



St. James

BRENTWOOD

CONTEMPORARY 1 & 2 BEDROOM
PART-BUY-PART-RENT APARTMENTS



WELCOME

Luna St. James is a stylish new development of contemporary 1 & 2 bedroom apartments, in the heart of Brentwood.

There are 16 part-buy-part-rent apartments offering a wealth of added benefits: private terraces, shared communal outside space, residents' gym, concierge and allocated secure parking.

Luna St. James is less than a minute's walk from Brentwood train station with excellent rail connections to London. Crossrail will commence in 2020/2021.

Brentwood is a popular commuter town with its own independent, boutique shops. With London and the West End so close residents can enjoy a lifestyle of city cool or country chic.

Less than a
minute's walk
to Brentwood
train station





Lobby at Luna, St. James

CGI indicative only

LEADING EDGE DESIGN

The apartments have been designed from the inside out to ensure the best spaces are provided for apartment living.

Materials and colours reflect city life, with wood floors and stone worktops complemented by high quality finishes and fittings. A sense of natural simplicity and informal luxury is created throughout.





Photography of Kitchen/Living/Dining area



MOVE IN WITH CONFIDENCE

KITCHENS

- Handleless matt and gloss finish light grey doors with soft close hinges
- LED strip feature lighting under wall mounted units
- Integrated Neff appliances: oven and microwave
- Integrated Neff ceramic hob, dishwasher and fridge/freezer
- Freestanding Neff washer/dryer
- Glass splashback behind hob

BATHROOMS

- White Duravit bathroom suites with Hansgrohe taps
- Bath with thermostatic shower mixer and glazed shower screen
- Matt finish Calacatta veined porcelain floor and skirting tiling
- Gloss finish Calacatta veined porcelain wall tiling
- Chrome heated towel bar

FLOORING

- Living/Dining/Hallway – Egger Pro laminate
- Kitchen – Egger Pro laminate, warm grey oak
- Bedrooms – Sensations, deep pile, easy clean carpets

GENERAL

- Brilliant white emulsion to all walls and ceilings
- Internal doors – timber veneer
- Contemporary chrome handles to all doors
- Chrome light switches and sockets
- Orlight low profile LED spotlights

SECURITY AND WARRANTIES

- LABC ten year warranty on all homes
- CCTV coverage
- Secure door entry system
- Secure parking available*
- Secure cycle stores

*Please speak to your sales advisor for more information

Private residents’ gym on the lower ground floor



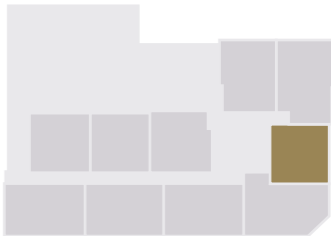
2ND & 3RD FLOORS
1 BEDROOM APARTMENT

PLOTS 13,23



Kitchen/Dining/Living Room	6.70m x 4.25m	23'9" x 13'10"
Master Bedroom	3.88m x 3.38m	16'1" x 11'0"
Bathroom	2.23m x 2.01m	7'5" x 6'6"
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Total	54.62 sq m	587.9 sq ft

Locator



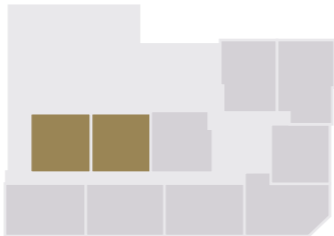
2ND & 3RD FLOORS
1 BEDROOM APARTMENT

PLOTS 18, 19, 28, 29



Kitchen/Dining/Living Room	7.18m x 4.18m	23'9" x 13'10"
Master Bedroom	4.86m x 3.33m	16'1" x 11'0"
Bathroom	2.24m x 1.96m	7'5" x 6'6"
Total		
Plots 18, 28	54.09 sq m	582.2 sq ft
Balcony	2.5 sq m	29.6 sq ft
Plots 19, 29	54.20 sq m	583.4 sq ft
Balcony	3.6 sq m	38.8 sq ft

Locator



Handed plots 18, 19. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of some windows, doors, kitchen units and appliances, and bathroom fittings may differ.

