



Groves  
Residential

020 8949 0094

MAIL@GROVESRESIDENTIAL.COM

# MINI MAG

MAY ISSUE

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A SELECTION OF PROPERTIES  
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# Cinco De Mayo

Here's all you need to know about Cinco De Mayo!



## What is Cinco De Mayo?

Cinco de Mayo, or the fifth of May, is a holiday that celebrates the date of the Mexican army's May 5, 1862 victory over France at the Battle of Puebla during the Franco-Mexican War. The day, which falls on Wednesday, May 5 in 2021, is also known as Battle of Puebla Day.

While it is a relatively minor holiday in Mexico, in the United States, Cinco de Mayo has evolved into a commemoration of Mexican culture and heritage, particularly in areas with large Mexican-American populations.

Cinco de Mayo commemorates a single battle. In 1861 the country was in financial ruin after years of internal strife, and the new president was forced to default on debt payments to European governments.

In response, France, Britain and Spain sent naval forces to Veracruz, Mexico, demanding repayment. Britain and Spain negotiated with Mexico and withdrew their forces.

France, however, ruled by Napoleon III, decided to use the opportunity to carve an empire out of Mexican territory. Late in 1861, a well-armed French fleet stormed Veracruz, landing a large force of troops and driving President Juárez and his government into retreat.

Certain that success would come swiftly, 6,000 French troops set out to attack Puebla de Los Angeles, a small town in east-central Mexico. From his new headquarters in the north, Juárez rounded up a ragtag force of 2,000 loyal men—many of them either Indigenous Mexicans or of mixed ancestry—and sent them to Puebla.

The battle lasted from daybreak to early evening, and when the French finally retreated they had lost nearly 500 soldiers. Fewer than 100 Mexicans had been killed in the clash.

Although not a major strategic win in the overall war against the French, Zaragoza's success at the Battle of Puebla on May 5 represented a great symbolic victory for the Mexican government and bolstered the resistance movement.

# FREE INSTANT ONLINE VALUATION

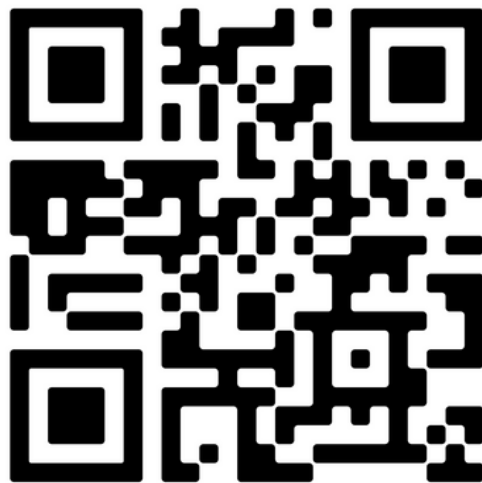
We're a third of the way through the year!

The first phase of reopening non-essential businesses has gone smoothly, and come with a couple of weeks of lovely sunshine (albeit not too warm!).

The Stamp Duty Holiday was extended until the end of June, giving everybody hope of completing in time, and the sales market definitely appreciated the boost.

The lettings market is speeding up looking towards summer, and as always we have plenty of great quality applicants keen to view properties, and ready to move, as long as the asking prices are set at the right level.

If you're considering letting out, or selling your property, why not use our free instant online valuation tool to see what your property could achieve? Or, even better, why not ask one of us to pop round to have a chat and give you a more accurate, no obligation quote.



SCAN ME

# HOW TO SAVE FOR A DEPOSIT WHILST RENTING



**So you've sat down and worked out you want to move, and you may even have found your ideal location. Brilliant.**

**Unfortunately, at this point, some people stop right there though when they realise they'll have to put a deposit down, as they say, they'll never be able to afford it.**

**But you're not one of them! It sounds like you're one of those who are up for a challenge, and know you want to save for that deposit and buy your perfect place in New Malden KT3 and surrounding areas.**

**1.** First off, speak to a professional mortgage advisor and work out how much you need to save and over what period. If you don't know what you need, how will you know what to put to one side?

**2.** If you're currently renting, can you move into a place where the rent is cheaper and put aside what you have saved into your deposit fund? Yes, it might mean not living exactly where you want, but it's your dream to own a property in New Malden KT3 and surrounding areas after all.

