



MONTREAUX

PURCHASE OFF PLAN

BEAUTIFUL LIVING SMART INVESTING



Buying to let Page 6

Buying your new home Page 7

Out and about in Reigate Page 8

The Apex development Pages 10-13

the
Apex
Reigate

Why Reigate?

The buoyant property market suggests buying in Reigate is a wise choice. Whether you are a property investor or simply looking for a great place to live, there are many compelling reasons to choose Reigate.

Who wouldn't want to own a property in the best place to live in the South East?!

In a 2013 study undertaken by the Sunday Times to "reveal the little Nirvanas dotted across the UK", Reigate beat many other notable towns such as Guildford, Sevenoaks, Ascot and Winchester to the top spot.

A wide range of criteria were considered and Reigate won out on factors including; natural beauty, low crime rate, cultural life, its location in the rolling North Downs and Surrey Hills area of outstanding natural beauty. Further credit was given for its proximity to Gatwick Airport, historic Reigate Fort, Capability Brown-designed Gatton Park, picturesque Reigate Hill and of course the wonderful Priory Park - directly opposite [The Apex](#).

**REIGATE
NAMED AS
THE BEST PLACE
TO LIVE IN THE
SOUTH EAST**

- Sunday Times

The town also rated highly for local schools' standards, high employment levels and property prices.

Reigate is a town which is easy to love - whether it's the beautiful open spaces, the architecture, the great selection of shops or its vibrant bars and cafes. It has a great mix of everything, which appeals to a wide range of people from all age groups. There is a genuine sense of community in Reigate and always a lively buzz of activity centred around the thriving High Street.

Being nestled at the foot of the breath-taking North Downs and surrounded by lush countryside, Reigate's commuting facilities place it easily in the London Commuter Belt. Living in Reigate and working in London is the choice of many people, though working locally is also an option as there are many large employers in the area and of course Gatwick Airport just a few minutes' drive away.



Cullenders Delicatessen & Kitchen



Reigate High Street

"Reigate is a fantastic place to live! The café's and bars are great and the whole town has such a friendly feel about it. I work at Gatwick Airport, so location is perfect for me too." (Karen P)

"Having lived all our lives in the centre of London, my wife and I made the decision to move to Reigate. It's the best thing we could have done... we love the fact there is so much open space and greenery around, yet it's perfect for commuting. We feel like Reigate is our little secret... don't tell everyone!" (David B)

So, rather than asking "Why Reigate?" perhaps the question should be "Why would you choose anywhere else?!"



Great connections

Reigate Station offers regular trains to central London every 20 minutes during peak times, with a journey time of just 39 minutes.



REIGATE A SMART INVESTMENT

WHILST LONDON LOOMS LARGE ON THE WORLD PROPERTY STAGE, THERE IS A STRONG CASE TO BE MADE FOR PROPERTY INVESTORS TO LOOK FURTHER AFIELD THAN THE CROWDED MARKETS OF INNER LONDON.

Historically, investors have tended to concentrate on a limited geographical area when investing in the capital, some venturing no further than the central post codes, others limited by London's green belt or the M25. When it comes to investment decisions about residential property though, savvy investors are looking towards towns such as Reigate.

New evidence from Savills Research shows that some property markets outside of London behave in a similar way to London and are driven by many of the same factors.

