



SURREY GU7 1FR

HERON HOUSE

HOMES DESIGNED TO COMPLEMENT MODERN LIFE

Nestled in a quiet corner of Godalming, just a stone's throw from the River Wey in the midst of the Surrey Hills, Heron House is a superbly finished collection of 45 one, two and three bedroom apartments. Close to the town centre and

railway station, with allocated parking for all apartments, it's the perfect base from which to explore this quaint market town – not to mention central London and the surrounding area, thanks to its superb connectivity.

Heron House, Weyside Park, Catteshall Lane, Godalming GU7 1FR



“SITUATED IN THE ROLLING SURREY HILLS, GODALMING COMBINES THE BEST OF MODERN LIFE WITH SOME OF THE UK’S MOST BEAUTIFUL COUNTRYSIDE.”



“ONCE VOTED THE 4TH BEST PLACE TO LIVE IN THE UK, GODALMING HAS A HUGE AMOUNT TO OFFER ITS RESIDENTS.”⁺



INVESTMENT OVERVIEW

STEEPED IN HISTORY, BUT NOT STUCK IN THE PAST

A historic market town, located approximately four miles southwest of Guildford, Godalming was the first place in the world to have a public electricity supply and electric street lighting. Today, while it retains much of its heritage, it balances its past with a thoroughly contemporary outlook.

The Borough of Waverley in which Godalming resides is Surrey’s business hotspot, boasting 45 business parks and industrial estates which generate £4.9 billion each year. It’s also been hailed as offering ‘the highest quality of life in Great Britain’^{*} and being number one in the ‘UK prosperity index’.[?]

KEY FACTS

- 1 £4.9bn economy*
- 2 Highest density of businesses in all of Surrey*
- 3 £55m investment by Surrey County Council in its highway infrastructure*
- 4 70.52% ABC1 population[#]
- 5 Superb educational provision including the renowned Charterhouse
- 6 Popular commuter town with superb rail & road connectivity
- 7 Heathrow (35 mins) & Gatwick Airports (40 mins) readily accessible[^]

⁺Borough of Waverley, 2007 Location, Location, Location survey
^{*}Borough of Waverley, source: businesswaverley.co.uk
[#]source: ilivehere.co.uk
[^]Fastest times shown, sources: google.com/maps
[<]Borough of Waverley, Quality of Life Survey 2013 by The Halifax
[>]Borough of Waverley, UK Prosperity Index 2016 by Legatum Institute



COMPARABLES

A PRIME INVESTMENT

Thanks to its superb connectivity and the quality of life it affords, Godalming's popularity has grown with young professionals and families alike. Heron House's location and finish meet the needs of these groups, while still offering value for money in the local market.



“QUALITY AND VALUE AREN'T MUTUALLY EXCLUSIVE.”



AMENITIES

WELCOME TO THE NEIGHBOURHOOD

While visually a true slice of old England, Godalming balances its history with all you need for modern life. A busy market town to this day, Heron House is just a 15-minute walk from the town centre's shops, cafes and restaurants.

The idyllic River Wey, which once transported goods to and from London is also just moments away. As is the greenery of the picturesque Surrey Hills. All you need to live well is right on your doorstep.



“THE NARROW LANES,
COBBLED STREETS AND
LISTED ARCHITECTURE, WILL
TRANSPORT YOU TO A BYGONE
ERA WHEN THIS QUAIN MARKET
TOWN FIRST FLOURISHED.”

