



# Ryder Gardens

Bovingdon

Dudley Apartments – First Homes



Stock photography



# Make your dream a reality with First Homes

## What are First Homes?

The First Homes at Ryder Gardens are exactly the same as the other quality, well-designed, brand new homes here. They are just sold with at least 30% off the market value to help people onto the property ladder\*. So you can enjoy your first home in just the same way. It will be yours to relax in and make your own, a blank canvas that you can style as you please. Then when you do decide to sell, the discount you received is simply passed onto your buyer. Helping even more people buy their first home.

## Who can buy a First Home?

This Government scheme is exclusively for first time buyers who meet certain eligibility criteria. Dacorum Borough Council give priority to local people and key workers including military personal, so get in touch with us to find out if you meet the criteria.



Backed by HM Government

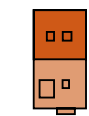
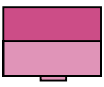



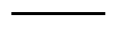



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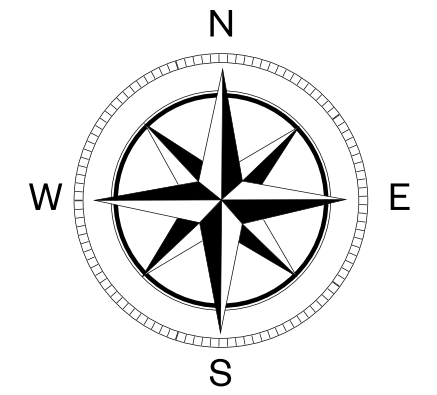
\*Terms and conditions apply. See website for full details.

# Ryder Gardens

## The development

-  **The Laurel**  
4 bedroom detached home
-  **The Fennel**  
3 bedroom detached home
-  **The Elder**  
3 bedroom semi-detached home
-  **The Chestnut**  
3 bedroom detached home
-  **The Dudley Apartments**  
First homes<sup>^</sup>  
1 bedroom apartments
-  **Housing Association**

-  Block paving
-  Timber fences
-  Feature walls
-  Bin collection point
-  Sub station



<sup>^</sup>Please speak to your Sales Consultant about the 'First Homes' scheme. The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. SS: Sub station. Please confirm the most up-to-date details with our sales consultants prior to reservation.

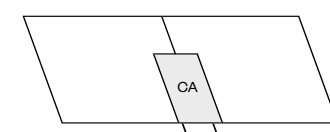
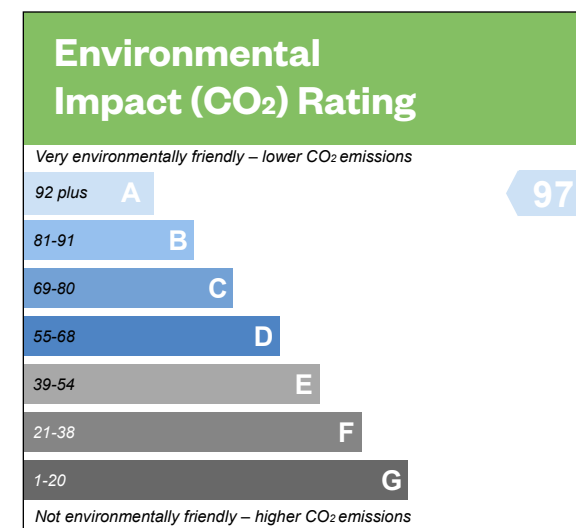
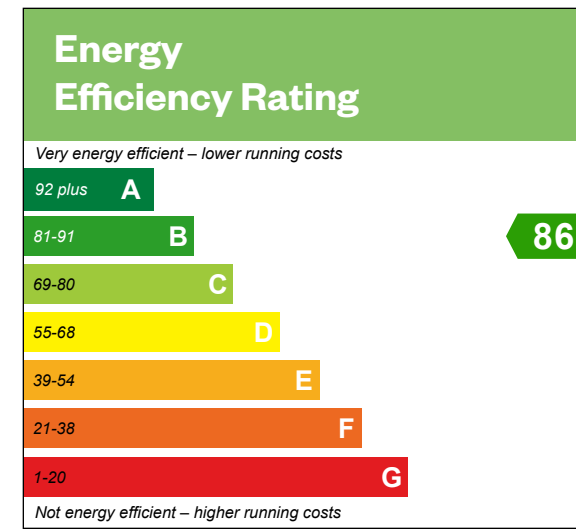
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# The Dudley Apartments