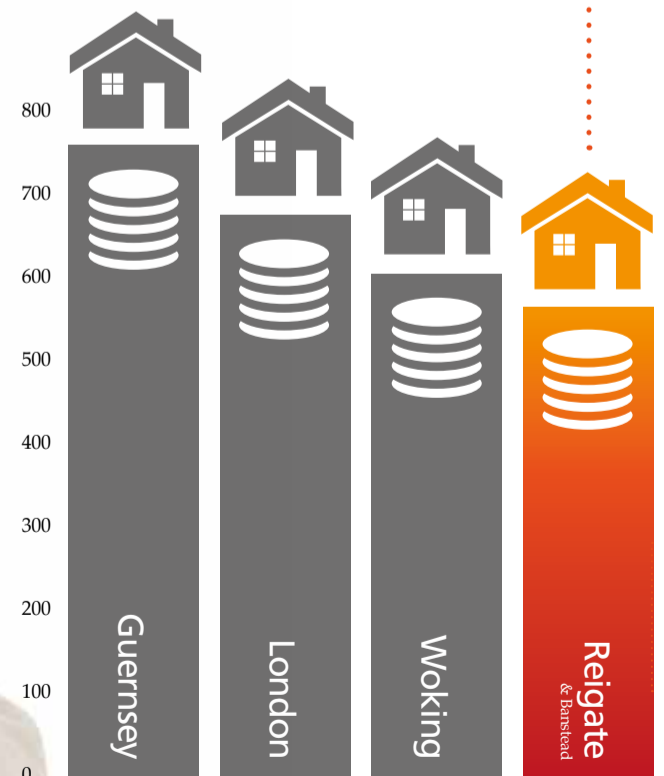
When correlated with London, the research shows the Redhill/ Reigate property market sharing over 97.5% of house price movements in previous property market cycles with the capital; effectively behaving like an extension of London boroughs.

Local demand for rental properties is also likely to remain strong, census data from 2001 and 2011 shows the total number of households in the private rented sector has increased by more than 60% in Reigate and Banstead.

"Reigate shares over 97.5% of house price movements with central London."

"REIGATE COMMANDS THE 4TH HIGHEST RENTAL PRICES IN THE UK"

(Daily Telegraph)



Rent per room month (£)

(Daily Telegraph)



HOUSE PRICES IN THE
SOUTH EAST ARE
EXPECTED TO RISE BY

31.4%

BY THE FIRST QUARTER OF 2020

- The Treasury

CONNECTED CAREERS

“AN IDEAL
PLACE FOR
YOUNG
PROFESSIONALS
TO SET UP
HOME.”



Many large companies have offices in or close to Reigate, providing excellent local employment opportunities. Businesses including Canon, Esure, Towers Watson, Legal & General, Aviva and Kimberly-Clark are all within easy reach, helping to make this thriving town an ideal place for young professionals to set up home.

BUYING TO LET

WITH REIGATE'S WELL ESTABLISHED REPUTATION AS A GREAT AREA TO BUY PROPERTY AND HIGH LOCAL DEMAND FOR RENTAL ACCOMMODATION, **THE APEX** REPRESENTS A SUPERB OPPORTUNITY FOR A BUY TO LET INVESTMENT.

Buy-to-let is currently enjoying a renaissance: more mortgages are available, rental yields are higher and demand is through the roof.

According to recent figures from the Communities and Local Government's English Housing Report, the number of privately rented properties has risen from 3.4 million in 2009-10 to 4.4 million in 2013-14.

When purchasing a buy-to let investment there are many important factors to consider, including the potential for your capital investment to grow over the long term, the ease with which you will be able to rent the property, the type of tenants you will be able to attract and of course the likely rental yield.

The demand for rental properties in Reigate is fuelled by its outstanding location, amenities and commuter links. A buoyant local employment market further helps to ensure rental demand from the professional sector remains high.

Local agents Gascoigne Pees say:

"Working closely with our sales team here at Gascoigne Pees Residential Lettings in Reigate, we have noticed a rise in the number of local investment buyers over the years. We have seen rental values increase over this period to an all time high, in turn offering investment buyers / landlords more competitive yield values."

Investors look for properties with the potential for good returns and which are as hassle-free as possible. With this in mind, we expect The Apex to be a very popular investment."



"A bright investment"



Buying your new home



FINDING YOUR WAY THROUGH THE MORTGAGE MAZE

For most of us, buying a house is the biggest purchase we make - it's a big decision and an exciting time. Unless you are a cash purchaser, you will need to arrange a mortgage and it's advantageous to start making preparations as soon as possible. Should you get a tracker or a fixed rate mortgage? How long should the mortgage be for? How much could you borrow and when should you apply?

There are many things to consider, but a good mortgage broker will be able to provide solid advice, guide you through the process and show you the best deals.

With a traditional mortgage, the amount of deposit required will vary between lenders. According to Which? magazine research conducted in 2015, the average (mean) mortgage deposit for first-time buyers is 17%.

However if you are unable to raise sufficient deposit, help may be available from the Government-backed Help To Buy scheme.