AMENITIES

HERE LIFE IS VERY MUCH
FOR LIVING

SHOPPING

While Godalming town centre caters to all your day to day needs, the diversity of its stores may surprise you. As well as high street favourites such as Waterstones, FatFace and Jojo Maman Bébé, there are an array of independent boutiques offering everything from fashion and antiques to homewares and art supplies. Plus if you're in need of more extensive retail therapy, Guildford is only a short drive and central London's boutiques are as little as 39 minutes away.*

FOOD & DRINK

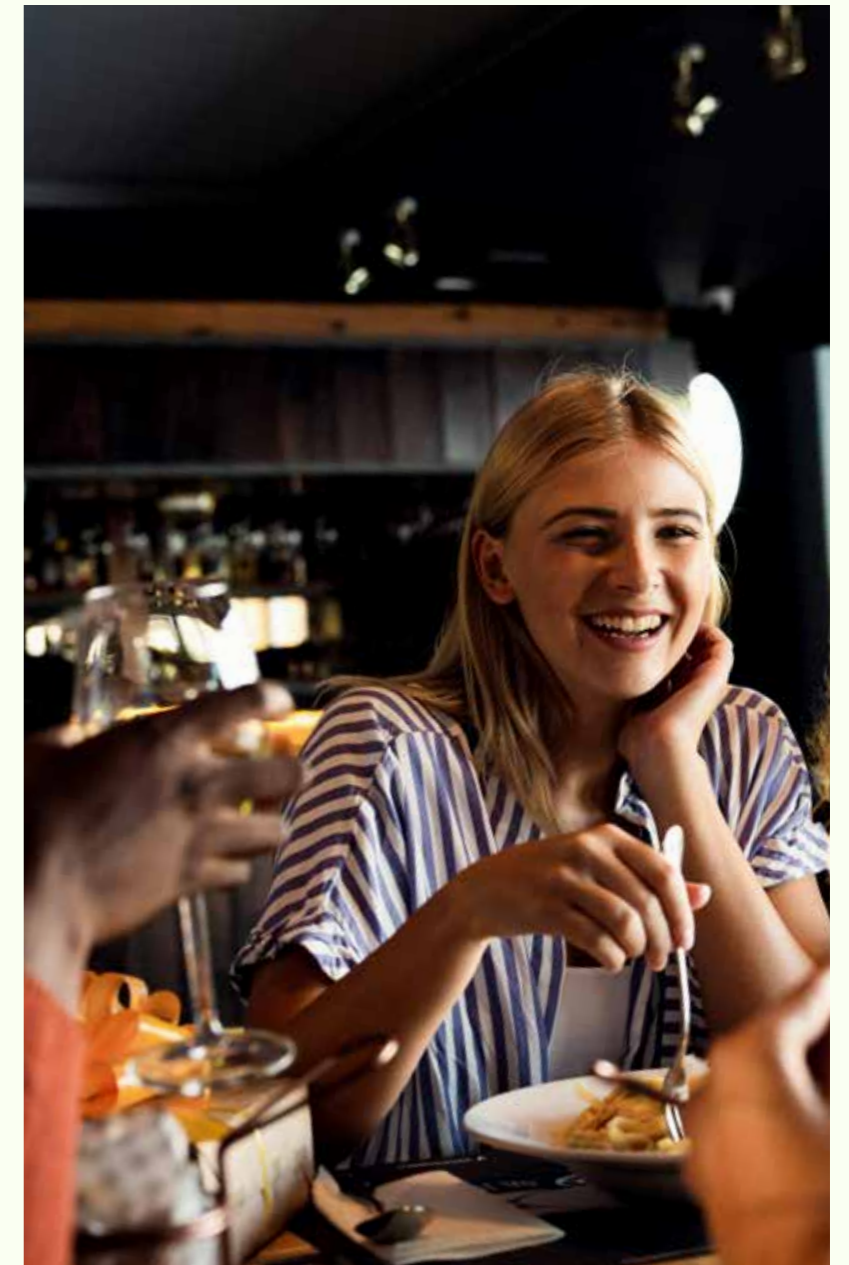
Similar to its retail provision, Godalming's culinary offering is a mix of independents and chains. Add to these its coffee shops and cafes, and numerous nearby country pubs and whatever your tastes, rest assured you'll be well catered to. What's more, attracting visitors from across the county, Godalming's annual Christmas Festival and Summer Food Festival are key dates for any food lovers' diary.

