

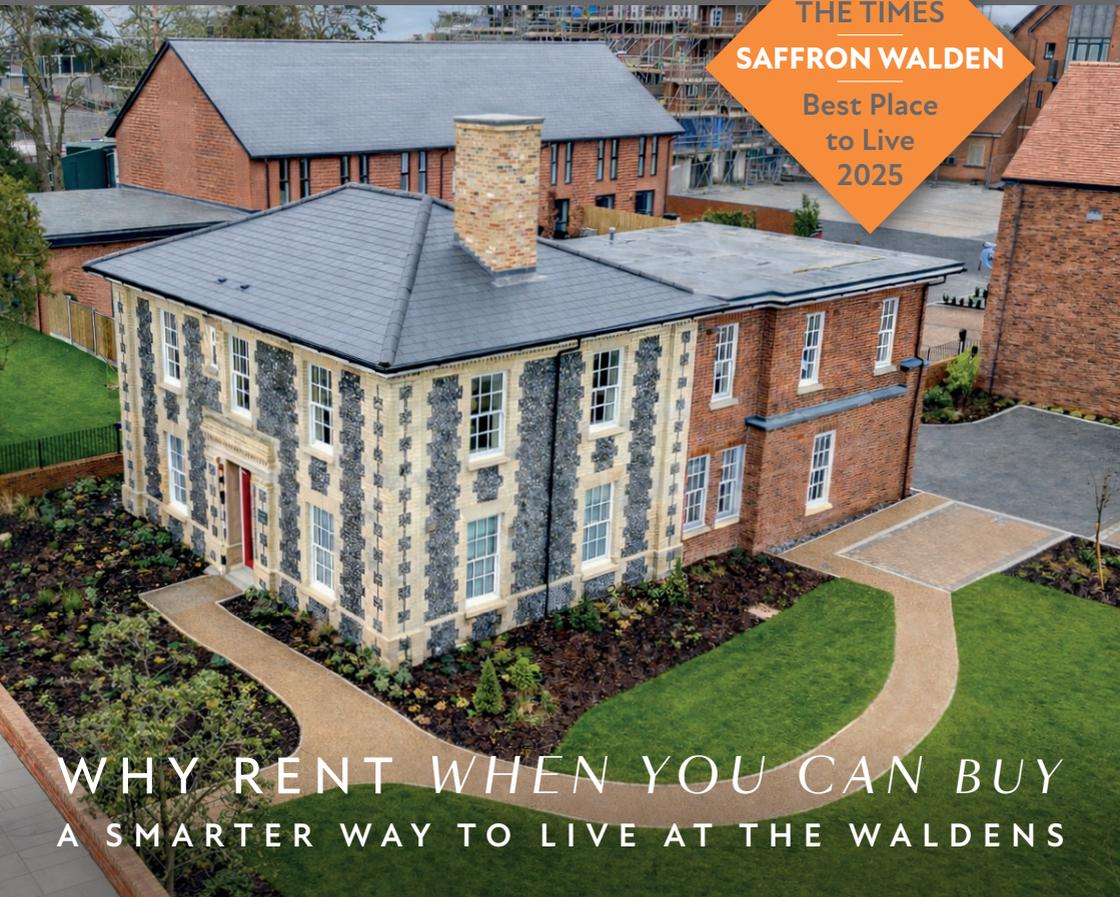


THE WALDENS

SAFFRON WALDEN

Voted
THE TIMES
SAFFRON WALDEN

Best Place
to Live
2025



WHY RENT WHEN YOU CAN BUY
A SMARTER WAY TO LIVE AT THE WALDENS



EXPLORE THE BENEFITS OF BUYING YOUR OWN HOME

RENTING VS BUYING AN APARTMENT AT THE WALDENS

Modern, energy-efficient apartments designed for first-time buyers and downsizers - often for less than the cost of renting. Rising rents mean many people assume buying is out of reach. At The Waldens, owning your own home may be more affordable than you think.

1 BEDROOM APARTMENT

Typical Rent
£1,300 – £1,400 pcm

Estimated Mortgage Cost
£931 pcm*

Potential Saving
Up to **£469 per month**

2 BEDROOM APARTMENT

Typical Rent
£1,600 – £1,750 pcm

Estimated Mortgage Cost
£1,280 pcm*

Potential Saving
Up to **£470 per month**

WHAT ARE THE BENEFITS

Buying at The Waldens could be around **30%** cheaper than renting, saving you approximately **£470** per month - while building equity in your own home rather than paying a landlord.

THINK YOU DON'T HAVE ENOUGH DEPOSIT?

If saving a full deposit feels like a barrier, we may be able to help.

- ◆ Just 5% deposit required from you
- ◆ 5% deposit contribution provided by Chase New Homes
- ◆ Making home ownership more accessible for first-time buyers and movers alike

Speak to our sales team to see how this could work for you.

WHO IS IT FOR AND WHY BUY

DESIGNED FOR FIRST-TIME BUYERS AND DOWNSIZERS

We understand that everyone's circumstances are different. That's why we offer tailored purchasing packages, designed to suit your individual needs - whether you're buying your first home, downsizing, or planning ahead.

Developer-assisted deposit options

Flexible incentives to support affordability

Guidance through the mortgage and buying process

FIRST-TIME BUYERS

- ◆ An alternative to rising rents
- ◆ Opportunity to own for less than you might expect
- ◆ No onward chain with new homes
- ◆ Energy-efficient, lower living costs
- ◆ Clear guidance and support throughout your buying journey



DOWNSIZERS

- ◆ Right-size without compromise
- ◆ Lower maintenance and costs
- ◆ Release equity while retaining quality and comfort
- ◆ Modern living in a popular location
- ◆ Security, convenience and peace of mind



FOUR REASONS TO BUY INSTEAD OF RENTING

1 Long-term security

No rent increases or short leases

2 Equity growth

Every payment builds your asset

3 Predictable costs

Greater financial confidence

4 Freedom to settle

A place that truly feels like home

Important information:*Mortgage figures are indicative and for illustration purposes only. Based on a 40-year mortgage at a rate of 4.09%, assuming a 5% deposit from the purchaser and a 5% deposit contribution from the developer. Rental figures are approximate and based on current local market estimates. Monthly savings are illustrative and may vary depending on lender, mortgage product, individual circumstances and market conditions. This is not a mortgage offer. Purchasers should seek advice from an independent financial advisor or mortgage broker. Prices, incentives and contributions are subject to availability and may be withdrawn or changed at any time. The offer of a deposit contribution is not available in conjunction with any other incentive unless agreed as part of the sale. The Waldens photography is indicative only.

CREATING AN ENVIRONMENT FOR 21ST CENTURY LIVING

The Waldens is a private development of one, two, three and four-bedroom homes, set in the buildings and grounds of the former Friends' School.

A collection of beautifully crafted apartments and houses, built to the highest standard, harmonising with the existing architecture and distinct character of the development. Creating a vibrant and inviting community hub for Saffron Walden.

High standard of engineering and resource efficiency

Spacious and contemporary room interiors

Stunning landscaped gardens with ecological nature-enhancing pond

Designed and built by Chase New Homes who have a proven track record for inspired placemaking

Prices from £239,995

RESIDENTS' FACILITIES



Tennis courts and multi-use games area



Video entry system to apartments



Concierge service



Pedestrian and cycle routes



Private parking for all apartments



Sales Suite & Show Apartment, Mount Pleasant Road, Saffron Walden CB11 3NY

Open 5 days a week, 10am-5pm
Closed on Wednesday and Sunday

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