HELP TO BUY

Are you a first-time buyer, who can afford mortgage payments but cannot afford a deposit of more than 5%?

OR

Do you already own a home and want to move up the ladder, but your financial circumstances mean you can afford only a 5% deposit on your next place?

Help to Buy, launched in 2013 and available until 2020, is an Equity Loan scheme applying to properties worth up to £600,000. It is open to both first-time buyers and home movers who wish to buy a new-build home.

First time buyers and home movers who have at least 5% deposit are eligible for this scheme, whereby the Government lends the buyer up to 20% of the value of the property.

The government's 20% slice of the loan is extremely competitively-priced and for the first five years, it's interest-free.

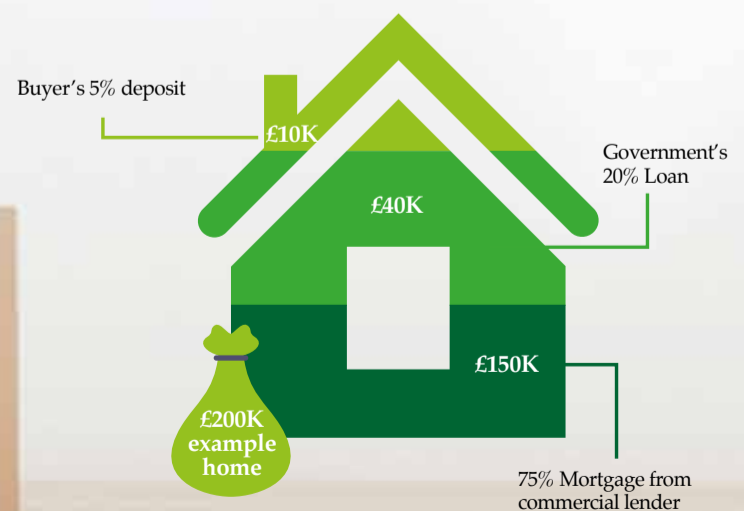
With a combined deposit of up to 25%, you will then have access to more attractive mortgage rates from lenders participating in the scheme meaning that dream home you thought was out of reach could become a reality.

Borrowers can choose to repay the equity loan at any time, without penalty. You can pay back either 10% or 20% of the total amount, so long as the loan is worth at least 10% of the value of your home.



"Reigate has seen a 9% increase in property values between 2014 - 2015"

- Land Registry



OUT & ABOUT IN REIGATE

BELOW ARE JUST SOME OF THE THINGS TO SEE AND DO IN THIS FABULOUS TOWN

FINE DINING

Reigate has an abundance of fantastic places to eat and drink, offering a great range from bites on the go to fine dining. Local produce from within Surrey and the South-East is used by many cafes and restaurants, with many pubs also growing their own fruit and vegetables.

Argentinian, Mexican, Spanish, French, Italian and European restaurants line the streets, supplying wonderful food at affordable prices.

Celebrity chef Tony Tobin's 'The Dining Room' is a must for food lovers. Tony has helped to establish the restaurant as one of Surrey's finest, forging his reputation there since 1993.



ENTERTAINMENT

Film

The newly refurbished boutique 'Everyman Cinema' offers a superb experience for film lovers. Showing a cultured mix of educational, current and controversial films, a night to the cinema will never be the same.

Bars

There is an eclectic balance of traditional inns and trendy bars in Reigate, many of which regularly offer live music nights and events.

Stage

Dorking Halls is a short 15 minutes drive away, where the West End meets Surrey. A mixture of well known plays, musicals, TV comedians and even mind readers are on constant rotation, allowing all the family to enjoy.

LEISURE

Golf

The area has much to offer those who enjoy the great outdoors with Reigate Heath Golf Club situated only 5 minutes away and Redhill & Reigate Golf Club just 10 minutes away.

Fitness

Reigate Priory Park is a popular destination park for many families living within Surrey. The park offers a variety of high quality facilities such as four tennis courts, a skate park, ball courts and a croquet lawn. There are also multiple gyms across the town for all ages.