GREENERY

Located in the midst of the Surrey Hills, nature is something Godalming has in abundance. Whether you're a keen cyclist eager to pit your stamina against Box Hill or just fancy a bumble in the woods, there are countless ways and places to escape the pressures of everyday life. The tranquil River Wey is a particular highlight. Perfect for a peaceful stroll, a leisurely picnic or polishing up your sailing skills, even better it's right on your doorstep.



“MIXING CHARACTERFUL
INDEPENDENTS WITH WELL-KNOWN
BRANDS, GODALMING OFFERS
EVERYTHING YOU COULD ASK FOR.”



*Godalming to Waterloo, fastest time shown, source: trainline.com



*Source: google.com/maps

LOCAL CONNECTIVITY

THE PERFECT STARTING POINT FOR ANY JOURNEY

While located in the beautiful Surrey countryside, Godalming's idyllic surroundings are at odds with how superbly connected it is. For commuters and lovers of the arts, Waterloo and London's cultural heart, the South Bank, are as little as 39 minutes away by train.*

While for motorists the A3 and M25 are readily accessible, putting Heathrow and Gatwick airports, and countless destinations at home and abroad, within easy reach. The retail and leisure offerings of the nearby towns of Guildford and Woking are also both easy to reach by road or rail.

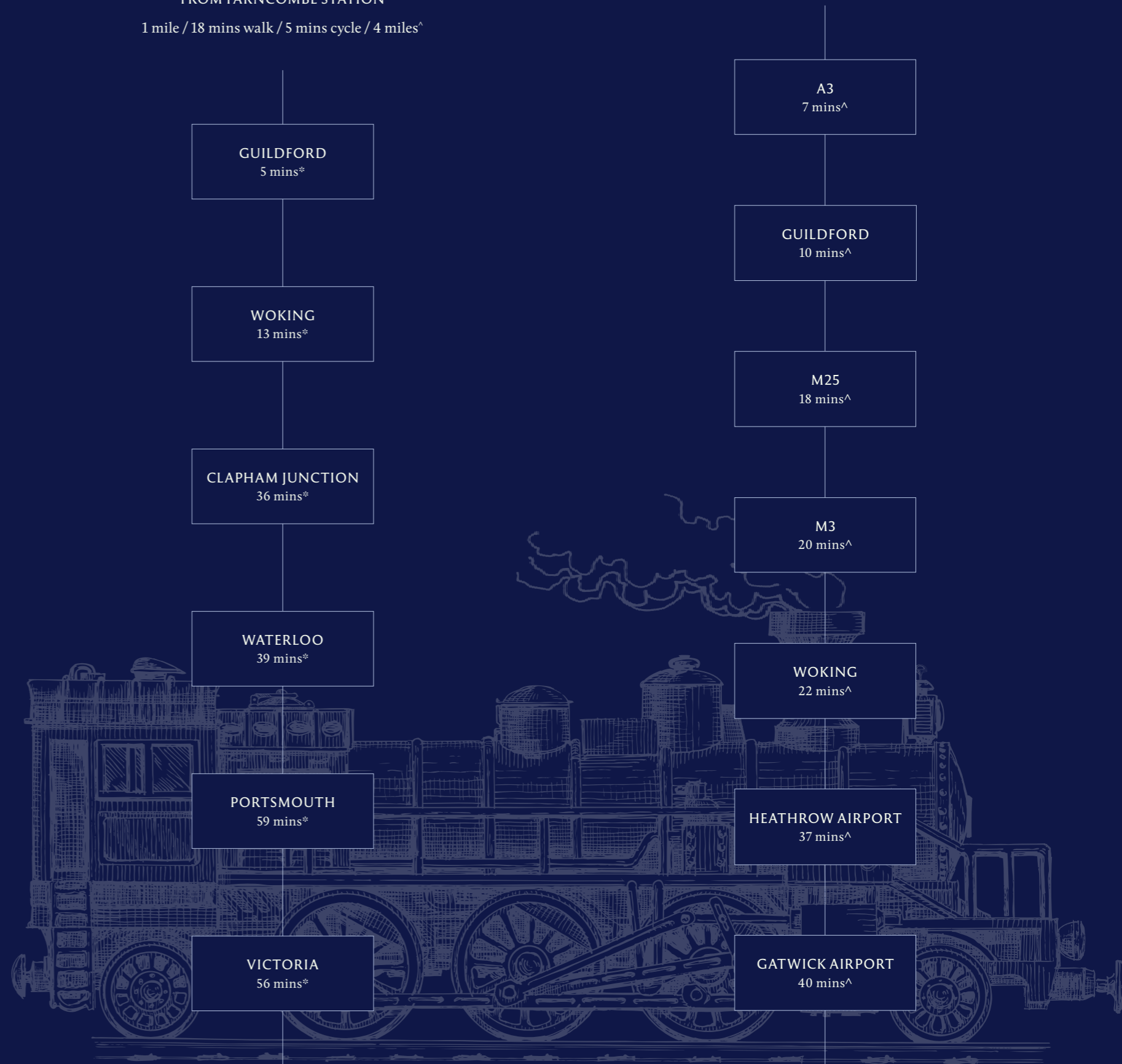
“JUST 40 MINUTES FROM HEATHROW AND GATWICK, YOU'RE AT THE CENTRE OF THE WORLD.”^



