



# HILLCREST HOUSE

PARKSTONE | BH14 0AW



AN EXCLUSIVE DEVELOPMENT OF JUST TEN SPACIOUS AND BRIGHT MODERN APARTMENTS  
PROUDLY PRESENTED BY BAYVIEW DEVELOPMENTS



## BAYVIEW

DEVELOPMENTS





## CONTEMPORARY MODERN LIVING IN A CONVENIENT LOCATION...

Hillcrest House comprises of just ten spacious and bright modern apartments, conveniently situated within easy walking distance of Parkstone and Ashley Cross.

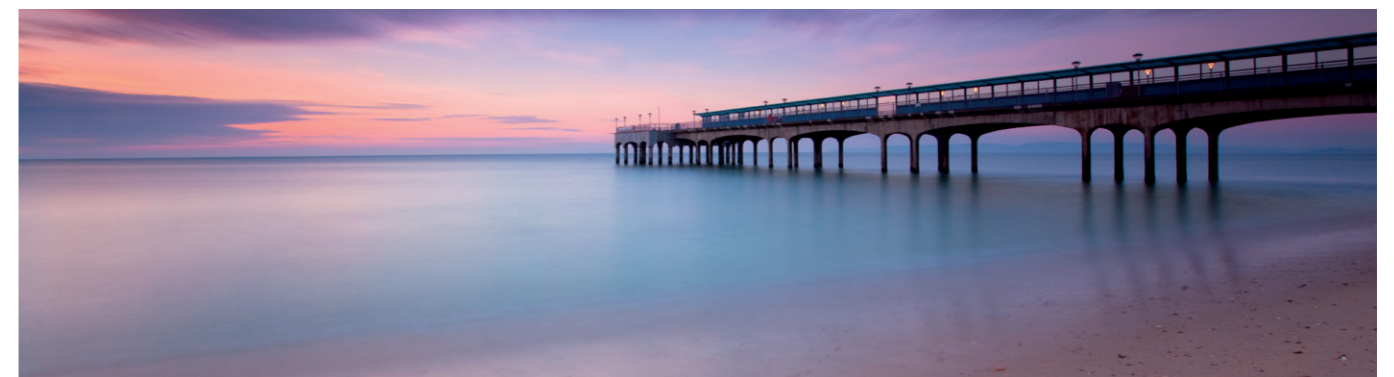
Each of these generous and bright apartments are finished to high standards using premium fixtures and fittings to all kitchens and bathrooms.

All apartments are thermally efficient, have discounted electricity benefitting from PV panels and gas central heating throughout.





HILLCREST HOUSE IS JUST A SHORT DRIVE FROM POOLE HARBOUR, SANDBANKS, AND THE SOLENT, ONE OF THE WORLD'S FOREMOST YACHTING AND WATERSPORTS DESTINATIONS.



