



at last, a place of our own
The Cedars Riverside Dene

The Cedars

At last, a place of your own, an exciting opportunity to buy your own home, with some extras to ensure you have a good start.

Prices from £50,000 – up to 95% mortgages*

One bedroom:	from £50,000
Two bedroom:	from £60,000
Two bedroom duplex:	from £82,500
Eighty apartments:	58 two bedrooms 4 two bedroom duplexes 18 one bedroom

Included in the price:	Modern kitchen units Cooker, cooker hood Fridge freezer Washing machine Carpets & vinyl Bath & shower over bath Blinds
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Welcome

Welcome to The Cedars, Riverside Dene a stunning redevelopment on the edge of the city and close to the River Tyne.

The Cedars, Riverside Dene, are recently renovated and refurbished apartments situated on Park Road, just off Scotswood Road, Newcastle upon Tyne, NE4 7DX. Completely refurbished by an award winning builder, the Cedars has been transformed into an attractive and exciting block of eighty apartments, all have modern interiors, kitchens and bathrooms. The apartments are for sale and not for sale to the buy to let market.

The Vision

The vision of Gentoo architect, Stephen Reed was to deliver a creative, sophisticated and sensitive remodelling of the blocks, one which took full advantage of the landmark structures and provided homes and public spaces of high quality and design. The Cedars has been renovated, using materials which gradually change in colour, with the emphasis on the glazing panels celebrating its vertical nature, crowned with a halo of light giving a rainbow spectrum of colour at night.

Inside The Cedars

Internally there is a bright entrance, with a secure entry system, where natural light cascades off wood through the double height entrance foyer, with each side of the apartment block linked via a glazed bridge.

Remodelling of the apartments has created modern open plan living spaces, many of the apartments have floor to ceiling Oriel windows that extend outwards adding to the spacious feel of the apartment, many with views over the River Tyne or the city or westwards towards the Tyne Valley.

The Cedars outside walls are insulated and centrally heated using a bio-mass boiler, an efficient eco-friendly heating system and how much is used, is controlled by you. Each apartment has BT phone and broadband connections, as well as Sky Plus through a central satellite on top of the building – you just need to sign up with either company to access their services. Dab and analogue radio & TV services are provided as well at no charge, you will need a TV Licence though.

Smoke alarms are fitted into each apartment for your safety. Each floor has its own rubbish chute, with a recycling area off the entrance area of the Cedars. There is a parking space for each apartment, with visitor and disabled parking. There is a bike store for your cycle.

Outside The Cedars

Externally, the communal gardens and parking curves gently around the base framing the apartments creating a strong and dynamic sense of movement and allowing the Cedars to rise from the landscape, a beacon for the future of Riverside Dene.



Show Apartment



Show Apartment



Show Apartment

About Newcastle upon Tyne

Newcastle is a vibrant city and regional capital of the North East. The city centre provides a range of great places to shop and relax. At the cultural heart of the city is the Theatre Royal, although the city boasts a number of the other great theatres and music venues including the Tyne Theatre, City Hall, the O2 Academy and close by is the Metro Arena. Newcastle and Gateshead Quayside is home to the iconic Sage and Baltic and the stunning bridges spanning the Tyne including the north east's own 'winking eye' – the Gateshead Millennium Bridge. For football fans, the home of Newcastle United, St James' Park is a very popular destination.

Newcastle College and the universities of Newcastle and Northumbria are also close to hand – in fact all the services and facilities you would expect from a thriving city centre are there for you to enjoy.

Riverside Dene offers the best of living close to the city and being part of a great community.

Photos: Courtesy of Newcastle Gateshead Initiative.



About The Area

Formerly known as Cruddas Park (named after a local industrialist), the renaming of the area to Riverside Dene marks the transformation of the area and its five apartment blocks.

The apartment blocks have each undergone a multi million pound transformation, making it one the city's largest housing redevelopment schemes in recent years. The result is five stunning landmark apartment blocks of which the Cedars is one, which is for sale.