BY RAIL

FROM FARNCOMBE STATION

1 mile / 18 mins walk / 5 mins cycle / 4 miles^



Source: *southwesternrailway.com and ^google.com/maps



ACADEMIA

FROM FIRST STEPS TO FIRST CLASS HONOURS, EVERY STAGE OF EDUCATION IS WELL COVERED

Given its popularity with families of all ages, it's no surprise that Godalming's education provision is as impressive as the rest of its amenities. From primary through

to secondary, there are numerous options available across both the state and independent sectors - the most famous of which being Charterhouse.

NURSERIES

Wharf Nursery School
State-funded nursery for 2-5 year olds
Ofsted rating, Good | 0.5 miles^

Rocking Horse Nursery
Private nursery for 3 month-5 year olds
Ofsted rating, Good | 0.6 miles^

The Goslings Nursery School
Private nursery for 2½-5 year olds
Ofsted rating, Good | 0.8 miles^

Bell House Nursery
Private nursery for 3 month-5 year olds
Ofsted rating, Outstanding | 1.0 mile^

PRIMARY SCHOOLS

Godalming Junior School
Co-educational school for 7-11 year olds
Ofsted rating, Good | 0.9 miles^

Moss Lane School
Co-educational school for 5-7 year olds
Ofsted rating, Good | 1.0 mile^

St Hilary's Preparatory School
Independent day school
for boys aged 2-9 and girls aged 2-11
1.3 miles^



SECONDARY SCHOOLS

Broadwater School
Co-educational school for 11-16 year olds
Ofsted rating, Good | 1.6 miles^

Godalming College
Co-educational sixth form for 16-19 year olds
Ofsted rating, Outstanding | 1.6 miles^

Charterhouse School
Independent co-educational boarding school
for 13-18 year olds
2.2 miles^

Prior's Field School
Independent boarding day school
for girls aged 11-18
2.2 miles^

UNIVERSITIES

University of Law
One of the longest-established providers of English legal education, the University of Law has trained the most practising lawyers in the UK | 3.2 miles^

University of Surrey
Popular with both UK and international students, the university's goal is to be a global leader in interdisciplinary research and innovation | 4.9 miles^

“FOUNDED IN 1611, THE WORLD-RENOWNED CHARTERHOUSE IS ONE OF THE ORIGINAL SEVEN ENGLISH PUBLIC SCHOOLS.”