**3.** Along similar lines, have you thought about moving back home with relatives? Sure, it may seem like you're going backwards and could lead to tantrums and tears, but think of the money you will be saving!

**4.** Switch your energy bills - this sounds small fry, but it's advice from the Which? organisation and it shows how much you can be saving. Which? also says you should check your council tax bill - are you paying too much or should you have a discount? That money is better in your savings pot.

**5.** Are you spending too much on clothes? Cosmetics? An expensive gym? Eating out? Again, these may be lovely things, but you're on a mission to save so cutting out or slimming down your day-to-day living expenses can make a huge difference. We bet you'll soon see how frivolous a lot of your spending is!

Think about it. Say you're paying £50 a month for a gym membership, can you workout at home instead using YouTube for example? That's a £600 saving already. Put that in a savings account with the rest and it all adds up.



### KINGSTON ROAD

£1,100pcm

A larger than average ONE BEDROOM ground floor flat in a small modern block with PARKING and communal garden situated within easy walking distance of New Malden High Street and STATION. EPC rating E.



### CHELTENHAM CLOSE

£1,200pcm

A ONE BEDROOM HOUSE with an extra study area, large living room, fitted kitchen, bathroom, PRIVATE GARDEN and residents parking. Easy access to New Malden station and High Street. EPC rating E.



### ALRIC AVENUE

£2,200pcm

A stunning and spacious THREE DOUBLE BEDROOM flat set across two floors, in a fantastic location just moments away from NEW MALDEN STATION, High Street and excellent local schools. EPC rating D.



### HOMERSHAM ROAD

£1,425pcm

An immaculate TWO DOUBLE BEDROOM and TWO BATHROOM first floor conversion flat which has been recently REFURBISHED to a HIGH STANDARD with PRIVATE GARDEN. EPC rating C.

# PIMMS MOCKTAIL AND COCKTAIL

TRY THIS DELICIOUS SEASONAL DRINKS  
RECIPE!

## Ingredients

- 2 lemons cut into wedges
- ½ cucumber cut in half, deseeded and cut into moons
- 6 tablespoons orange juice
- 2 tablespoons lemon juice
- 1 inch ginger peeled and grated
- 5 cups Sprite or another brand
- 6 strawberries hulled and cut into slices
- ice cubes

## Method

- You can put the lemon wedges, cucumber, orange, ginger, lemon juice and orange juice in a jug.
  - Mix that well with 250 ml 7up.
  - Leave to taste for at least 3 hours and cool in the refrigerator.
  - Make up to the rest of the 7up and add ice.
  - Garnish with fresh strawberries.
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- For the adults, add 100ml of Pimms and enjoy!





### LIME GROVE

£415,000

A spacious TWO BEDROOM PERIOD CONVERSION with LARGE RECEPTION ROOM, FITTED KITCHEN and PRIVATE GARDEN located in the popular GROVES area of NEW MALDEN within EASY WALKING DISTANCE of HIGH STREET and STATION. LONG LEASE. EPC rating C.



### WILLOW ROAD

£585,000

A superb THREE/FOUR BEDROOM modern end of terrace HOUSE in EXCELLENT ORDER with DOWNSTAIRS TOILET, PRIVATE GARDEN to the side and the rear, GARAGE and OFF STREET PARKING FOR TWO CARS. EPC rating D



### ELM ROAD

£615,000

A Charming SEMI-DETACHED, THREE BEDROOM period house with a WEST FACING GARDEN and OFF STREET PARKING; located in the popular "GROVES" area. EPC rating D.



### GLOSTER ROAD

£850,000

A NEWLY REFURBISHED THREE/FOUR bedroom and THREE AND A HALF BATHROOMS modern house finished to a HIGH STANDARD; with OFF STREET PARKING and a GOOD SIZED GARDEN located within easy reach of New Malden HIGH STREET and STATION. EPC rating C.



# MAY'S NATIONAL DAYS

MAY 5TH - NATIONAL BIKE TO SCHOOL DAY

MAY 6TH - NATIONAL NURSES DAY (AND WHAT A YEAR TO CELEBRATE IT!)

MAY 8TH - STAMP OUT HUNGER FOOD DRIVE DAY

MAY 11TH - NATIONAL EAT WHAT YOU WANT DAY

MAY 13TH - NATIONAL FRUIT COCKTAIL DAY

MAYBE TRY OUR PIMMS RECIPE...

MAY 31ST - NATIONAL SMILE DAY