The Cedars location is great for people working in the west of Newcastle, the city centre and Gateshead. Close to the city, the Cedars is an ideal place to enjoy the vibrant city nightlife, Newcastle's many cultural attractions, the restaurants, bars and great shopping facilities which are the envy of many a city; plus on the doorstep are a range of leisure facilities in Elswick Park and the refurbished Elswick Leisure Centre, which includes an Impulse gym and pool.

Imagine your weekends, strolling in the park, biking along the riverside, walking into town or just chilling out in your new apartment.

Local Services

Local services including a general store, newsagents, post office, bakers, chemist and hairdresser can be found in the Cruddas Park Shopping Centre. There is also an excellent public library, fully equipped with computers and internet access and a range of other services.

Neighbouring the shopping centre is Park Road Community Centre which holds regular events during the evening and activities during the day. Close by is a doctors surgery, nursery school, primary school and a number of local churches, plus a range of other facilities, including Newcastle College.

Transport Links

The Cedars are minutes from bus transport, close to the A1, and the Central Station is barely a mile away. For those who enjoy great days out the Cedars is also close to a number of foot and cycle paths which follow the River Tyne, or, for those who want to explore further, the Cedars are ideally located for trips out to the surrounding coast and countryside.

The Future Of Riverside Dene

This is an exciting time for Riverside Dene and its residents, with developments set to continue over the next few years. The remaining empty tower blocks will be demolished, this is scheduled to start in the summer of 2011 and should be completed within a year, the land will then be grassed over and offered for development. Concept plans for the refurbishing of the shopping centre have been developed and were warmly received locally. It is hoped the redevelopment of the shopping centre will start in the next few years. The future for Riverside Dene is bright and we hope that you will be part of the areas future growth.

Help To Buy Your Own Apartment

Up to 95% mortgages* provided by Newcastle City Council

Your home may be repossessed if you do not keep up repayments on your mortgage.*

Property Service Charge

Each apartment owner will have to pay a service charge and normal household bills: £82.32 per month for a two bedroom property and £49.97 per month for a one bedroom property – this monthly payment also includes your building insurance.

Council Tax

Band A

Show Apartment

Why don't you come and look at our one and two bedroom show apartments to get a real taste of living at The Cedars. Rook Matthews Sayer will arrange to give you a viewing.

(0191) 246 3672 or 246 3810

(e) cedars@rookmatthewssayer.co.uk
www.rookmatthewssayer.co.uk/cedars

To talk about finance call:

Alison Stidolph on (0191) 246 3622

Rook Matthews Sayer

380 West Road, Fenham, Newcastle upon Tyne, NE4 9RL
0191 246 3672
(e) fenham@rookmatthewssayer.co.uk
www.rookmatthewssayer.co.uk/cedar

Frequently Asked Questions:

When can I go and see the apartments in the Cedars?

The apartments in the Cedars are now completed; we have one and two bedroom show apartments, call us to arrange a viewing.

Are the white goods guaranteed?

We are waiting for confirmation of this.

Is the apartment leasehold?

Yes, it is leasehold, there will be a ground rent to pay. The payment is £25 per annum. The lease is for 125 years.

Who will check my heating in my apartment?

You will have to arrange for a heating engineer/plumber to check it for you on an annual basis or resolve any problems you may have.

Security, will I have a fob for the front door?

Yes you will, you will be given a security fob for the front door and keys to your apartment on completion.

Can I keep animals in my apartments?

You can only keep an animal that does not need outside space, eg: no cats and dogs. This is also specified in the lease agreement.

Can I reserve an apartment?

Yes, when your mortgage application is accepted.

Who can I ask for financial advice on my mortgage?

You can call Rook Matthews Sayer financial advisor, Alison Stidolph and make an appointment to see her, call 0191 246 3622.

What will I need to bring with me to complete my mortgage application?