^Source: google.com/maps











SPECIFICATIONS

SUPERBLY DESIGNED, IMMACULATLY FINISHED

GENERAL

- Intercom to all apartments
- Communal area flooring by L'Antic Colonial, part of Porcelanosa Group
- Secure bicycle storage
- All apartments come with allocated parking
- 8 person lift – servicing all floors of the building

KITCHENS

- Contemporary kitchens by Porcelanosa
- Caple stainless steel inset single bowl sink
- Caple chrome monobloc single lever mixer tap
- Siemens electric single oven
- Siemens 4 zone electric hob
- Siemens extractor fan
- Integrated full height fridge freezer
- Integrated dishwasher
- Handle-less kitchens with soft close doors and drawers
- Concealed LED lighting to underside of wall units

BATHROOM & EN-SUITES

- Full height Porcelanosa tiling surrounding baths and showers
- Porcelanosa tiles to floors
- Wall hung Porcelanosa WC with concealed flushing cistern
- Porcelanosa chrome taps
- Chrome towel rail
- Thermostatically controlled shower
- Shaver point
- Recessed low voltage LED lights

INTERIOR & FINISHES

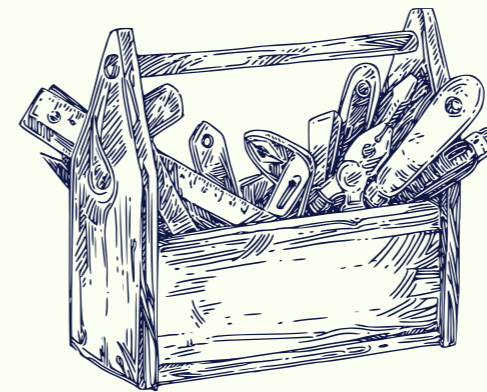
- Internal white doors with stainless steel ironmongery
- Soft white Dulux painted walls
- Skirting and architraves in white painted finish
- UPVC double glazed windows

ELECTRICAL & HEATING

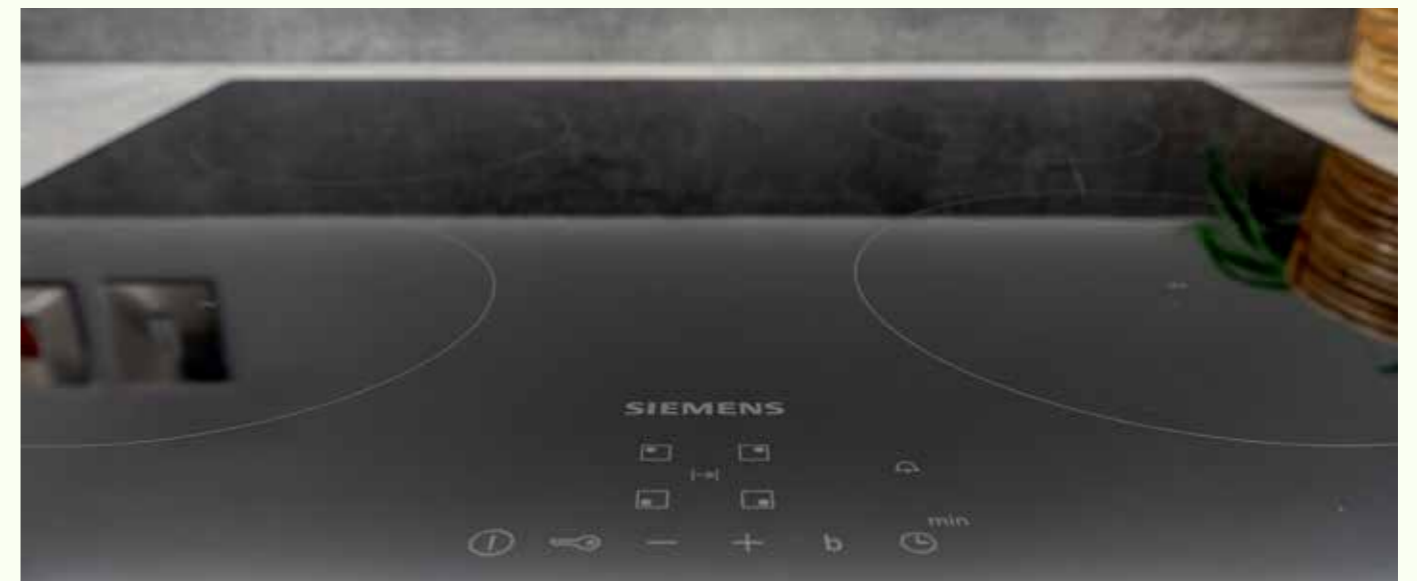
- Communal TV aerial to access Freeview
- Communal Sky Satellite dish, pre-wired and ready for Sky Q
- Mains operated smoke and heat detectors
- Electric underfloor heating to all apartments
- Washing machine supplied and fitted to hallway cupboard within each apartment