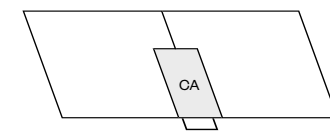
## 1 bedroom apartment

Plot 29 – as shown

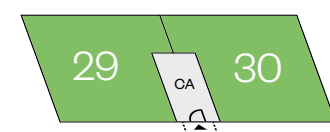
Plot 30 – handed



Second floor

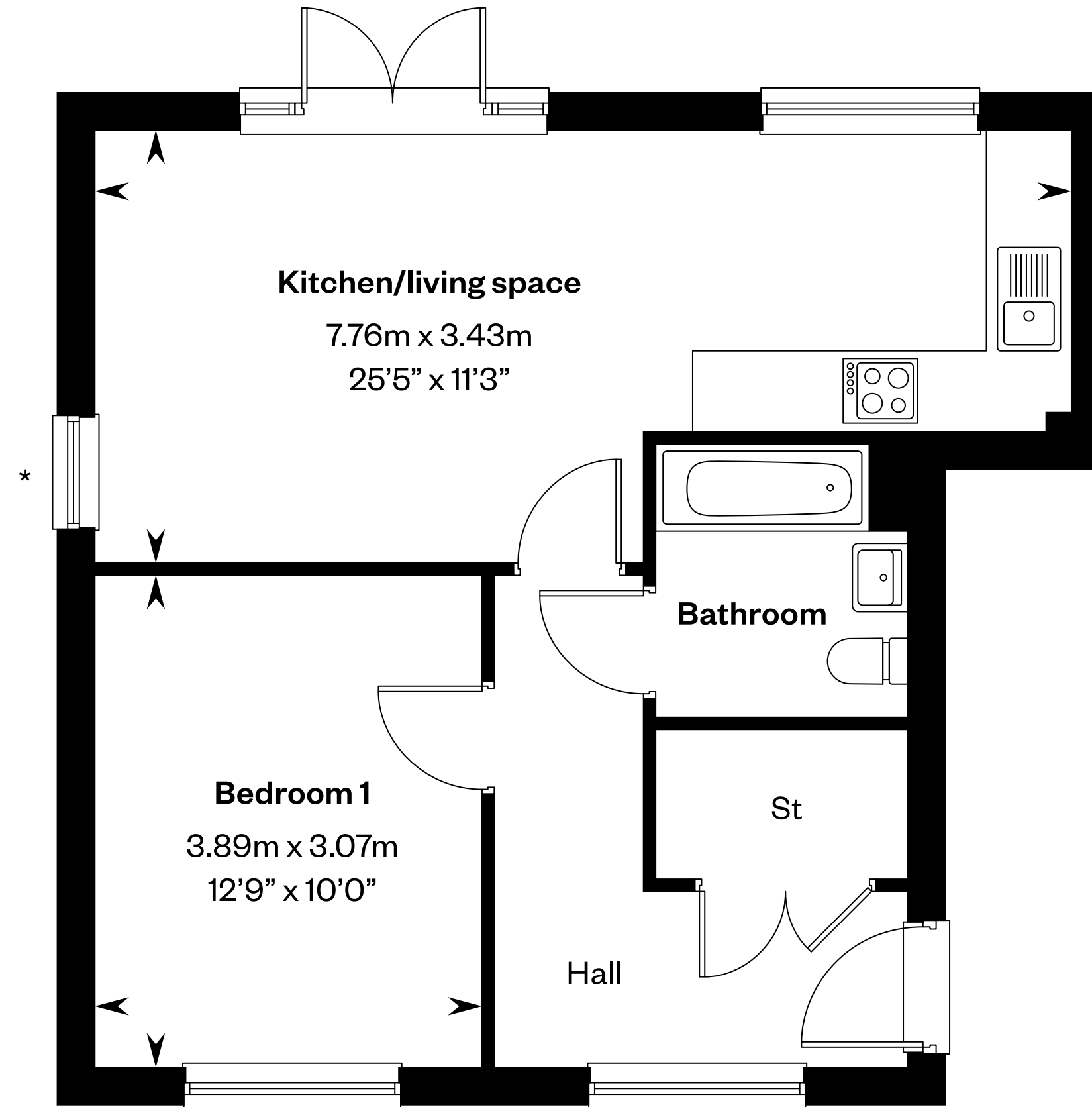


First floor



Ground floor

Communal area



\*Window to plot 29 only. Please ask your Sales Consultant for further details. St: Store cupboard.