Proof of residential address (posted utility or bank statement), if you are paid monthly – your last 3 monthly payslips, if you are paid weekly – your last 8 week payslips, copy of your P60, last three month bank statements (internet printed acceptable). If you are currently renting – bring proof of rental payments for 12 months.

Can I speak to my visitors at the front door of the Cedars?

Yes, you can through your phone in your hallway and buzz them in.

Who will look after the communal gardens and communal areas in the apartments?

The appointed management company; Mainstay.

Will I have a contact telephone number for Mainstay when I move in?

Yes, you will be given contact numbers when you move in.

How big can the furniture be in the lifts?

When you view the show apartment, you will see the lift, you can see that very large furniture will not fit, you may have to buy furniture that can be fitted together in the apartment, however some sofas etc. can go up in the lift. There is a removal company who have moved people into neighbouring blocks, we can provide their details if you wish.

I am a Landlord, can I buy one of the apartments to let out?

No you cannot.

What council band am I in, in the Cedars?

Band A

I already have a fridge and washing machine, can I claim back the money for them, instead of having new ones?

No, you can refuse them but there is no monetary exchange or discount on the price of the apartment.

What is the service charge?

This is a quarterly payment to a company who will look after the communal areas and garden, it will also include your buildings insurance, but not your contents insurance.

How many parking spaces do I have?

One per apartment, there is visitor and disabled parking available.

Can I put large cardboard boxes down the rubbish chute?

No, you can take large refuse in the lift, down to the ground floor to the large refuse room.

How do I clean the outside of the apartment windows?

The outside of the windows have a special covering – it attracts the rain and helps to self-clean the window, this process will work better when all the building work is completed.

How long has the management of the company looking after the building been appointed for?

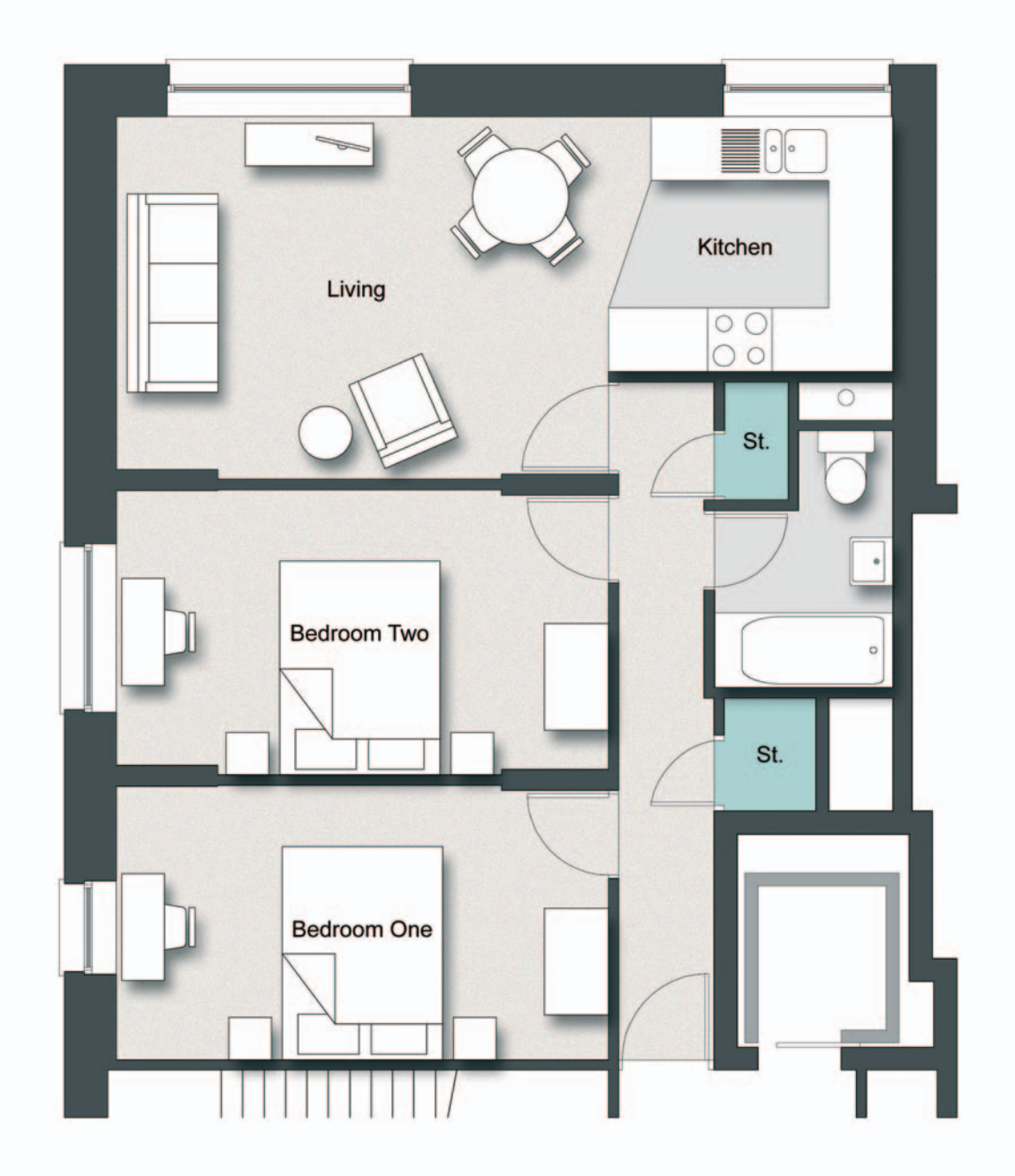
Five years, after which the residents as a whole can either reappoint or find a different management company.

