

Addlestone

SURREY KT15

An exciting collection of 2 bedroom apartments
in a fabulous Surrey location

A new era
begins in
Addlestone

A beautiful lifestyle in Addlestone, Surrey

Set in the borough of Runnymede in the leafy county of Surrey, Addlestone has been a charming place to live since Roman times. Today this latest chapter in its long history is being written with the visionary new Addlestone One development. This aspirational project is set to create a vibrant new town centre complete with exceptional new homes, shops, leisure facilities and public spaces for people to live, work and enjoy.

If you're looking for the ideal place to get on the housing ladder, in a stunning, purpose built apartment, with all the amenities you need close at hand, and within easy distance of the centre of London, this is the one.



Everything you need is right here **live, love, eat & shop**

Stunning new homes are at the heart of the Addlestone One vision and every apartment is beautifully laid out and offers all you need to complement your lifestyle.

Not only will you have a wonderful new home but everything else you need will be to close to hand including a wide range of exceptional shopping facilities, hotel, cinema, restaurants and a stylish new gym. Addlestone One offers the complete lifestyle of comfort, convenience and accessibility all in ONE.

Phase 1

Located to the south of the Civic Centre.

101 Room Premier Inn Hotel

9,000 sq ft Waitrose Foodstore

2 retail spaces totalling 5,650 sq ft

3,700 sq ft gym Operated by Achieve Lifestyle

109 residential Units

Phase 2

Located to the east of the Civic Centre.

30,000 sq ft of retail space

17,000 sq ft of residential Space

6 screen cinema

104 residential units

313 parking spaces in the new multi-storey car park



Imagine finding a whole range of wonderful shops within a few minutes of your front door. A handy supermarket that stays open late, for when you run out of milk or bread. A cinema that's so close it's almost like your own private multimedia room.



A fresh approach to
living



Perfectly positioned for now and the future

Nearby Weybridge has always been the home for the rich and famous, and now, in a part of Surrey already considered highly desirable, Addlestone is re-inventing itself and creating a dynamic new town centre with everything you could possibly want for now and the future.

This is the ideal location whether you work locally or travel into central London. There are wonderful schools for children of all ages and the prestigious St George's College is based in the town. You'll soon discover the restaurants and bars, sports facilities and entertainment venues, river walks, countryside and golf clubs in the area. Close by you will find the famous Brooklands Museum, Coxes Lock and Mill, Virginia Water and many more wonderful places to explore.

| CAR | WALK | TRAIN | AIRPORTS (BY CAR) |
|---|---|---|---|
|  |  |  |  |
| 8 MINS (1 MILE) M25 / Junction11 | 1 MINS GYM | 5 MINS WEYBRIDGE STATION | 15 MINS HEATHROW T5 |
| 10 MINS (1.8 MILE) WEYBRIDGE | 2 MINS WAITROSE | 36 MINS WOKING | 35 MINS GATWICK |
| 32 MINS (10.2 MILES) HEATHROW T5 | 4 MINS TESCO EXTRA | 53 MINS GUILDFORD | 50 MINS LONDON LUTON |
| 41 MINS(14 MILES) WINDSOR | 7 MINS ADDLESTONE STATION | 55 MINS LONDON WATERLOO | 1HR.20 MINS LONDON CITY |

*Source www.google.co.uk/maps



The new heart of Addlestone

As part of the regeneration of Addlestone, one of the first buildings to be completed was the new community centre and the Runnymede Civic Centre, the first in a new generation of joint civic offices combining a range of services under one roof, in this instance the local council, police and a public library.

Addlestone One development will bring a world of new facilities to this charming, historic and leafy little town. The wealth of facilities are just a stroll away. Because that's the beauty of Addlestone One, it's all so convenient.



ADDLESTONE ONE - SITE PLAN

RESIDENTIAL BLOCKS AND TENURE

- | | | |
|--|--|---|
| <p>1 NEWCHAPEL HOUSE Private Sale and Affordable Rented</p> | <p>3 BROOKLANDS HOUSE Private Rent and Commercial</p> | <p>5 NEW WISELEY HOUSE Private Sale</p> |
| <p>2 DUNSFOLD HOUSE Private Sale and Shared Ownership</p> | <p>4 WARLINGHAM HOUSE Private Rent and Commercial</p> | <p>6 WITLEY HOUSE Private Sale, Affordable Rented and Shared Ownership</p> |



It's all happening in
Addlestone





Interiors from a previous TVHA Development

Contemporary new homes with style

From the floor to ceiling windows to the beautiful décor, these are homes with the real 'wow' factor. They make great use of natural light and offer clever little ways to maximise storage space to make all the living areas feel bright and open. Floors are carpeted and tiled. Lighting is subtle and fully controllable.

The kitchens are thoughtfully laid out so everything is in the right place and bathrooms feature a powerful shower. Full of the appliances and technology you need, with ample sockets, multimedia points and energy saving eco features to keep bills down. These really are homes designed for living – at remarkably affordable prices.

GENERAL

Allocated parking
Secure colour Video entry system
Secure cycle store
Terrace or balcony to all apartments
Double glazed windows
CHP system
Glass-fronted balconies where applicable
External security video camera system monitored 24/7

KITCHEN

Modern fitted kitchens with integrated appliances to from Bosch to include – Oven and hob, extractor hood, dishwasher and fridge / freezer.
Washing machine / tumble dryer (installed in hallway cupboard where possible).
Composite worktops in Black Onyx
Chrome down lighting under cupboards

BATHROOMS

Chrome heated towel rail to bathrooms
Ensuite bathroom to some apartments
Glass shower screen
Ceramic floor tiles

BEDROOM

Wool mix carpet to bedrooms

Specifications stated in this brochure are for general guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

Your guide to **Shared Ownership** AND OWNING YOUR OWN HOME

Buying your home through Shared Ownership means that you don't need to buy the whole home straight away. You might have also heard of Part Buy Part Rent or NewBuild Homebuy, however these are simply other terms for Shared Ownership.

Most people start off by buying a share of between 30% and 75% of the total value of their home. The remainder is owned by the housing association (acting as landlord), and you'll pay a subsidised rent on this share. This means your deposit and mortgage will be less than you'd need to buy the whole home.

After you've bought your initial share, you can buy more at the prevailing market value to increase your ownership and reduce the rent you pay on the landlord's portion. And if you ever want to move, you can sell your share of the property with the help of our dedicated sales team. They will take care of marketing and advertising your property, right the way through to finding a purchaser. If you have already purchased the full share of your property and own 100%, you can sell your property on the open market.

As a homeowner you'll be responsible for all the costs of buying and running your home. These costs can change from year to year and you will need to take into account any unexpected costs. As part of the purchase process, we'll help you understand these costs and draw up a rough household budget of income and outgoings.

Because of inflation, the rent you pay on our share of your home will need to rise every year, unless you buy additional shares in your home. We can't predict how much inflation there will be in the future, so we use the government's RPI (Retail Price Index) measure and set our rent increase at RPI +0.5% every year. So if RPI is 3%, your rent will increase by 3.5%. Service charges change in line with the cost of services delivered, they are likely to increase year on year.



In partnership with:



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FLOOR PLANS

Addlestone

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FOR FURTHER INFORMATION

020 8607 0550

sales@tvha.co.uk

www.tvhsales.co.uk