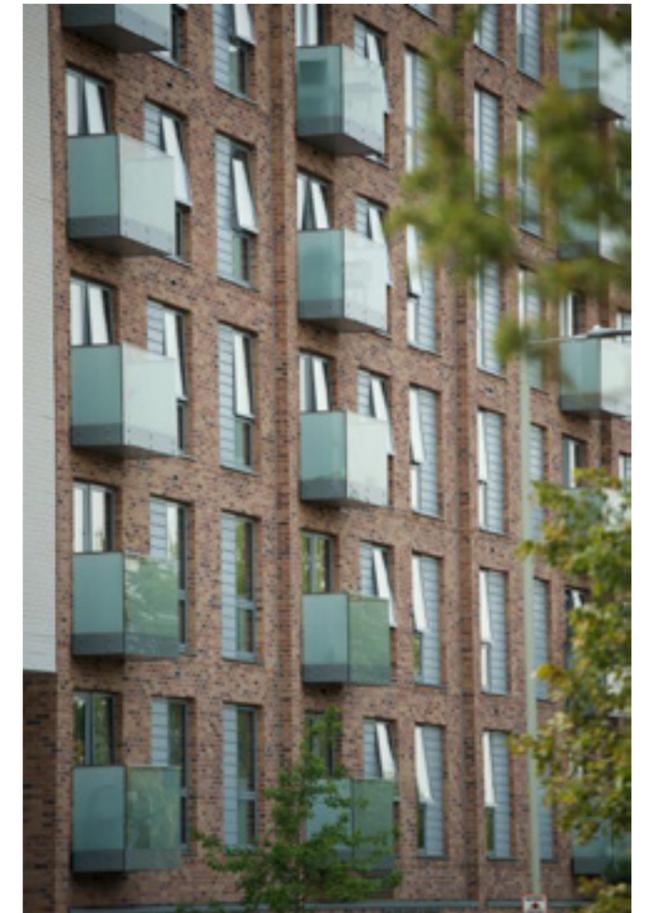
Situated centrally in Borehamwood Town and District Centre, these stunning apartments are set around a beautiful landscaped courtyard. Finished to a high specification, these homes also feature an eco-friendly design with energy-efficient features including low-energy light fittings, triple glazing and Natural Ventilation & Heat Recovery systems. At Franklin Court every care and attention has been taken to ensure they meet the requirements of modern day living.





Franklin Court offers the best of modern day living, with fast commuter links into the city, excellent schools and plenty of shops, markets and restaurants to experience; if you are looking for a home to call your own, Franklin Court is a great place to start your journey.

Each home is truly unique and tailored to your needs. These apartments boast an elegant and contemporary design with open plan living spaces and modern fitted kitchens. The stylish look is complete with branded integrated appliances.





#### About Persona

# We make it personal

*Your Persona experience is our top priority, that's why we make it personal.*

From the moment you first connect with Persona Homes, you become our top priority.