Is there somewhere I can store my bicycle?

Yes there is a bike store on the ground floor.

Floor Plans

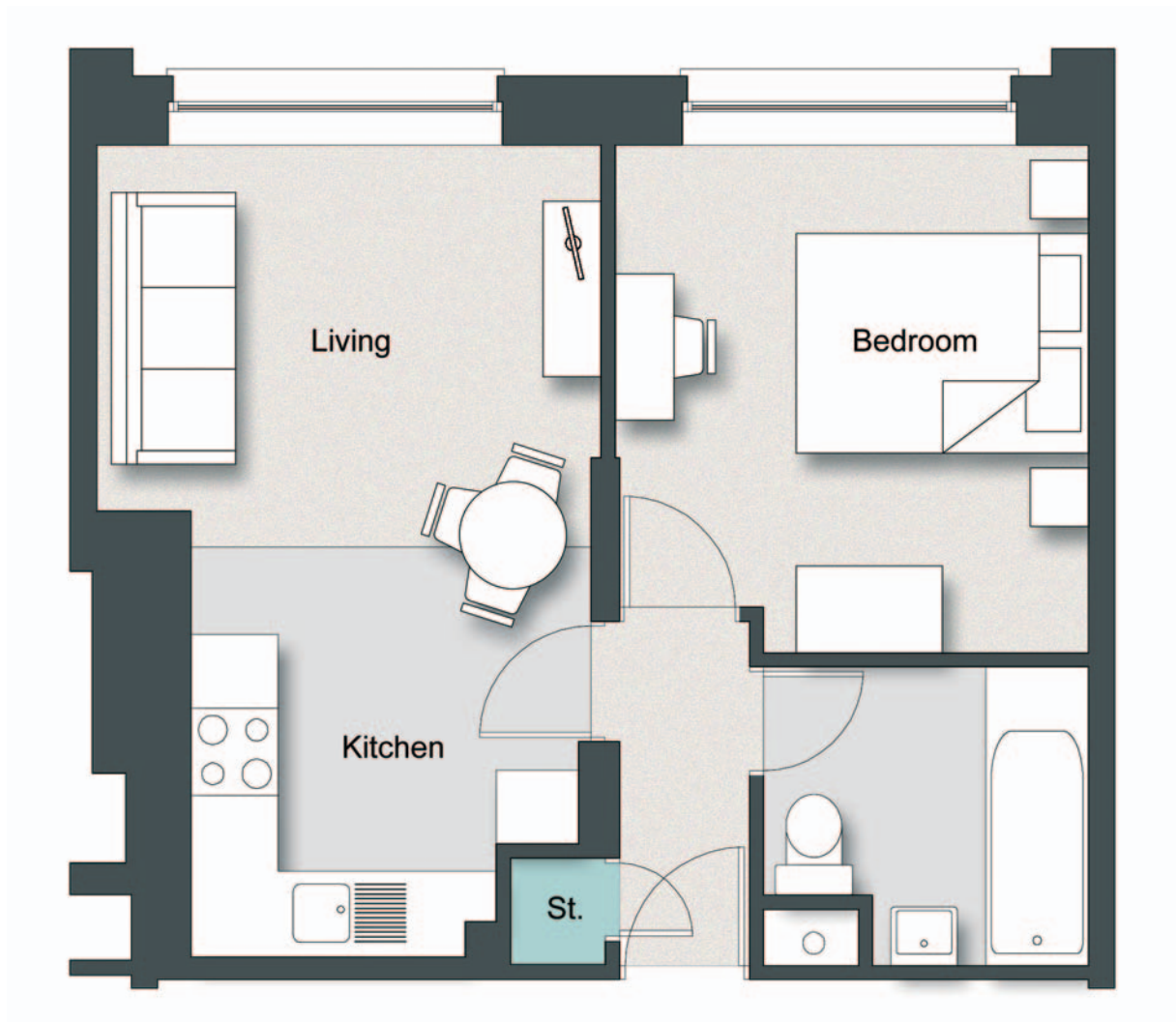
