



INTRODUCING
**STATION HOUSE
COURT**
MARSDEN





APARTMENTS BUILT FOR A LIFETIME

Station House Court presents a rare opportunity to purchase a brand new, bespoke apartment in the centre of Marsden.

Low utility bills, low maintenance living, in a well-connected village with great transport links.

SB Homes will take away the stress by paying for your estate agency and conveyancing fees.*

***T&Cs may apply.**



A PRIVILEGED

LOCATION

Station House Court enjoys an enviable position in the centre of Marsden, with access to shops, restaurants and bars, as well as hours upon hours' worth of moorland or reservoir walks.

It is also well-placed for rail travel to Manchester (35 minutes) or Leeds (35 minutes), with the closest train station just a 2-minute drive away. The bus stop is a 1 minute walk from your front door.



STATION HOUSE COURT MANCHESTER ROAD, MARSDEN



FROM
£200,000

2 bedrooms
Open-plan living
High specification as standard



A

partments that have it all. Station House Court in Marsden is set to feature 9 beautiful apartments, situated in the ideal location of Marsden.

Just a two-minute walk from the thriving village centre, this new development is the perfect setting for downsizers who want the convenience of low-maintenance, low-energy bill living, whilst living in a beautiful new build.

With lift access, the homes are perfect for those with mobility issues or people who want to future proof their living situation.

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SITE PLAN



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SPECIFICATION

Kitchen

Range of quality wall and floor kitchen units with soft close doors and drawers

Siemens hob and oven or similar quality brand

Integrated dishwasher and fridge/ freezer

Plumbing for washing machine

Main Bathroom

Quality white sanitary ware complimented by modern chrome fittings and taps.

Shower over the bath with shower screen

Full tiling to all walls

Tiles to floor

Tiled window cills (where applicable)

Wardrobes

Master bedroom is fitted with wardrobes, with a choice of colours

Choice of sliding doors or hinged doors (please note it will not be possible to have sliding robes in some bedrooms)

SPECIFICATION

Electrical

Telephone & TV points

Wireless Alarm system included

Downlighters to lounge, kitchen and bathrooms

Pendant fittings to hallway and bedrooms

Heating and hot water

Energy efficient gas combination boiler

Underfloor heating throughout

Internal Doors

Contemporary oak doors

Contemporary chrome ironmongery throughout

Windows and External doors

Grey PVC double glazed windows and patio doors

Modern chrome handles throughout

Decoration

White emulsion to walls

White satin wood painted woodwork

White sockets and switches throughout

Plastered ceilings with white emulsion

General

LABC 10 year warranty

Please note floor coverings are not included within the sale price.

RESERVATION AND PURCHASE PROCESS

Once you have decided on a plot, we'll freeze the price, and ask you to pay a reservation fee of £750.00, which will be deducted from the purchase price upon completion.

We will need to know details about your house sale (e.g., if you are dependent on selling your own home or not, and if you require a mortgage). We will also require details of your solicitor. We do have a sales assist scheme available. If you opt to take advantage of this scheme, you will use our preferred solicitor and we will pay for your conveyancing fees.*

If you choose your own solicitor, please make sure they are approved by the Law Society. Ask for a written estimate of all their fees, including conveyancing, searches, land registry fees, stamp duty and VAT, before you engage them. This is normal practice.

Once solicitors have approved contracts and got all relevant documentation, we'll exchange contracts. That's when you pay a 10% deposit.

The final amount will be due on completion day when you will own your new home.

RESERVATION AND PURCHASE PROCESS

TIMESCALES

Throughout the purchasing process, we will keep you updated on completion/moving in dates. The further on we are in the process, the more accurately we'll be able to give you a firm completion date.

When we have started work on site, we will be able to give you an estimated timescale of when you'll be able to move in. We usually give a two-month estimated period.

We'll get in touch with a final date and arrange for full legal transfer of ownership as soon as is practical.

*T&Cs apply. If you take part in our Sales Assist (details overleaf), we will pay for your estate agency and conveyancing fees, up to the value of £5,000.

SALES ASSIST

WHAT IS IT?

SB Homes will pay for your estate agency and conveyancing fees.* This is a fantastic way to help you sell your existing home, pre-reserve your chosen new home and save you the time, money and hassle of instructing an estate agent.

HERE'S HOW IT WORKS:

We will instruct a local estate agent to value your existing home, who will advise on a realistic and fair marketing price. This estate agency will market your home locally and nationally via Rightmove, and other channels such as social media. SB Homes will also help with marketing your home.

If no sale has been secured within six weeks, the position will be reviewed, and we may decide to:

1. Continue to market your property, reviewing the progress fortnightly. A price reduction may be advised, if deemed necessary.
2. Move your reservation onto another property, giving you additional time to secure a buyer
3. Cancel your reservation. Your fee is fully refundable at this stage.

WHY CHOOSE SALES ASSIST?

During the marketing of your existing home, we will monitor the estate agents progress. All viewings are followed up and feedback given, saving you time and money. We only use trusted local estate agents so you know that you will be on the market with the best in your local area.

*We will cover the legal fees on your sale through our recommended conveyancer and estate agent.

Only available on selected properties. Estate agent and solicitor fees are capped at £5,000.

If we find a buyer and you choose not to buy an SB Homes home, then you will be responsible for all agent and legal fees. Not to be used in conjunction with any other offer.

If you require a mortgage, we recommend KB Mortgage Services, based on the efficient service offered. KB Mortgage Services has 350+ 5-star reviews and is the highest rated mortgage broker in Huddersfield. Note, we may receive a referral fee.



SB Homes is an award-winning Huddersfield-based family homebuilder, established in 1997. Every home is built to traditional high standards of quality craftsmanship whilst utilising modern materials chosen for their aesthetics, sustainability and energy efficiency.

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