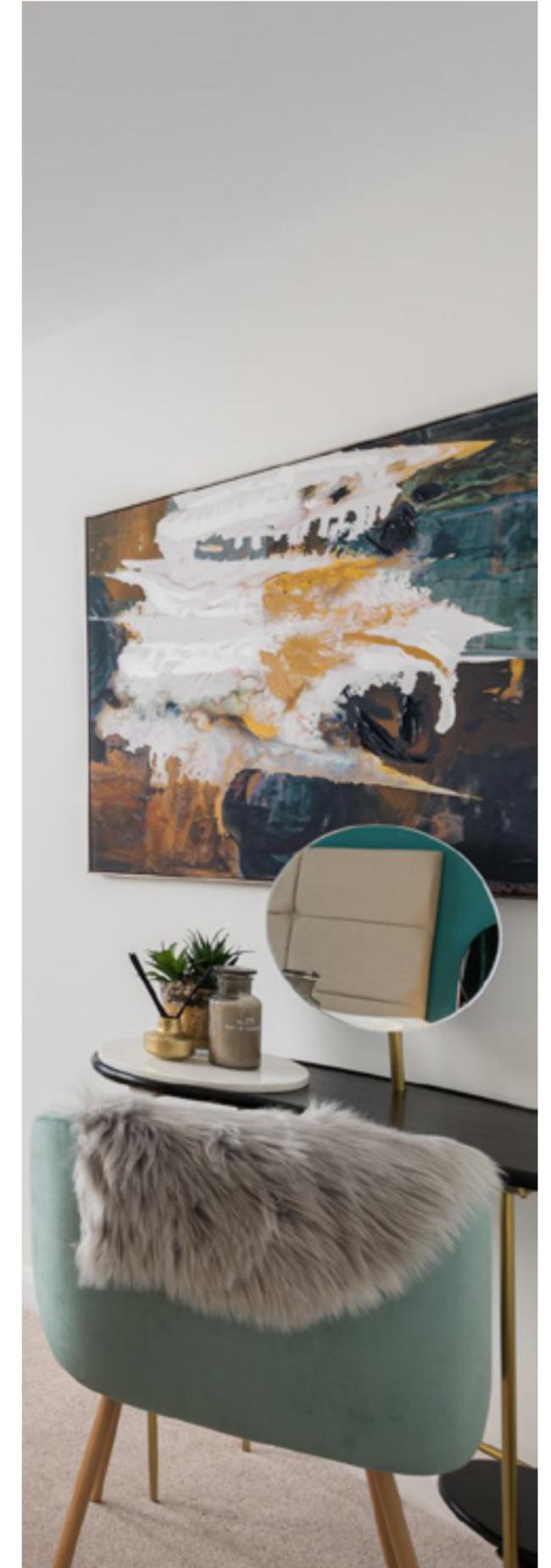
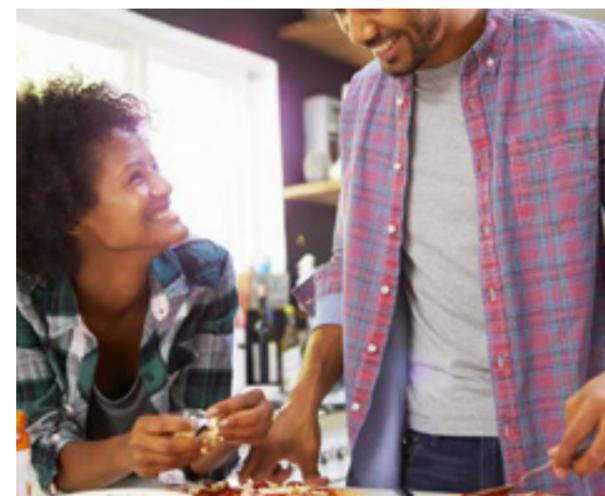
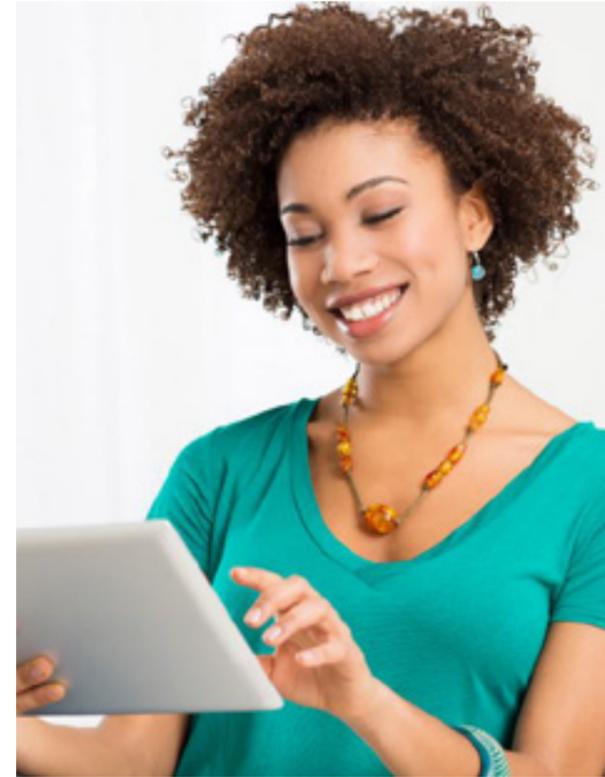
Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety.

As soon as you contact Persona, you'll be appointed a host.

Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.



# From the architects

*Built just around the corner from the world famous Elstree Film Studios, Franklin Court seeks to be a statement building in Borehamwood town, with each apartment carefully designed to maximise the surrounding views.*

Overlooking Shenley Road, Brook Road and an elegantly landscaped courtyard, Franklin Court was built using materials that accentuate the façade and reinforce the site's prominent position on the roundabout.

The tall corner element provides a strong architectural statement at this key junction, whilst the smaller elements complement the adjacent building heights. The clear head of the development is given by the glass setbacks on the top storeys on the side wings, reducing the perceived scale of the overall structure.

Altogether, Franklin Court has an eye-catching feel with a contemporary design that enhances the existing streetscape, a feature that made it one of the winners for Best high volume new housing developments at the LABC Building Excellence Awards in 2018. Overall, Franklin Court has an eye-catching feel with a contemporary

design to enhance the existing streetscape, which made it one of the winners for Best high volume new housing developments at the LABC Building Excellence Awards in 2018.



# The place to be

Find out more about the area surrounding Franklin Court and how it is perfectly situated in one of the most prominent sites in Borehamwood.