Two-bed



60 sq m/646 sq ft

Floor Plans

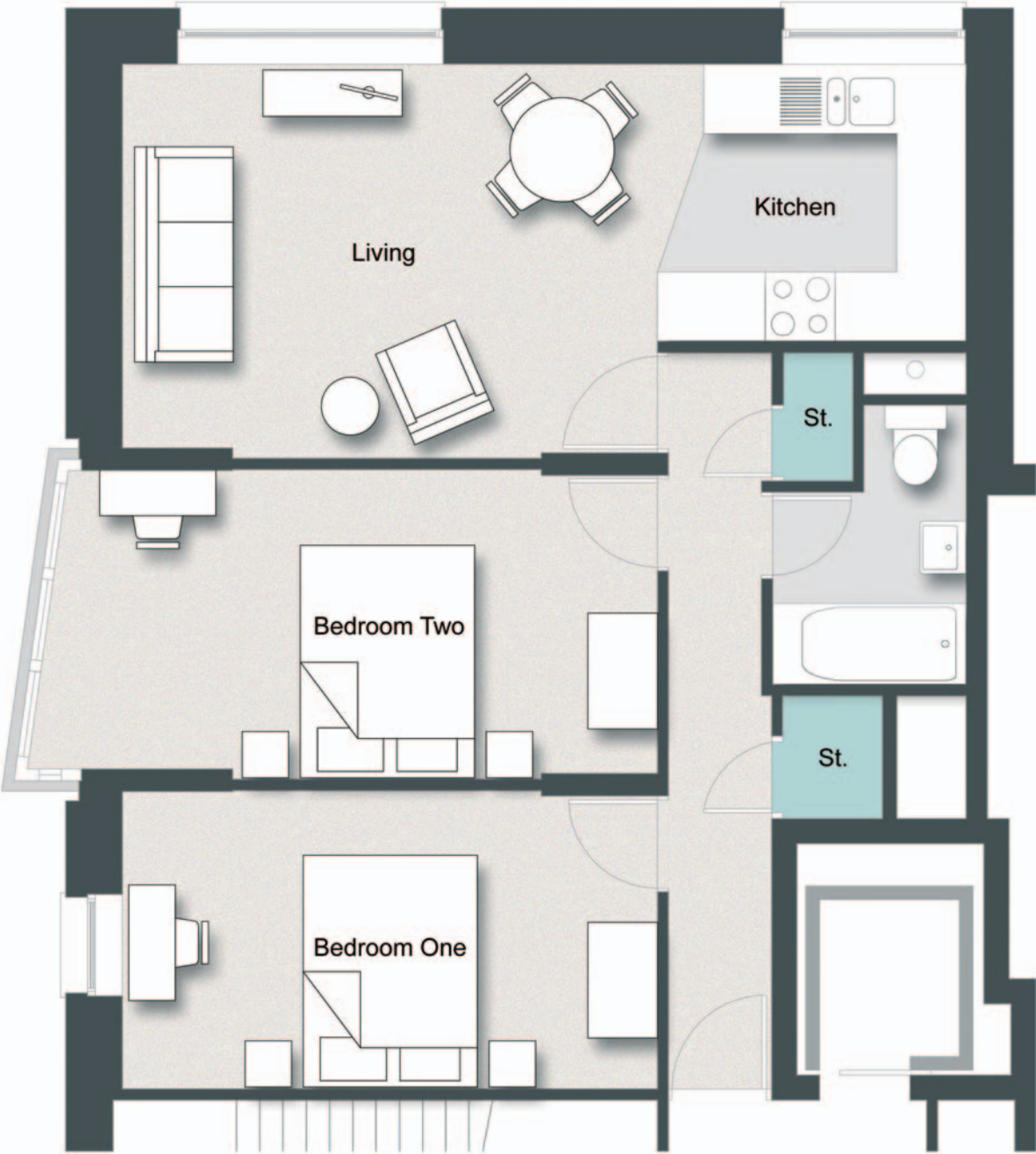
One-bed



36 sq m/388 sq ft

Floor Plans