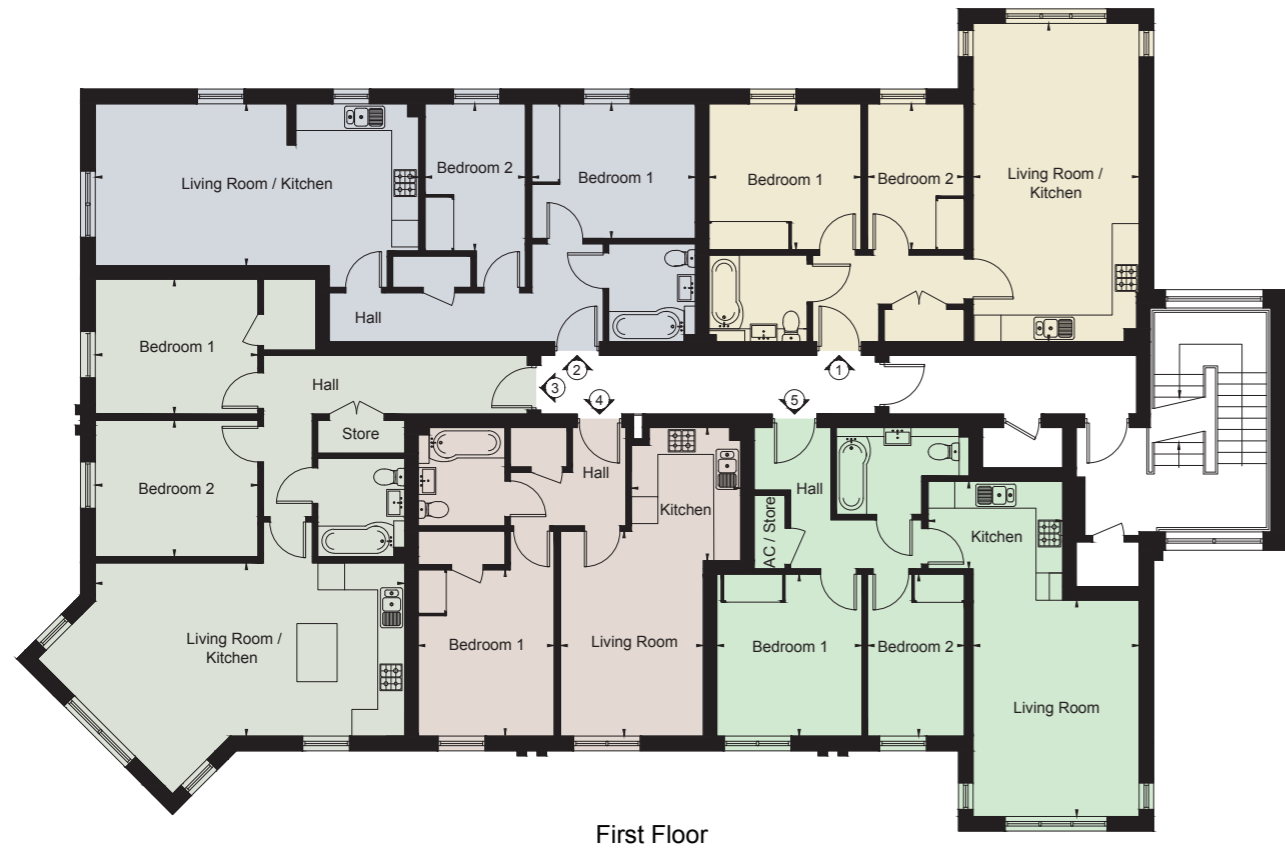
## LEISURE & ENTERTAINMENT ON YOUR DOORSTEP...

Conveniently situated immediately opposite the green open space of Seaview Viewpoint, the apartments provide easy access to Parkstone, Ashley Cross, Whitecliff, Poole Quay, Poole Park and surrounding areas.

Tower Park is only a five minute drive with all its cinemas, restaurants, gym and supermarkets.



# FLOORPLANS



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 237604



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 237604

## Apartments 1 & 6

Living Room/Kitchen	(7.14m x 3.71m)	23'5" x 12'2"
Bedroom 1	(3.40m x 3.34m)	11'2" x 10'11"
Bedroom 2	(3.27m x 2.17m)	10'9" x 7'1"

## Apartments 3 & 8

Living Room/Kitchen	(6.93m x 3.88m)	22'9" x 12'9"
Bedroom 1	(3.65m x 3.02m)	12'0" x 9'11"
Bedroom 2	(3.65m x 3.05m)	12'0" x 10'0"

## Apartments 5 & 10

Living Room	(4.85m x 3.71m)	15'11" x 12'2"
Kitchen	(3.02m x 1.96m)	9'11" x 6'5"
Bedroom 1	(3.63m x 3.25m)	11'11" x 10'8"
Bedroom 2	(3.63m x 2.17m)	11'11" x 7'1"

## Apartments 2 & 7

Living Room/Kitchen	(7.26m x 3.63m)	23'10" x 11'11"
Bedroom 1	(3.67m x 3.02m)	12'0" x 9'11"
Bedroom 2	(3.30m x 2.25m)	10'10" x 7'5"

## Apartments 4 & 9

Living Room	(4.59m x 3.20m)	15'1" x 10'6"
Kitchen	(2.98m x 2.45m)	9'9" x 8'0"
Bedroom 1	(3.72m x 3.05m)	12'2" x 10'0"





Pictures from previous Bayview Developments.

## SPECIFICATIONS

With stunning white gloss handle-less kitchens, warm solid oak block worktops, complimented by stone coloured Metro tiles, the tone is set for light and airy contemporary living. And with PV panels on the roof, efficient gas boilers and a thermally efficient building, maintenance costs are kept to a minimum. And for peace of mind, all covered by a 10 year NHBC Warranty.