Set amongst one of the most thriving towns in southern Hertfordshire, Franklin Court is the place to be. Conveniently placed on Brook Road, it is just a stone's throw away from Shenley Road, the main shopping street in Borehamwood that offers all the usual favourites such as Nando's, Starbucks and Prezzo.



## Food shopping

- Iceland Foods, 0.3 miles
- Tesco, 0.3 miles
- Aldi, 0.5 miles
- Lidl, 0.5 miles

## Parkland

- Meadow Park, 0.3 miles
- Aberford Park, 0.4 miles
- Hilfield Park Reservoir 3.2, miles

## Restaurants

- Ben & Ollie's Breakfast Bar, 0.2 miles
- Aberford Restaurant, 0.4 miles
- Bricky's, 0.5 miles

## Leisure and Retail

- Reel Cinema, 0.4 miles
- The Ark Theatre, 0.4 miles
- Borehamwood Shopping Park 0.5 miles

## Connections and travel

- Elstree and Borehamwood Station, 1 mile
- Stanmore tube station, 4.0 miles
- M25 (junction 2) 3, 40 miles
- M1 (junction 6A), 11 miles

Journey times and distances taken from google.com/maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.

From Franklin Court

# All is within reach

*Work or play, London is less than 30 minutes away\**

Borehamwood is a small town on the outskirts of London mainly known as one of the main centres of the UK film and television industries. Situated in Southern Hertfordshire, it has seen a rising development from the 1920s after the construction of the film production studios. Moreover, the expansion of London's transportation network and the presence of fast train connections to the city have had a major impact on the populations' growth.

From the 1920s Borehamwood has earned the nickname of the 'British Hollywood' thanks to the construction of numerous film studios. Although

most of them have now been reduced in size or demolished, many films and shows are still filmed in the streets of the town. BBC Elstree Studios is no exception, still hosting nationwide famous shows as The Voice, Strictly Come Dancing and the popular soap EastEnders..

Today, Borehamwood is a residential suburb currently undergoing a substantial housing transformation. It offers several schools and large new shopping areas as Borehamwood Shopping Park. It is served by trains operated by First Capital Connect on the Thameslink route, and it is well connected with the A1 road and the M25 motorway.

\* from Elstree & Borehamwood Train Station to St Pancras International via Thameslink. Journey times and distances taken from google.com/maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.

  
**20**  
MIN

  
**17**  
MIN

  
**10**  
MIN

  
**13**  
MIN

  
**35**  
MIN

  
MIN  
**23**

## Watford town

One of the liveliest towns in Hertfordshire, it offers a variety of shops and hosts international conferences and sporting events

## Woodcock Hill Village Green

A lovely area of grass and woodland south of Borehamwood where to relax and get away from the noise

## Borehamwood Shopping Park

Located next to the high street, it offers a variety of shops as M&S Simply Food, Debenhams, Outfit, Aldi, Sports Direct, Argos and Next

## Franklin Court

## Rowley Lane Sports Ground

It offers plenty of facilities with a variety of grass and synthetic football pitches

## The Shire London

One of the most renowned golf courses in the UK, designed by Seve Ballesteros

## Warner Bros. Studio Tour London

Experience the magic of the making of 8 of the Harry Potter film series.

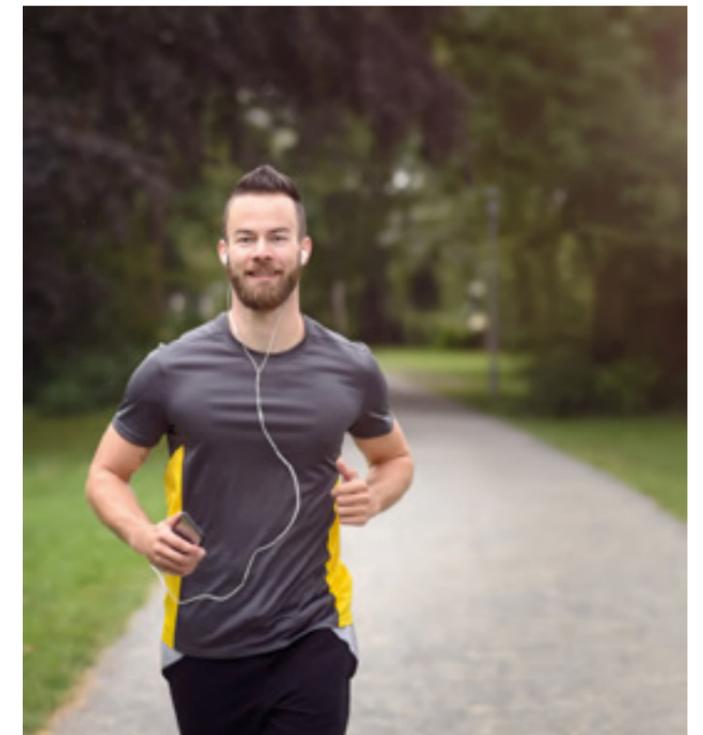


# The perfect escape from the hustle and bustle

*There are plenty of parks and open spaces to get you out and about in the fresh air. At Franklin Court you are within easy reach of the stunning Hertfordshire countryside, as well a stone's throw away from the green parks and open spaces that fill Borehamwood.*