SHOPPING

Gifts

A mixture of gift stores and luxury independent boutiques are positioned conveniently along the high street. Whether it's a unique treat for that special someone or a present for that much awaited birthday, you won't have to walk far to find it. The Lemon Tree, Between The Lines and Taylor Jayne are firm favourites.



Clothing

Ashworth and Bird is a popular destination for designer clothing, but all bases are covered with retailers including Fat Face, Crew, Mint Velvet, Jack Wills and Jigsaw having stores in the High Street.

Groceries

Finding quality foods and doing the weekly shopping couldn't be easier. Marks and Spencer and Morrisons both occupy prominent positions in the centre of town, with ample parking available.



CONVENIENT CENTRAL LOCATION



SCHOOLS IN THE AREA

There are many highly respected and sought after schools and colleges in the area, including

- Reigate College
- Reigate Grammar
- Reigate St Mary's
- Micklefield
- Dunottar, Redhill



A STUNNING NEW DEVELOPMENT OF CONTEMPORARY ONE & TWO BEDROOM APARTMENTS SET IN THE HEART OF REIGATE

Brought to the market by Gascoigne Pees, The Apex Reigate is an exclusive new residential apartment scheme by the respected developer Montreaux Ltd.

Comprising 24 one and two bedroom apartments located on Bell Street, The Apex is perfectly positioned in Reigate town centre.

All the apartments will be finished to a very high specification with modern, stylish interiors. The kitchens and living rooms will boast hardwood flooring, the bedrooms carpeted, bathrooms tiled and high quality white goods are included. Residents of the development will benefit from a lift and private allocated parking secured behind a barrier. These superb apartments are designed for contemporary living and offer a great opportunity for both owner occupiers and investors alike.

Contact Gascoigne-Pees today on:

Gascoigne-Pees
 Land & New Homes

01737 244 422





Computer generated image of The Apex

Purchase
off plan now

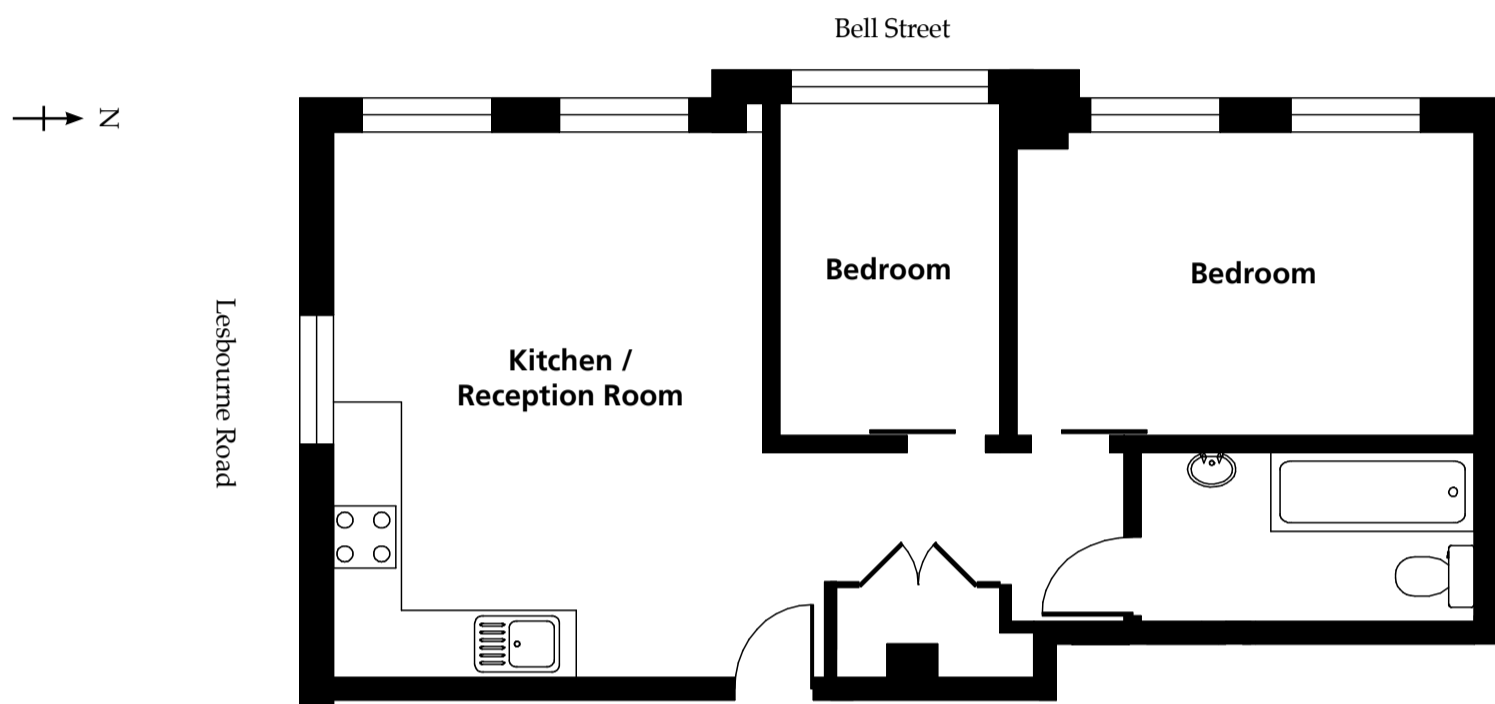
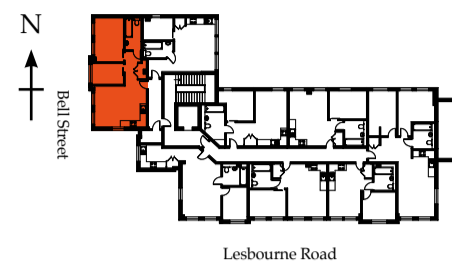
the
Apex
Reigate