1ST, 2ND & 3RD FLOORS
2 BEDROOM APARTMENT

PLOTS 5, 6, 7, 15, 16, 17, 25, 26, 27



Kitchen/Dining/Living Room	6.36m x 4.14m	21'0" x 13'8"
Master Bedroom	4.13m x 3.45m	13'8" x 11'5"
Bedroom 2	4.28m x 2.39m	14'2" x 7'11"
Bathroom	2.39m x 2.00m	7'11" x 6'7"
Total		
Plots 5, 15, 25	64.71 sq m	696.5 sq ft
Plots 6, 16, 26	64.45 sq m	693.7 sq ft
Plots 7, 17, 27	64.37 sq m	692.9 sq ft

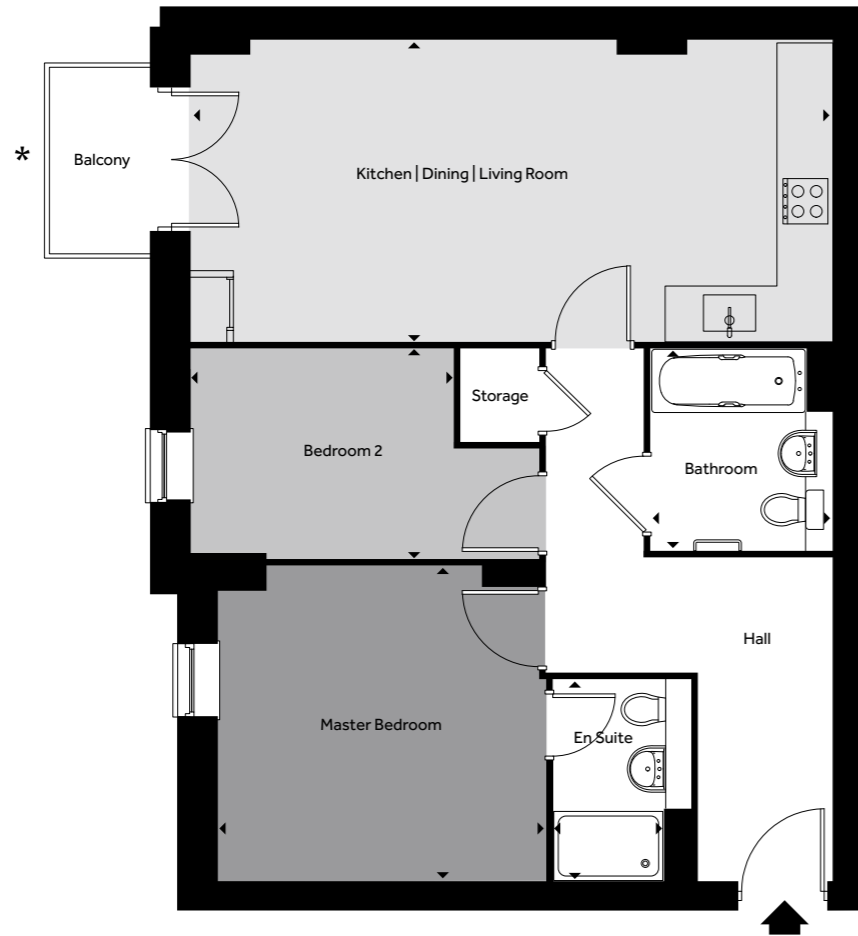
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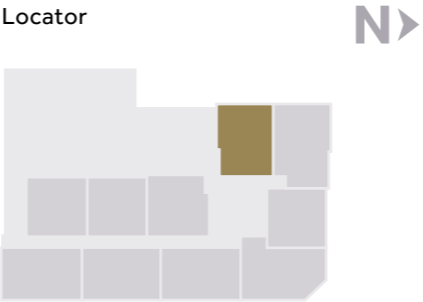
*Plots 6, 16, 26 have a window in this balcony position. **Plots 7, 17, 27 have a window in this balcony position. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of some windows, doors, kitchen units and appliances, and bathroom fittings may differ.

3RD FLOOR
2 BEDROOM APARTMENT

PLOT 31



Kitchen/Dining/Living Room	7.07m x 3.31m	23'5" x 11'10"
Master Bedroom	3.62m x 3.49m	12'0" x 11'6"
En Suite	2.24m x 1.53m	7'5" x 5'1"
Bedroom 2	2.90m x 2.32m	9'7" x 7'8"
Bathroom	2.23m x 2.03m	7'4" x 6'8"
<hr/>		
Total	64.08 sq m	689.8 sq ft
Balcony	2.5 sq m	26.9 sq ft



Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of some windows, doors, kitchen units and appliances, and bathroom fittings may differ.



Photography of Living Area

LOCATION, LOCATION

Luna St. James is perfectly positioned for convenient connectivity by rail, road and air, making it the ideal choice for commuters. Less than a minute’s walk away is Brentwood train station, with regular links to London and Liverpool Street is easily accessible within 34 minutes*.

With the much anticipated opening of the Crossrail Elizabeth Line in 2020/2021, Brentwood to Bond Street will be only a 45 minute* journey time.