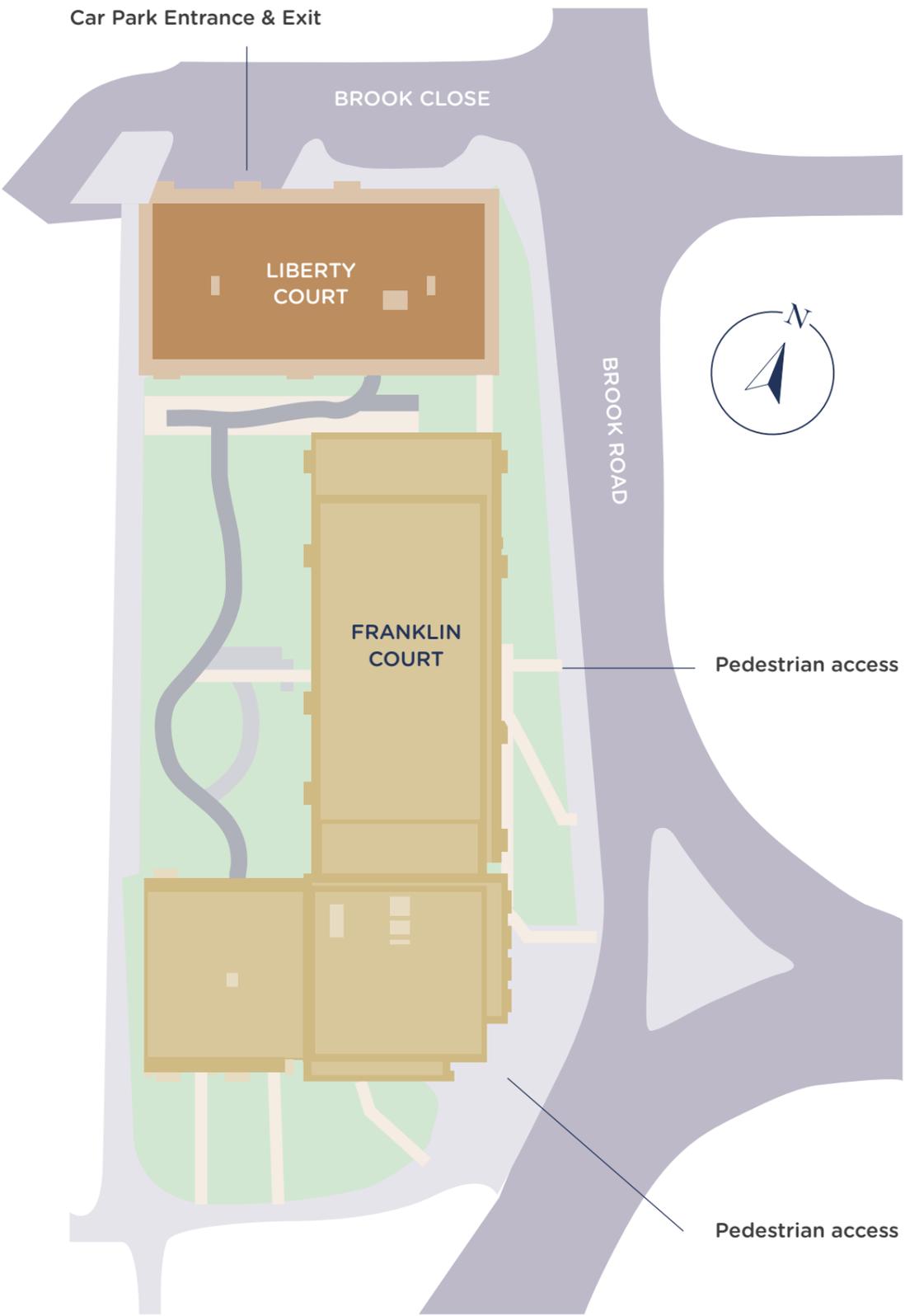
Enjoy your weekends in the open air and take a stroll or a picnic at the nearby Aldenham Country Park with its 160 acres of parkland, farmland and lakeside walks.

For the sporty members of the family there are also plenty of quality golf courses that surround this area such as The Radlett Park Golf Club or The Shire London. The Venue is the perfect place for all types of workout, as it offers a popular fitness club, dance studio and 25 metre pool.