From only
£219,950



the
Apex
Reigate

ONE & TWO BEDROOM APARTMENTS



KITCHEN & APPLIANCES

- High gloss handleless kitchen units with sleek, contemporary styling and soft close doors/drawers
- Under wall unit lighting
- Undermounted sink unit
- Chrome monobloc tap
- Quartz worktops
- Tiled splash backs to kitchens
- BOSCH stainless steel appliances including;
 - Electric hob
 - Fan convection oven
 - Cooker extract hood
 - Washer/dryer
- Integrated dishwasher
- Integrated fridge/freezer subject to kitchen layout
- Integrated microwave

BATHROOM

- GROHE taps
- High gloss, handleless wall hung vanity unit
- Italian tiling to walls and floor*
- Heated chrome towel rail
- Glass hinged bath shower screen
- White sanitaryware
- GROHE fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve
- Enamelled steel bath with combined water filler and overflow
- Wall hung WC with dual flush concealed cistern
- Shaver socket

HEATING & ELECTRICAL

- Economy 7 rated electrical metering
- Glass front electric panel heaters with LED display and remote control
- Hot water provided by direct Megaflor cylinder
- Cold water delivered by boosted system ensuring pressure maintained at all times
- Recessed LED lighting to kitchen and bathroom
- Dimmer switches to selected rooms
- Mains powered smoke and heat detectors with battery backup
- NICEIC/ECA certified

FLOORING

- Hardwood flooring to entrance, kitchen and lounge areas
- Carpeted bedrooms
- Tiled bathroom



DESIGNED FOR MODERN LIVING



BOSCH
Invented for life



GROHE
ENJOY WATER®



Videophone entry system



Typical Montreaux interior

SECURITY

- Video entry phone system to all apartments
- Key fob entry system
- Private, allocated parking spaces behind a remote control barrier
- CCTV

CONNECTIVITY

- All apartments are pre-wired to accept SKY TV, Virgin Media and digital services including Freeview and DAB radio (services may require subscription)
- High speed fibre optic broadband available
- Duplex media plate to lounge

GENERAL

- 125-year lease
- 10 year building warranty with Premier Guarantee**
- Built to comply with all relevant current Building Regulations
- Wardrobes to principal bedrooms
- Passenger lift serving all floors.



the
Apex
Reigate

**ALL APARTMENTS AVAILABLE
TO PURCHASE OFF PLAN
NOW FROM ONLY £219,950**

Gascoigne-Pees
Land & New Homes

01737 244 422

A UNIQUE MONTREAUX DEVELOPMENT

Montreaux is a UK company specialising in residential and commercial property development.