WARRANTY

- 10 Year Build Warranty with Buildzone
- Lease length – 999 years



“WITH
KITCHENS AND
BATHROOMS
FROM
PORCELANOSA
AND A SELECTION
OF FIXTURES BY
SIEMENS, HERON
HOUSE OFFERS
A QUALITY OF
LIVING THAT’S
SECOND-TO-
NONE.”

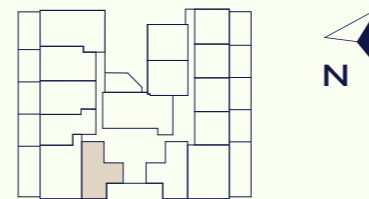
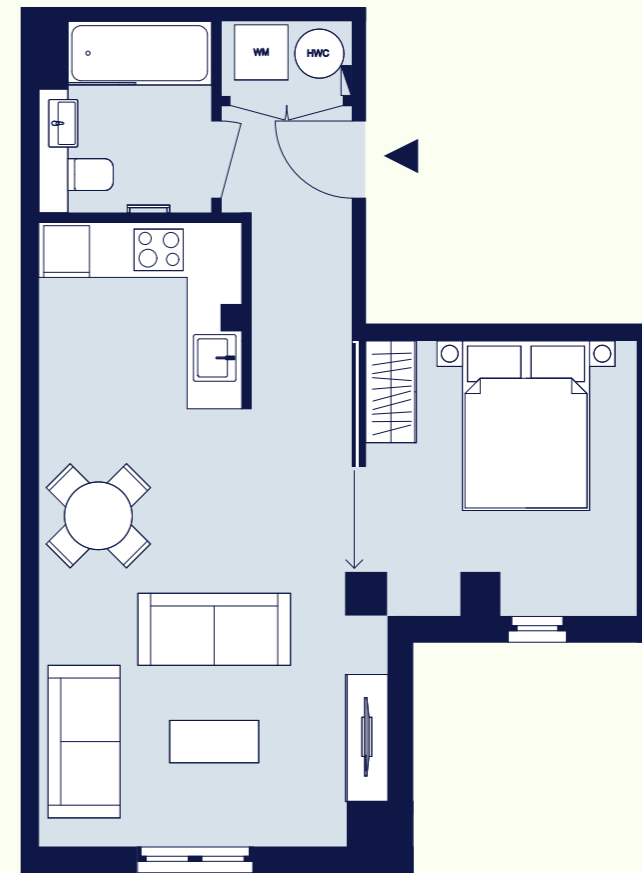


These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



GROUND FLOOR
APARTMENT 1

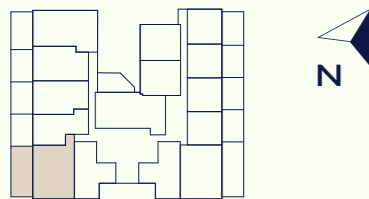
Unit	Floor	Amenity	Type	m ²	ft ²
0.01	Ground	-	1 Bed	48	516