# Development layout

*Franklin Court is perfectly placed in Borehamwood, close to all main amenities. Divided into 2 blocks, there are a variety of homes to choose from – smaller 2 bedroom apartments located on a number of floors, or generous 2 bedroom duplexes with entry on the ground floor.*





# A home with personality

*We understand that variety is key, so we have plenty of different home layouts for you to choose from, and you can pick the right one that's for you.*

## ONE BEDROOM APARTMENT

*Type A* PLOT 56

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## TWO BEDROOM APARTMENT

*Type A* PLOT 36

*Type B* PLOTS 39 & 47

*Type C* PLOTS 52 & 58

*Type D* PLOT 62

*Type E* PLOT 63

*Type F* PLOT 64

*Type G* PLOT 66 & 68

*Type H* PLOTS 80, 87, 94, 101 & 108

*Type I* PLOTS 83, 97 & 104

*Type J* PLOTS 102 & 109

*Type K* PLOT 57

*Type L* PLOT 107

*Type M* PLOT 111

*Type N* PLOT 113

## TWO BEDROOM DUPLEX

*Type A* PLOT 3

*Type B* PLOT 1

*Type C* PLOT 2

*Type D* PLOT 4

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## THREE BEDROOM APARTMENT

*Type A* PLOT 70



## Type A - Plot 56

1 bedroom apartment - 8th Floor

Living/Dining	4.7m x 2.9m
Kitchen	2.9m x 3.1m
Bedroom 1	4.9m x 2.8m
<b>Total area</b>	<b>50m<sup>2</sup></b>



## Type B - Plot 39 and Plot 47

2 bedroom apartment - 5th or 6th Floor

Living/Dining	3.3m x 6.2m
Kitchen	3.3m x 2.3m
Bedroom 1	2.8m x 5.0m
Bedroom 2	2.4m x 5.0m
<b>Total area</b>	<b>70m<sup>2</sup></b>



## Type A - Plot 36

2 bedroom apartment - 5th Floor

Living/Dining	3.1m x 5.6m
Kitchen	3.8m x 2.1m
Bedroom 1	3.4m x 4.3m
Bedroom 2	2.4m x 5.6m
<b>Total area</b>	<b>71m<sup>2</sup></b>



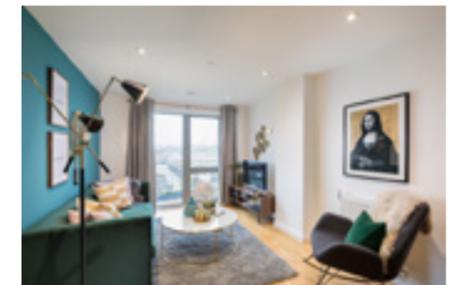
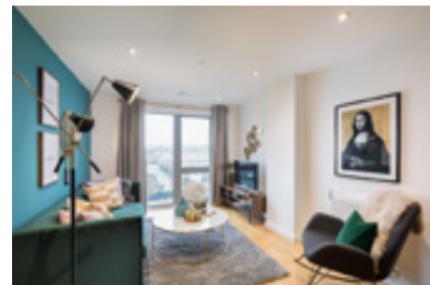
## Type C - Plot 52 and Plot 58\*

2 bedroom apartment - 7th or 8th Floor

Living/Dining	3.4m x 3.2m
Kitchen	3.3m x 4.5m
Bedroom 1	3.3m x 6.2m
Bedroom 2	2.7m x 4.8m
<b>Total area</b>	<b>72m<sup>2</sup></b>



\*Entry variation at plot 58



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. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments.

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## Type D - Plot 62

2 bedroom apartment - 9th Floor

Living/Dining	5.8m x 3.5m
Kitchen	1.9m x 5.7m
Bedroom 1	4.4m x 3.2m
Bedroom 2	5.7m x 2.5m
<b>Total area</b>	<b>74m<sup>2</sup></b>



## Type F - Plot 64

2 bedroom apartment - 9th Floor

Living/Dining	3.2m x 3.5m
Kitchen	4.3m x 2.0m
Bedroom 1	7.4m x 4.0m
Bedroom 2	3.5m x 3.1m
<b>Total area</b>	<b>71m<sup>2</sup></b>



## Type E - Plot 63

2 bedroom apartment - 9th Floor

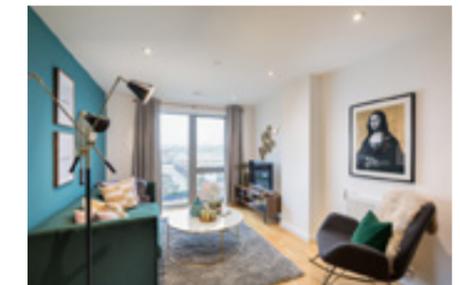
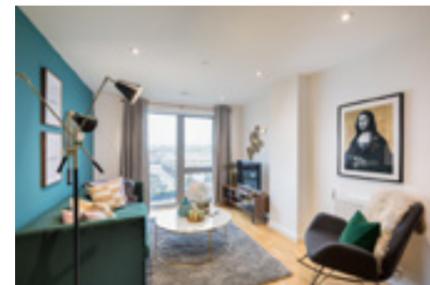
Living/Dining	3.3m x 3.5m
Kitchen	7.0m x 2.2m
Bedroom 1	3.3m x 4.1m
Bedroom 2	2.8m x 5.3m
<b>Total area</b>	<b>71m<sup>2</sup></b>