MONTREAUX

We take great pride in our successful track record of designing, and developing exceptionally high quality homes. The concept behind each project is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

We understand that you don't just need a great home, you also need it to be in the right place. That's why we work hard to provide the best locations, ensuring that our residential developments have convenient access to transport links and local amenities.

Our team of carefully selected professionals bring their wealth of experience and desire for perfection to each project, ensuring the house we build will be the home you wish for.



Luxury apartments at Chesham House, Epsom



Jubilee Street, Brighton. Montreaux commercial developments are positioned in prime locations to ensure maximum exposure, demand and profitability. They are distinguished by their impeccable attention to detail, modern design and cutting edge technology that consistently produces properties of an excellent standard.

CHOOSING THE RIGHT SOLICITOR

Buying a property involves a detailed legal process with a lot of paperwork and it is important that you appoint a knowledgeable, communicative and efficient solicitor to manage the conveyancing process for you.

When you reserve a property there is typically a deadline (often 28 days) by which you need to sign and exchange contracts so it is vital to know that your solicitor is properly focused on your purchase and doing everything they can to expedite a smooth transaction.

An efficient solicitor will respond quickly, ask the right questions and speed your purchase through, whereas a less than diligent solicitor - particularly one who doesn't send off the right paperwork at the right time - can cause considerable delays which may even lead to your purchase falling through.

Whilst you have complete freedom to appoint any solicitor of your choice, Montreaux are pleased to recommend TWM Solicitors to all purchasers of apartments at **The Apex**.

Please note that Montreaux do not have any commercial links with TWM and we do not receive any referral fees if you choose to appoint them - our interest in recommending TWM is simply to ensure you have access to a high quality legal service and a solicitor who will do their best to ensure your purchase goes through quickly and with the minimum of fuss.



OUR RECOMMENDED MORTGAGE BROKER

There are a myriad of mortgage options on the market and making the right choice about your mortgage is an important and complex decision.

A good mortgage broker should consider not only the best priced loan for you but also which lenders are more likely to underwrite your loan. Whilst some brokers have access only

to a limited panel of lenders, those who are fully independent will have access to the greatest number of loans.

Montreaux are pleased to recommend the services of Bentley Holmes Mortgage & Wealth Management to all purchasers of apartments at The Apex.

twm solicitors

Achieving success for our clients

The TWM team draws upon many years' experience in the area of legal services in the conveyancing industry. TWM are on the panel of most mortgage lenders. We are experienced in help to buy schemes.

We offer a fully independent and professional service. Developers have a vested interest in seeing that good quality, timely legal advice is available to any purchaser. We have no commercial links whatsoever with Montreaux and do not pay, nor have ever paid, referral fees to a developer. Our value is purely in the quality of our work.

***A discounted rate on purchase is available due to our experience and knowledge of the site history.**

For enquiries please contact:

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Partner - Residential Property Department
Direct: 01372 731181
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www.twmsolicitors.com

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123 High Street, Epsom,
Surrey KT19 8AU



Bentley Holmes

Mortgage & Wealth Management



INTRODUCING

Tailor Made Mortgage Service in Association with Bentley Holmes Mortgage & Wealth Management. Grant Holmes is a professional Financial Adviser with 18 years' experience in the Financial Services Industry.

THE MORTGAGE SERVICE OFFERS:

ACCESS TO ALL MAJOR LENDERS
SEMI EXCLUSIVE PRODUCTS
RESIDENTIAL FIRST TIME BUYER
RESIDENTIAL HOME MOVER
REMORTGAGE
BUY TO LET

Bentley Holmes Mortgage and Wealth Management welcome your mortgage enquiries.

*For a free initial consultation please contact Grant Holmes.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FOR MORTGAGE ADVICE WE CAN BE PAID BY COMMISSION FROM THE LENDER AND WE CAN CHARGE A FEE OF TYPICALLY £500.