Two-bed



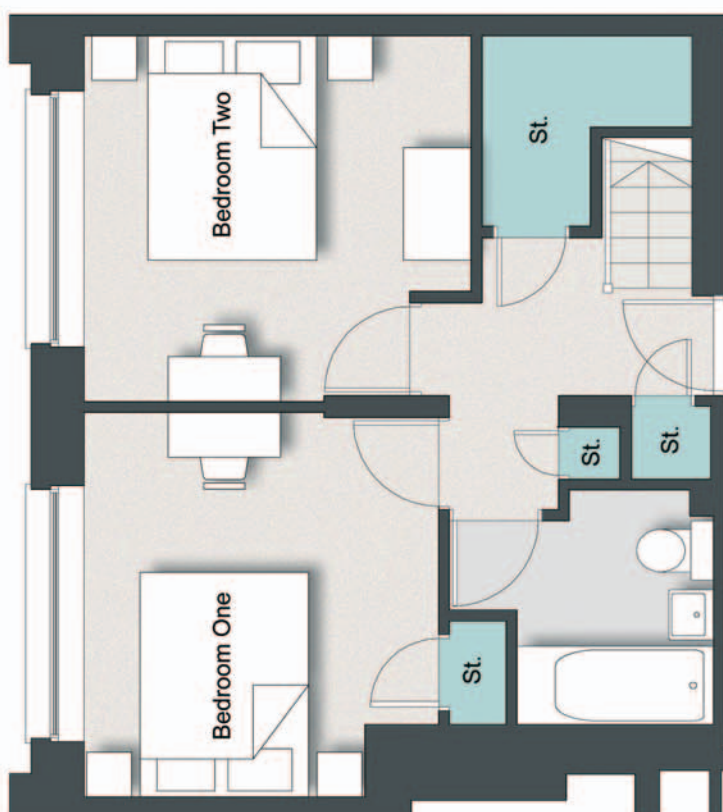
60 sq m/646 sq ft

Floor Plans Duplex

1st Floor



2nd Floor



72 sq m/775 sq ft