### Kitchens

- Bosch single oven, extractor fan & ceramic hob
- Integrated dishwasher, fridge freezer & washer dryer
- Black composite kitchen sink
- Kitchen mixer tap with pull out spray attachment
- White gloss handle less kitchen units
- Warm solid oak wooden worktops
- Warm grey Metro tiling to kitchens

### Bathrooms

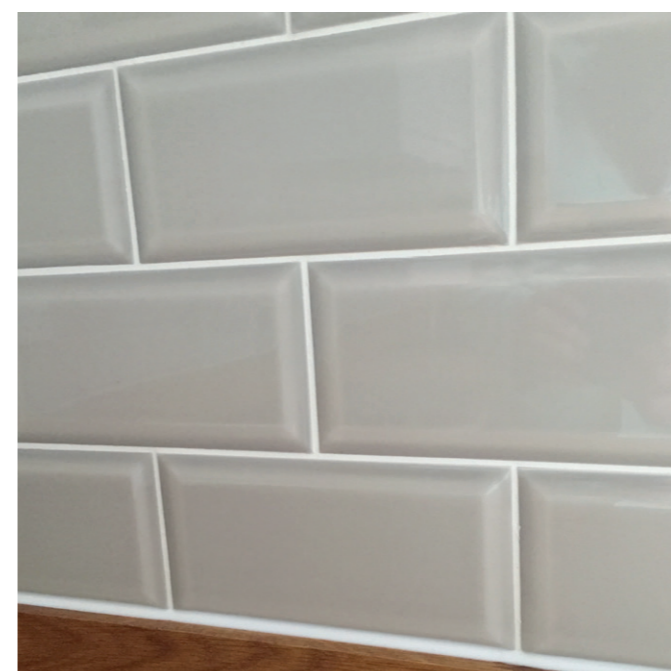
- Chrome towel radiators to bathroom

### Bathrooms

- UPVC Double glazing
- Solar panels to roof with feed in electricity for energy saving
- Allocated car parking space
- Enclosed bicycle store

### Misc

- Warm oak laminate flooring to kitchen, lounge & hallways
- Bathrooms floor tiles
- Carpets to bedrooms
- Combi gas boiler with wall hung radiators
- Allocated off road parking
- Secure bicycle store
- Convenient & popular location







Backed by  
HM Government

## HELP TO BUY AT HILLCREST HOUSE

### Making It Easier For You To Get On The Property Ladder

Help to Buy could make a new home more affordable than you think. With Help to Buy you'll only need a 5% deposit. You pay just 80% of the price now and the remainder is funded by a 20% equity loan from the Government.

- You'll only need a low deposit - just 5% of the purchase price
- Take a conventional 75% mortgage - so 100% homeownership for 80% of the price
- The remainder is funded by a 20% equity loan provided by the government
- No interest on the loan amount for the first five years
- Only available on a brand new home - with all the benefits that go with buying a new home

### Help to Buy Example

<b>Property Price:</b>	<b>£240,000</b>
<b>Help to Buy Price:</b>	<b>£192,000</b>
<b>Your 5% Deposit:</b>	<b>£12,000</b>
<b>20% Equity Loan:</b>	<b>£48,000</b>
<b>Your 75% Mortgage:</b>	<b>£180,000</b>
<b>Total Purchase Price:</b>	<b>£240,000</b>

## FREQUENTLY ASKED QUESTIONS

### Am I eligible?

Help to Buy is available to buyers of new build homes only. You must be able to provide a 5% deposit and fund up to 75% of the selected property through a conventional mortgage. The Maximum purchase price is £600,000. The Purchase must be your only residence.

### When do I repay the outstanding loan amount?

The equity loan is repayable either when you sell your home or after 25 years, whichever is sooner.

### Is there any interest on the loan?

You don't need to pay any interest on the loan for the first five years. On the 5th anniversary of taking your equity loan an annual fee of 1.75% will be levied, payable in monthly instalments. This will increase annually by RPI plus 1% p.a

### What happens if property values fall?

Up to 20% of the property market value is repayable, whether the value is more or less than the original purchase price.

### Can I make partial repayments towards the balance of the loan?

Yes, partial repayments or "staircasing" to reduce the value of the loan can be made at any time. The minimum voluntary repayment is 10% of the market value of your home at the time of repayment.

### Typical Example based on 20% loan

Purchase your home at £400,000. 80% is payable at the time of purchase with the remaining 20% (£80,000) lent to you by the government through the Homes and Communities Agency (HCA). If you sell your property at £420,000 THEN 20% (£84,000) is payable to the HCA. If you sell your property at £360,000 then 20% (£74,000) is payable to the HCA. You pay 0% interest per annum (fixed) on the outstanding 20% for the first 5 years and a charge of 1.75% rising annually at RPI +1% per year thereafter.

The loan is repaid back at 20% of the property's open market value at any time, up to resale or transfer or 25 years, whichever is sooner. Repayments must be made together with any accrued interest.

# REGISTER YOUR INTEREST

Please contact your local sales agent today.

**frost & co**  
ESTATE AGENTS

**Lower Parkstone**  
32 Wessex Road  
01202 737755

**Austin & Wyatt**

**Parkstone**  
267 Ashley Road  
01202 805 981



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