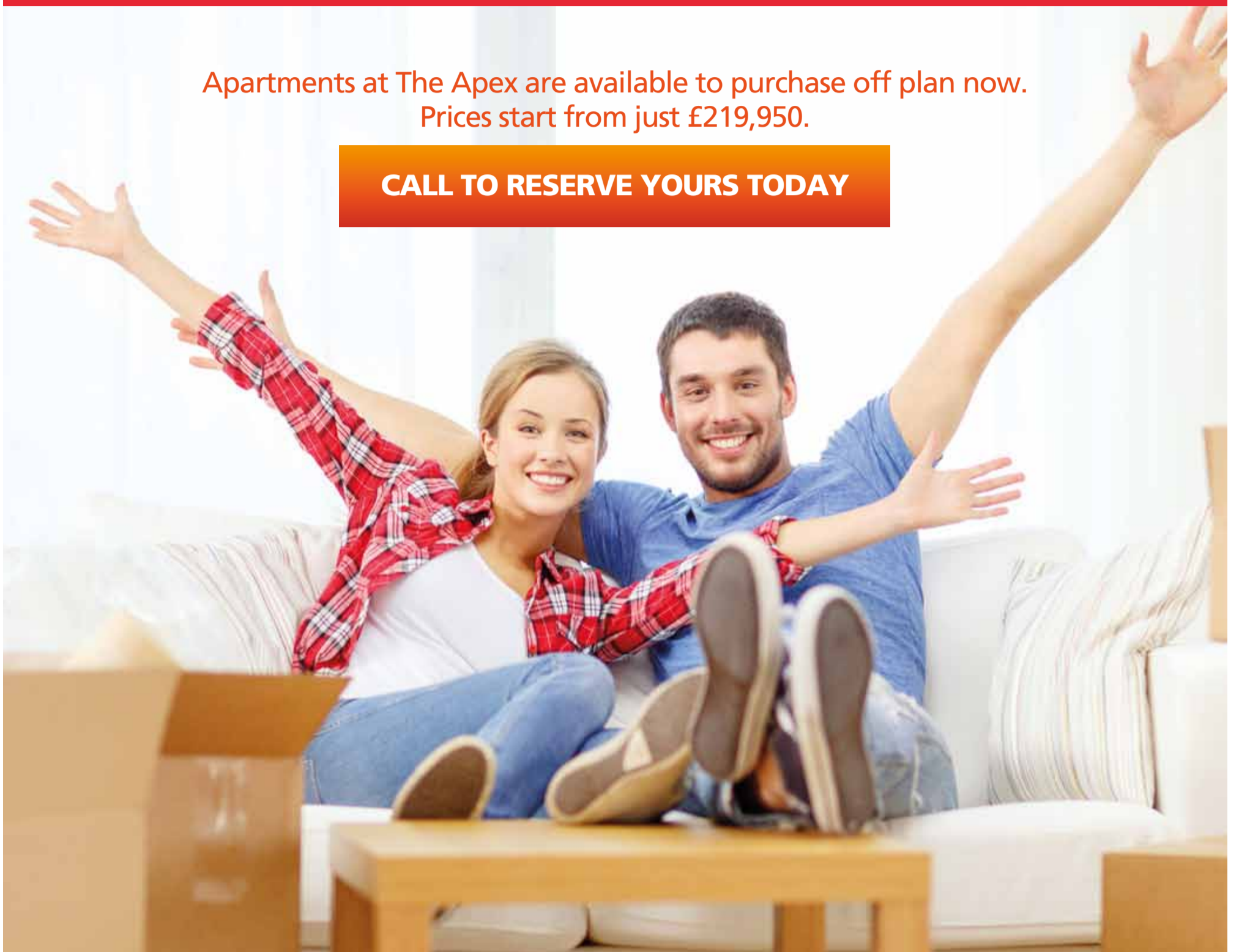
*ALL INITIAL CONSULTATIONS ARE FREE.

Contact Telephone: +44 (0) 1737 351 150 Mobile: +44 (0) 7967 027339
Email: grant.holmes@bentleyholmes.com

HURRY – DON'T MISS OUT!

Apartments at The Apex are available to purchase off plan now.
Prices start from just £219,950.

CALL TO RESERVE YOURS TODAY



www.apexreigate.com

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NEW DEVELOPMENT
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ONE & TWO BEDROOM
APARTMENTS
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