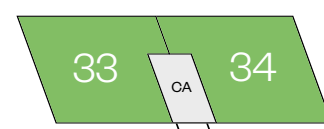
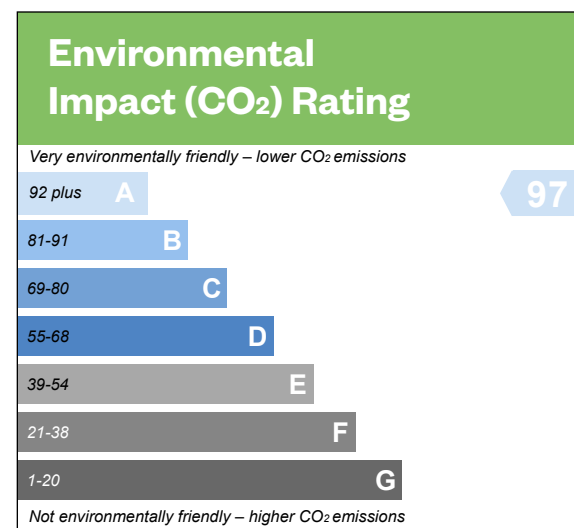
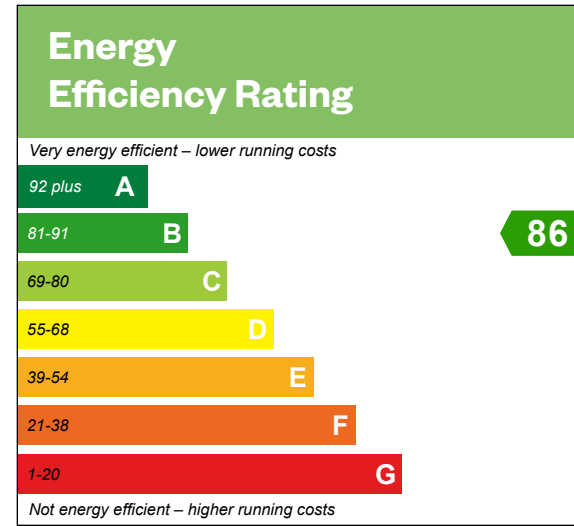
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# The Dudley Apartments

