



# Sales



## 3 Bedroom House

Alvaredus | Fairham Pastures | The Cedar (E3)

**£124,000**

### Contact Us

**0300 123 0918**

**[sales@emh.co.uk](mailto:sales@emh.co.uk)**

## Full Description

3 bed 1 bathroom

Emh sales is pleased to offer a selection of 2 and 3 bedroom homes for sale at Alvaredus, a new development at Fairham Pastures in Nottinghamshire.

Homes are available on the New Model Shared Ownership (NMSO) which has some great new additions including:

1. You can purchase your initial share from just 10% (subject to financial assessment - all applicants must maximise their affordability)
2. You can purchase further shares from as little as 5% each time (known as staircasing).
3. A new gradual staircasing process has been introduced allowing you to purchase an additional 1% each year for a maximum of 15 years.
4. The introduction of a new 10-year period during which emh could support you with the cost of repairs and maintenance in your new build home.
5. A lease length term of 990 years.

The Cedar is a 3-bedroom semi detached house and briefly comprises of:

To the ground floor: There is an entrance to the lounge area, WC with wash hand basin and splash-back tiling and a fitted dining kitchen with a built-in oven, hob and cooker hood and a rear door leading to the turfed rear garden. To the first floor: There are three bedrooms, a family bathroom with a 3-piece suite and a shower over the bath and glass shower screen. The property benefits from gas central heating, double glazing and off-road parking. **Information on the share purchase price and rent examples can be found on the Key Information**

**Document 1 (KID1)** Shares can be purchased from 10% to 75% initially on the New Model Shared Ownership (this is based on 5% increments, dependent on affordability and approval of eligibility for the Shared Ownership Scheme). Staircasing can be applied for after 12 months to increase the share owned up to 100%.

#### About the area:

Alvaredus at Fairham is part of a new £800m development in Nottinghamshire, near the village of Barton-in-Fabis. Fairham's unique location makes it one of the best located new development sites in the UK, with East Midlands Airport and the nearby East Midlands Parkway rail station for London connections within close driving proximity. The location also benefits from having the centre of Nottingham approximately 5 miles away. Nottingham is home to the famous Nottingham Trent University and University of Nottingham. Fairham will hope to create new employment opportunities as it also has plans to construct brand new amenities to the development, in the shape of a primary school, health centre and community centre.

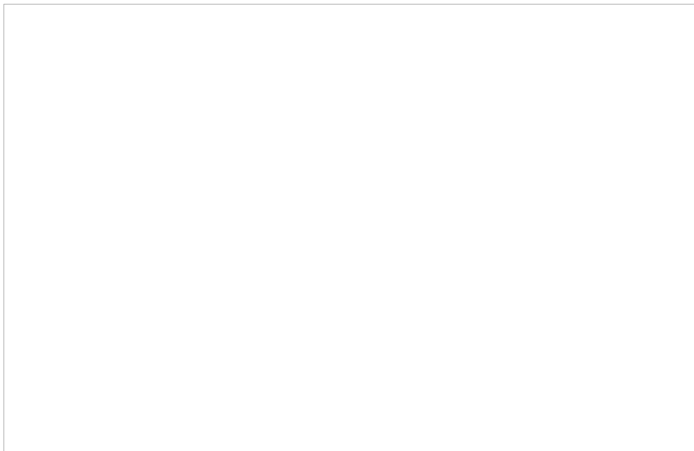
#### How to apply:

Please visit the following section of our website which will guide you through the application process for homes that have been released for sale: [Apply online](#)

### Features

- 3 Bedroom semi detached house
- New Model Shared Ownership (NMSO)
- Lounge
- Fitted kitchen with upstands
- Built in oven hob and extractor hood
- Downstairs WC
- Vinyl flooring to wet areas
- Downstairs WC
- Family bathroom with shower over the bath and heated chrome towel rail
- Enclosed turfed rear gardens
- Off road parking

### Location



### Floorplans



Living and Dining Area  
5.15m x 3.97m  
Kitchen Area  
3.05m x 2.87m

Plots 94, 95, 103-107,  
118-121, 130-135



Bedroom 1  
5.15m max / 4.05m min x 3.12m max / 1.26m min  
Bedroom 2  
3.12m x 3.05m  
Bedroom 3  
3.05m x 1.96m

Floorplans are computer generated. Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for more details of the plan and specifications.  
CDEs are computer-generated images. Illustrations of each house type and for guidance only. Actual elevations for each plot number may vary - please check with a member of the sales team. All measurements should be treated as a guide only as taken from a working drawing.  
Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Consultant can provide details on those concerned.  
[www.alvaredus.co.uk](http://www.alvaredus.co.uk)