## Type G - Plot 66 and Plot 68

2 bedroom apartment - 10th or 11th Floor

Living/Dining	4.2m x 3.1m
Kitchen	4.2m x 2.4m
Bedroom 1	5.2m x 3.7m
Bedroom 2	4.2m x 4.9m
<b>Total area</b>	<b>79m<sup>2</sup></b>



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## Type H - Plot 80, 87, 94, 101, 108

2 bedroom apartment - 2nd, 3rd, 4th, 5th or 6th Floor

Living Room	3.2m x 3.5m
Living/Dining	3.6m x 4.6m
Bedroom 1	3.2m x 3.4m
Bedroom 2	3.2m x 2.3m
<b>Total area</b>	<b>65m<sup>2</sup></b>



## Type J - Plot 102 & Plot 109

2 bedroom apartment - 5th or 6th Floor

Living Room	4.3m x 4.1m
Living/Dining	2.6m x 3.7m
Bedroom 1	4.8m x 3.3m
Bedroom 2	4.2m x 2.5m
<b>Total area</b>	<b>64m<sup>2</sup></b>



## Type I - Plot 83, 97 and 104

2 bedroom apartment - 3rd, 5th or 6th Floor

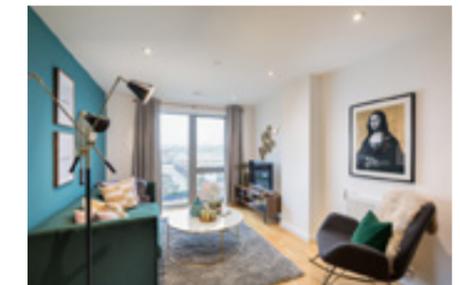
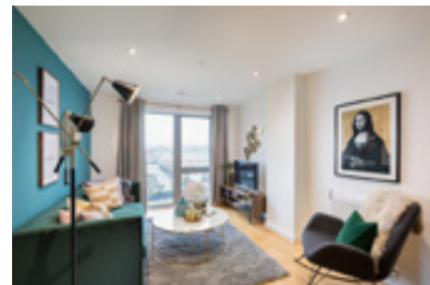
Living Room	4.2m x 2.9m
Living/Dining	4.2m x 3.8m
Bedroom 1	4.9m x 2.8m
Bedroom 2	4.9m x 1.9m
<b>Total area</b>	<b>65m<sup>2</sup></b>



## Type K - Plot 57

2 bedroom apartment - 8th Floor

Living/Dining	2.9m x 3.3m
Kitchen	4.7m x 3.1m
Bedroom 1	3.4m x 5.1m
Bedroom 2	6.3m x 2.8m
<b>Total area</b>	<b>74m<sup>2</sup></b>



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## Type L - Plot 107

2 bedroom apartment - 6th Floor

Living Room	5.0m x 3.0m
Living/Dining	3.5m x 4.7m
Bedroom 1	4.9m x 3.0m
Bedroom 2	4.9m x 2.7m
<b>Total area</b>	<b>72m<sup>2</sup></b>



## Type N - Plot 113

2 bedroom apartment - 7th Floor

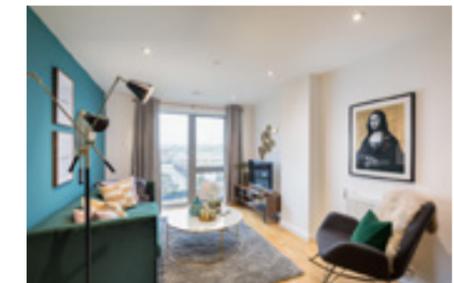
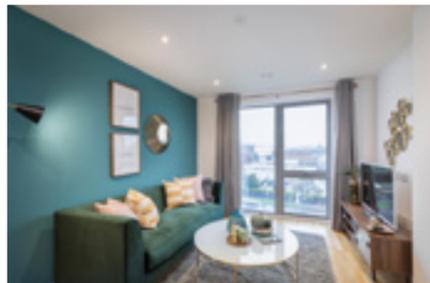
Living Room	3.2m x 5.5m
Living/Dining	2.7m x 2.6m
Bedroom 1	2.8m x 6.5m
Bedroom 2	2.2m x 5.0m
<b>Total area</b>	<b>62m<sup>2</sup></b>