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

GROUND FLOOR
APARTMENT 2

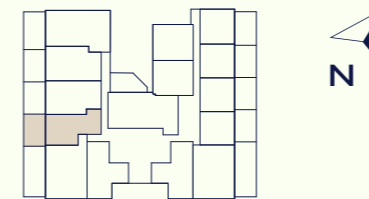
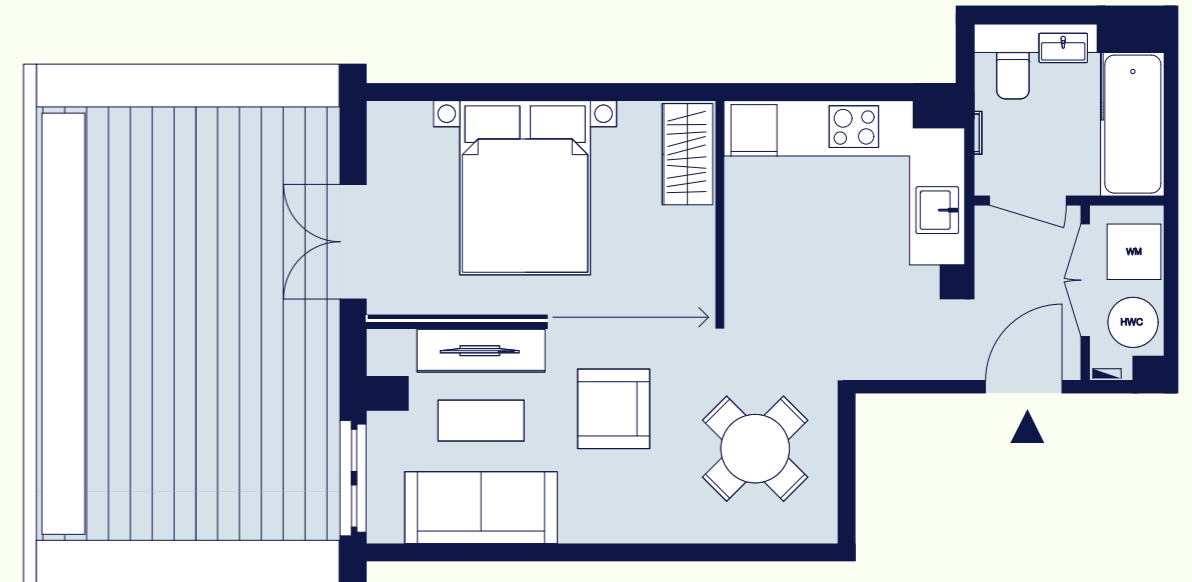
Unit	Floor	Amenity	Type	m ²	ft ²
0.02	Ground	Garden	2 Bed	66	710