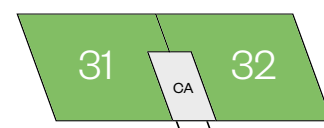
## 1 bedroom apartment

Plots 31 & 33 – as shown

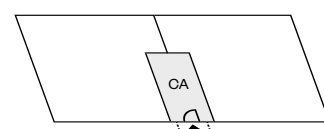
Plots 32 & 34 – handed



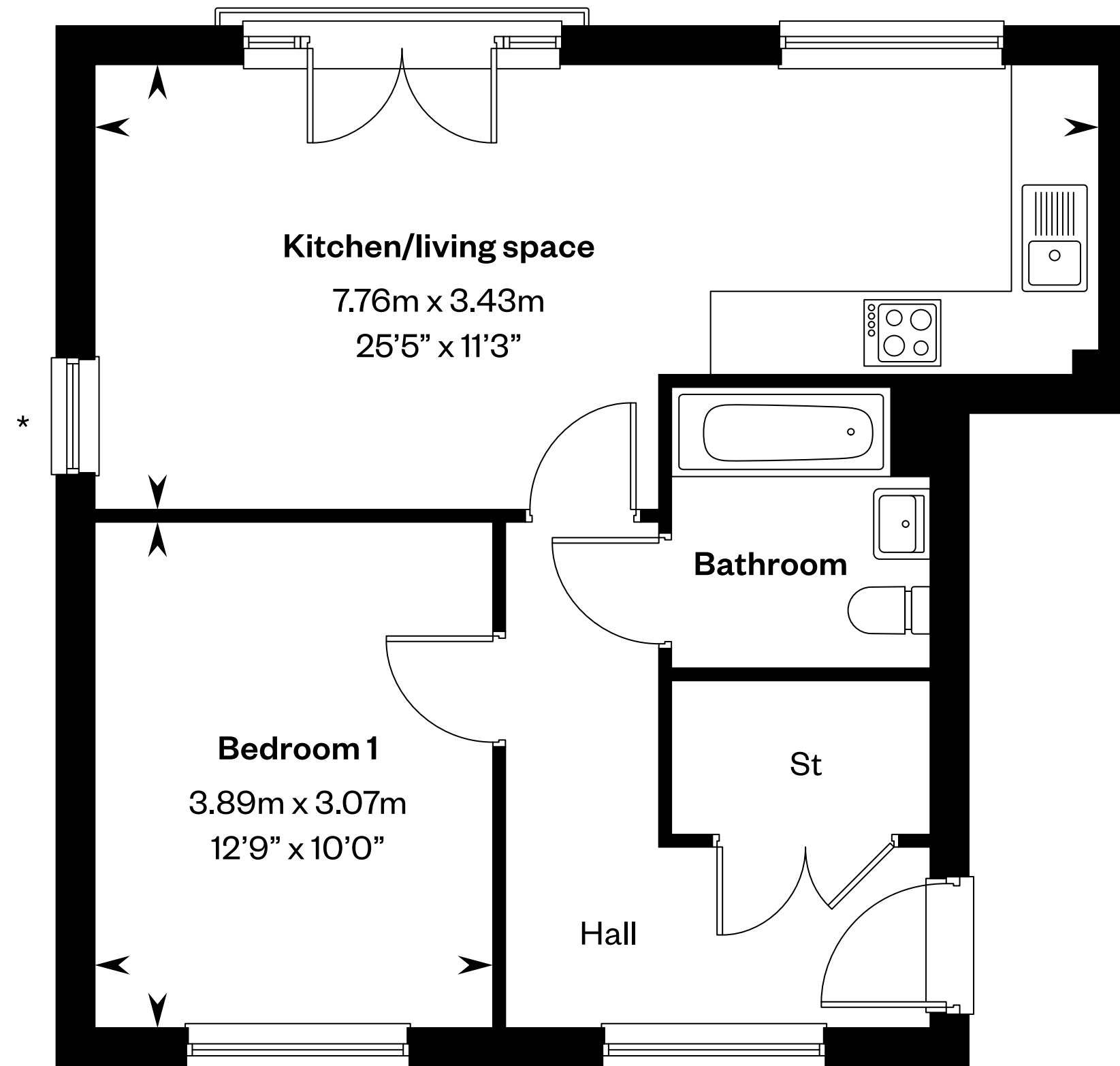
Second floor



First floor



Ground floor CA Communal area



\*Window to plots 31 & 33 only. Please ask your Sales Consultant for further details. St: Store cupboard.

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# Ryder Gardens

Specification

Dudley Apartments – First Homes



Stock photography



Photography from a previous Cala development



Photography from a previous Cala development

# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with a quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



Photography from a previous Cala development



# Specification

## Kitchens

- 40mm thick laminate worktop
- LED strip light with plastic diffuser
- Bosch built-in single oven
- Bosch Serie 2 600mm framless ceramic hob with side controls
- Bosch 600 hood
- Bosch built-in fridge freezer
- Bosch integrated slimline dishwasher
- Bosch Series 4 built-in washer dryer
- Carron Phoenix Lomond 150, Reversible 1.5 bowl inset stainless steel with single drainer
- Vado Matrix Mono Kitchen Mixer with Swivel Spout in Chrome
- Amtico Spacia LVT to kitchen and breakfast area

## Cloakrooms & Bathroom

- Cloakroom: Close coupled WC, pedestal basin
- Family Bathroom: Bath, WC, pedestal basin
- Roca Havana, white 1 tap hole basin, with havana pedestal
- Roca Havana, white 2 tap holes basin, with havana pedestal
- Roca Carlo Eco white water saving steel bath
- Vado vecta basin pillar taps with ceramic cartridges
- Vado matrix mono basin single lever, smooth bodied mixer with ceramic cartridges

- Vado Vecta 2 hole bath shower mixer with shower kit and ceramic cartridges
- Roca Standard Contract White 1700mm Front Panel
- Radiators to all wet rooms
- Cloakroom: Tiled splashback to basin only or splashback panel
- Bathroom: Full height around bath only
- WC & basin: Tiled splashback to basin only or splashback panel

## Internal detail

- Crown Covermatt White (matt emulsion) to all rooms (including rolled sleilling walls)
- Crown Satinwood products
- Crown Covermatt White (matt emulsion)
- Softwood handrail finished Crown Satinwood products

## Windows

- White PVCu double glazed

## Miscellaneous Electrical

- Deta Slimline white plastic to all rooms
- Micromark (or equivalent) GU10 Mains Voltage Double Spotlight in black (available from BDC) or Saxby Lighting Odyssey Twin Wall light in black
- Zaptec Pro

## Miscellaneous Plumbing

- Air Source Heat Pump wet traditional system with radiators

## Environmental details

- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating with high Seasonal Coefficient of Performance (SCOP) throughout the year and a low carbon footprint
- Gas-free development
- Double glazed PVCu windows (and French doors) providing a high level of thermal insulation and reduced heat loss
- B rated kitchen appliances to reduce water and energy use\*
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes\*\*
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- This development will contain ecology nesting features, including birds, bats and bees

Please consult your Sales Consultant for more information. \*Proportions may vary, please refer to Sales Consultant for more information. \*\*Not all domestic appliances have an EU energy label. Please refer to Sales Consultant. Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information, please speak to a Sales Consultant.



# Welcome to your new home

Ryder Gardens,  
Molyneux Avenue, Bovingdon,  
Hertfordshire, HP3 0NZ

[Click here to arrange your viewing](#)



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