Luna St. James also benefits from good road links with easy access to the M25, A12 and A127. London Southend, City, Stansted and Gatwick Airports are all within radius so domestic and international flights are easily reachable. Closer to home, a regular bus service passes along the Kings Road with connections to Brentwood High Street and beyond. The area also boasts an impressive number of dedicated cycle routes.



ROAD (from Luna St. James)

Thorndon Park Golf Club	10 mins
M25	12 mins
Lakeside	20 mins
Romford	21 mins
Chelmsford	26 mins

RAIL (from Brentwood train station)

London Liverpool Street	34 mins (Crossrail direct 37 mins)
Canary Wharf	40 mins (Crossrail direct 38 mins)
Bond Street	50 mins (Crossrail direct 45 mins)
Heathrow	1 hr 40 mins (Crossrail direct 1 hr 14 mins)

CYCLE (from Luna St. James)

Sainsbury’s Supermarket	5 mins
Thorndon Country Park	14 mins
Thorndon Park Golf Club	17 mins

*Times taken from crossrail.co.uk/route, tfl.gov.uk and google.com/maps



HOME REACH

Luna Group is working in partnership with heylo to offer Home Reach, a part-buy-part-rent option on selected apartments at Luna, St. James, Brentwood.

heylo launched in September 2014 and has now created one of the largest home ownership programmes in the UK.

Home Reach ... a more affordable way to buy.

Smaller deposit requirements and lower monthly payments make it easier to buy a home. Decide on how much to buy, with shares up to 75% to be able to purchase a share with either cash or savings or by taking out a mortgage. If taking out a mortgage to finance the Home Reach share, then typically at least a 5% deposit is needed. The larger the deposit the lower the mortgage payments.

On the share that isn't owned, you will pay annual rent of 2.75% of the unsold value. This will be paid by monthly direct debit. For example:

PROPERTY VALUE	£350,000	£400,000	£450,000
50% Share Value	£175,000	£200,000	£225,000
10% Deposit	£17,500	£20,000	£22,500
Mortgage (3.5% interest rate)	£157,500	£180,000	£202,500
Monthly Mortgage Payments	£830.47	£949.11	£1067.75
Monthly Rent	£401.04	£458.33	£515.63
Monthly Combined Cost	£1276.52	£1452.45	£1628.38
Indicative Income Requirement	£46,001	£52,340	£58,680

Source: heylo housing Jan 2018

These figures are an illustrated costing only and for exact costings you should speak to an independent financial advisor. Figures above are based on a 25 year repayment mortgage and a Home Reach lease with an initial rent of 2.75% on the unpurchased property value increasing by RPI + 0.5% each year. Your home may be repossessed if you do not keep up with payments on your mortgage or shared ownership lease. Additional service charges may be payable on properties with communal facilities or services. You will also need to consider the responsibilities and associated costs involved with owning a home (such as insurance and maintenance).



WHO IS ELIGIBLE FOR HOME REACH?

To be eligible to purchase a Home Reach property in England or Wales each application must have the following:

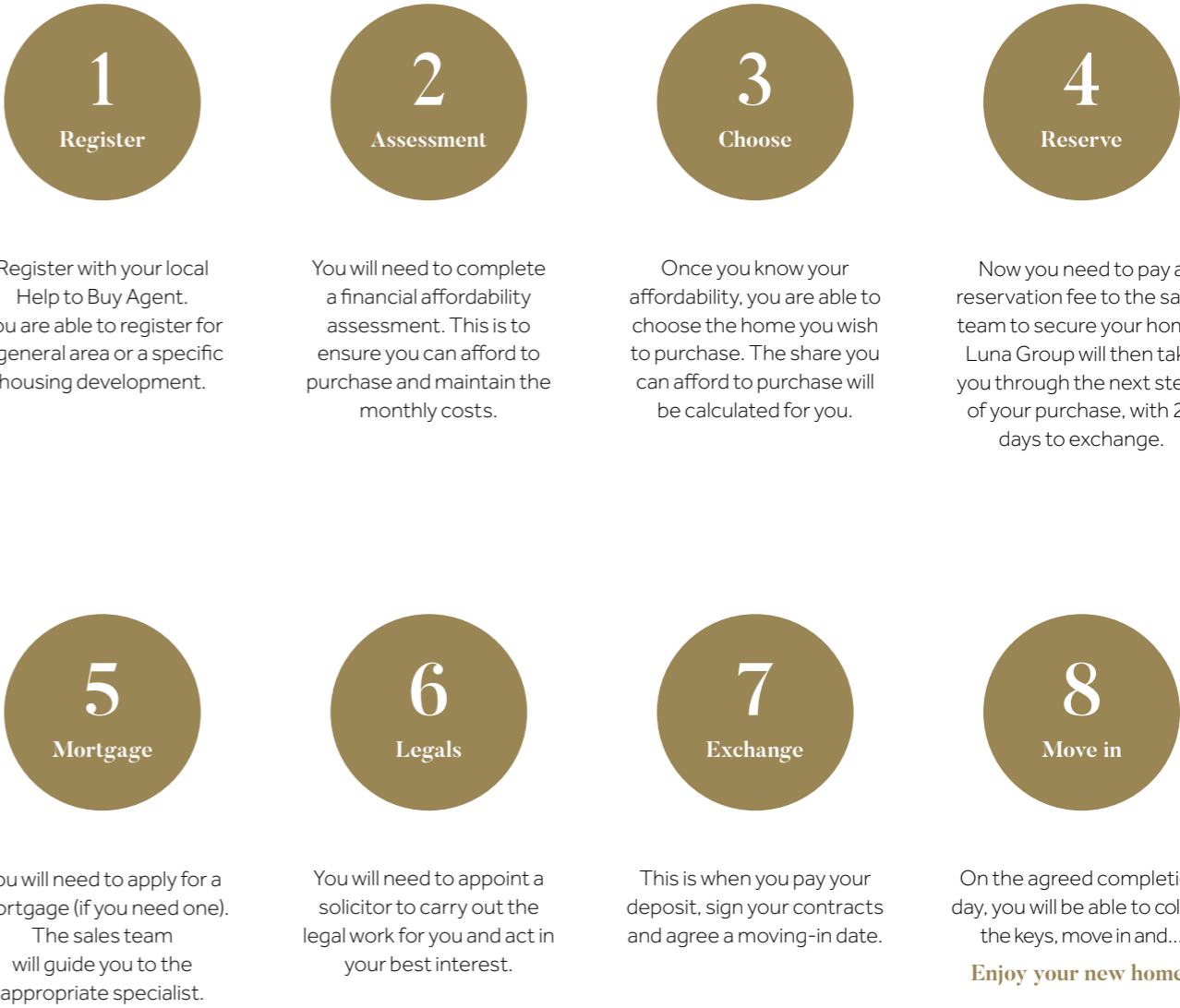
- The household income must not exceed £80,000 per annum for homes outside of London
- A deposit of at least 5% of the share value in cash or savings
- First-time buyer or used to own a home, but cannot afford to buy outright now
- The property will be the principal and only home
- Passed a financial assessment, demonstrating financial viability to purchase the minimum share value and support the monthly costs

Why Home Reach

- | | |
|---|--|
| 1 | An affordable way to get on the housing ladder |
| 2 | Provides the security of home ownership |
| 3 | Flexibility to sell and move at any time |
| 4 | Ability to increase the level of ownership at any time |
| 5 | Freedom to decorate and improve your home |
| 6 | Benefit from any increase in property prices |



BUYING A HOME REACH PROPERTY



WHAT'S INCLUDED IN YOUR HOME REACH LEASE

The lease sets out:

- A description of the property including its boundaries and a guide to which parts are your responsibility – if a leasehold property, it will also contain any restrictions or obligations flowing from the superior leasehold title, such as the payment of ground rent
- The start date of the lease and the share that you have bought
- The amount of rent that you must pay, together with other amounts due under the lease
- The rent increase, linked to Retail Price Index plus 0.5% each year
- Your responsibilities as a leaseholder, such as all repairs and maintenance of the property and those of heylo as landlord under the lease, such as building insurance arrangements
- The method by which you can purchase additional shares to own more of your home in the future
- The method by which you can move home, either by selling your share or selling the whole property

What are your rights and responsibilities

You are responsible for all utilities bills, repairs and redecoration of your property. It's your place, your space – so make it your own! The only exception would be if you wanted to make any structural changes. For this you would need to apply in writing to heylo outlining the changes you would like to make. heylo will review the application and will be in touch with a decision or requesting more information.

Your chance
to get on the
property ladder

heylo

Home
Reach



ABOUT THE DEVELOPER



Luna Group is a privately owned business developing new and refurbished residential properties in London and the Home Counties. Luna St. James is the first development and the company will announce further opportunities in Essex in the Summer of 2019. Luna is developing apartments and houses designed and built to a high standard in sought after locations.

Its core values represent commitment to clients, staff and business partners. Luna will always aspire to be respectful, understanding and engaging in delivering projects and aims to provide an exceptional level of service.

Luna's approach to development is inclusive and practical, designing the best possible proposal for each site and consulting with the community through planning and construction. Luna works hard to achieve the best standards for all its projects.

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SELLING AGENTS



Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.