## Type M - Plot 111

2 bedroom apartment - 7th Floor

Living Room	3.8m x 3.2m
Living/Dining	3.6m x 4.6m
Bedroom 1	4.2m x 3.3m
Bedroom 2	4.2m x 2.1m
<b>Total area</b>	<b>65m<sup>2</sup></b>



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## Type A - Plot 003

Two bedroom duplex - Ground & first floor



Living/Dining	4.1m x 4.2m
Kitchen	3.4m x 4.7m
Bedroom 1	3.1m x 3.8m
Bedroom 2	2.6m x 4.7m
<b>Total area</b>	<b>87m<sup>2</sup></b>

## Type C - Plot 002

Two bedroom duplex - Ground & first floor



Living/Dining	4.7m x 7.3m
Kitchen	4.7m x 1.6m
Bedroom 1	3.6m x 4.8m
Bedroom 2	3.4m x 5.7m
<b>Total area</b>	<b>115m<sup>2</sup></b>

## Type B - Plot 001

Two bedroom duplex - Ground & first floor



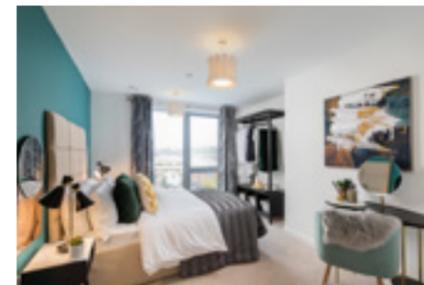
Living/Dining	6.4m x 5.8m
Kitchen	3.0m x 3.1m
Bedroom 1	3.1m x 4.8m
Bedroom 2	3.3m x 4.8m
<b>Total area</b>	<b>107m<sup>2</sup></b>

## Type D - Plot 004

Two bedroom duplex - Ground & first floor



Living/Dining	4.9m x 7.3m
Kitchen	2.7m x 3.0m
Bedroom 1	3.8m x 3.3m
Bedroom 2	4.9m x 3.1m
<b>Total area</b>	<b>88m<sup>2</sup></b>



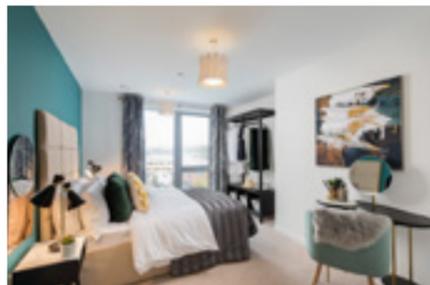
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## Type A - Plot 70

3 bedroom apartment - 1st floor

Living Room	4.2m x 2.9m
Living/Dining	4.2m x 2.9m
Bedroom 1	6.8m x 3.0m
Bedroom 2	4.9m x 2.8m
Bedroom 3	4.9m x 1.9m
Total area	<b>88m<sup>2</sup></b>



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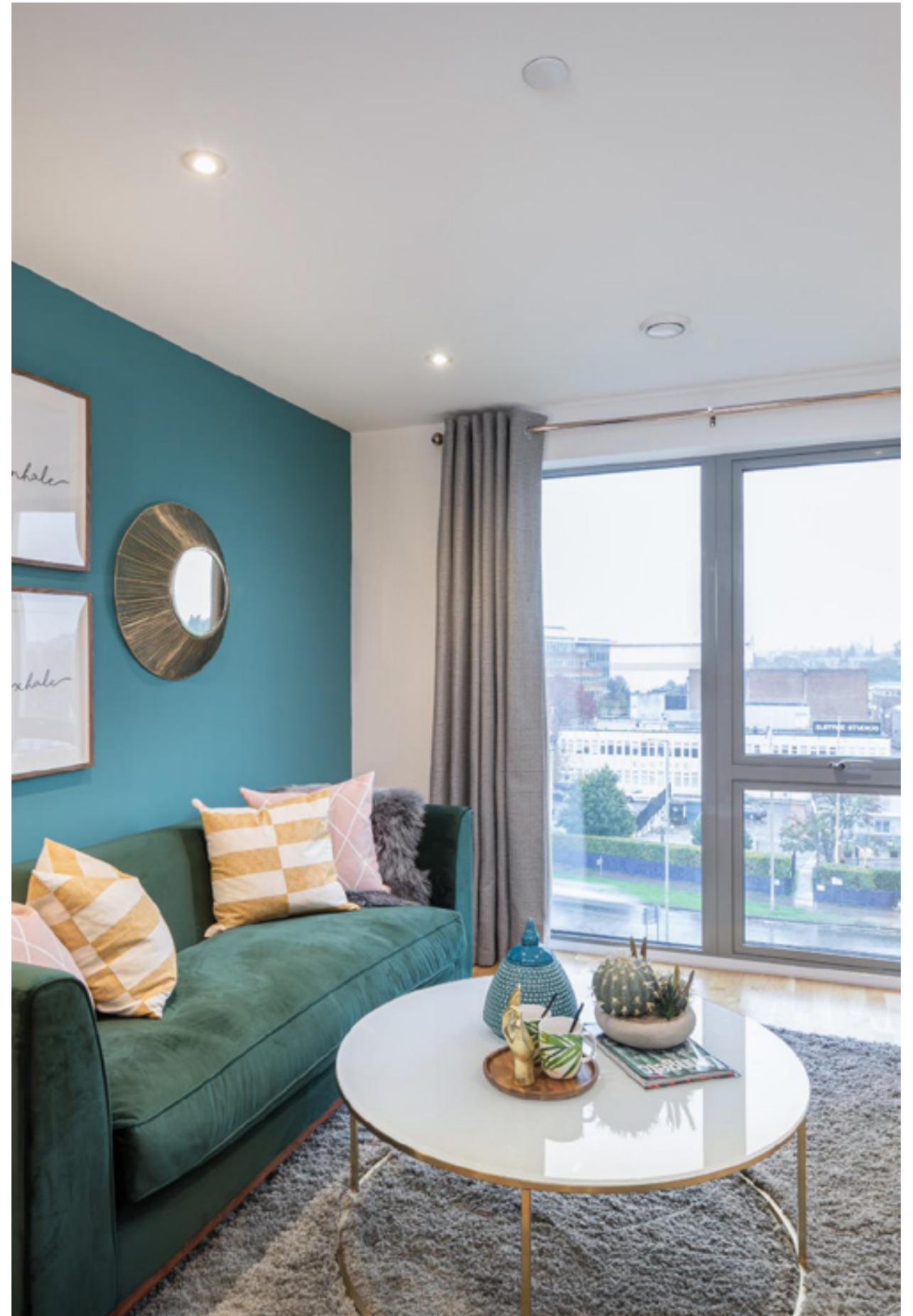
# Your new home

*There's always something special about the prospect of a new home – especially when it is a contemporary apartment with its own stylish fittings complete with a choice of layouts and large floor-to-ceiling windows that give you access to your private balcony or terrace.*

Each of our beautiful one, two and three bedroom apartments comes with a fully fitted kitchen with integrated appliances, double-sized bedrooms carpeted throughout, and on selected apartments an en-suite to master bedroom.

Your new home maximises space and storage, perfect to keep clutter out of the way. There is plenty of room to relax too thanks to the generous bedrooms and living areas – perfect for bringing people together.

Please ask your Persona host for more details.



# Own your home with shared ownership

*Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.*

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it. You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

You qualify for shared ownership if:

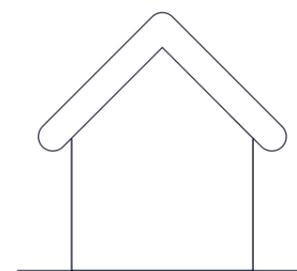
- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



## Our guide to buying with Shared ownership

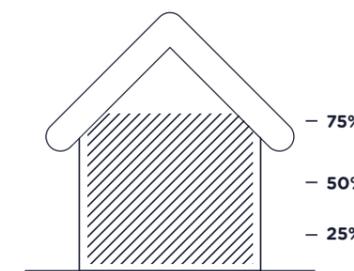
With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.

Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



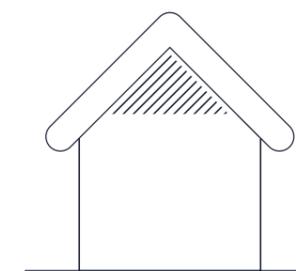
### Step 1

Choose your property that qualifies for Shared Ownership



### Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



### Step 3

Pay rent on the remaining share not owned by you



# It's all in the detail

*Franklin Court has been built on the concept that quality should come as standard, with stylish finishing and modern appliances. Each home benefits from the use of communal amenity spaces as well as individual outdoor spaces as terraces or balconies\* and a ground and lower ground floor secured car park for all residents.*

## Kitchen

- Integrated appliances:
  - Bosch stainless steel electric hob
  - Bosch integrated electric oven
  - Bosch integrated washer-dryer
  - Bosch integrated fridge freezer
- Porcelain kitchen floor tiles
- Quartz work tops

## Bathroom

- Thermostatically controlled mixer shower over bath
- Heated bathroom towel rail
- Porcelain tiled

## Living areas and more

- Engineered wood flooring in living room and hallway
- Triple glazed windows
- Audio and video entry phone
- 24 hrs CCTV
- Secure car park with allocated spots
- Heat recovery unit to save on energy

## Bedrooms

- Fully carpeted bedrooms
- TV point in master bedrooms
- Telephone point in master bedrooms

\* Specifications are subject to change and might be on selected plots only. Images are indicative only and may be of previous developments.



## General Enquiries

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