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GROUND FLOOR
APARTMENT 3

Unit	Floor	Amenity	Type	m ²	ft ²
0.03	Ground	Garden	1 Bed	44	473

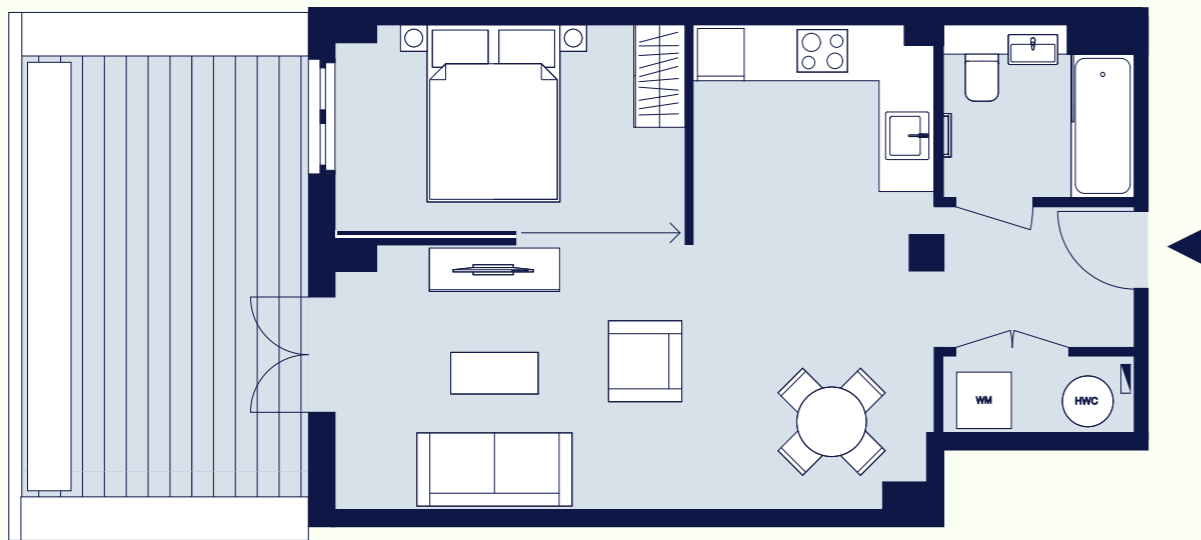


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GROUND FLOOR

APARTMENT 4

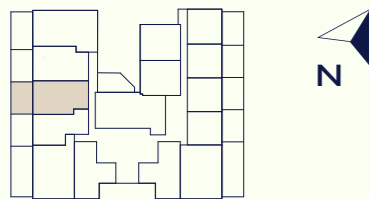
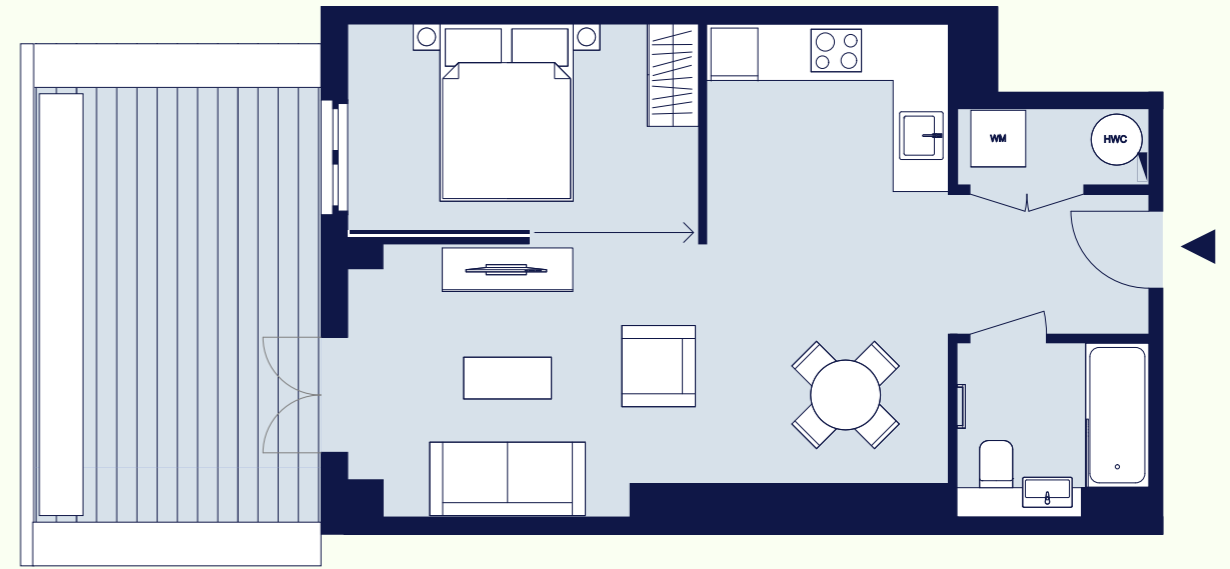
Unit	Floor	Amenity	Type	m ²	ft ²
0.04	Ground	Garden	1 Bed	52	516



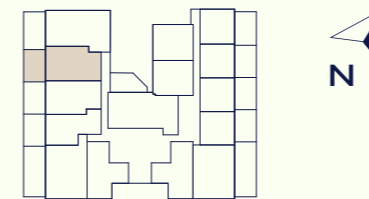
GROUND FLOOR

APARTMENT 5

Unit	Floor	Amenity	Type	m ²	ft ²
0.05	Ground	Garden	1 Bed	53	570



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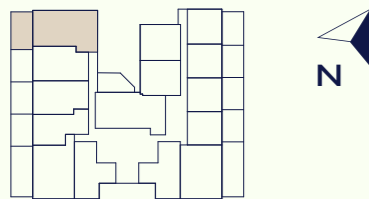
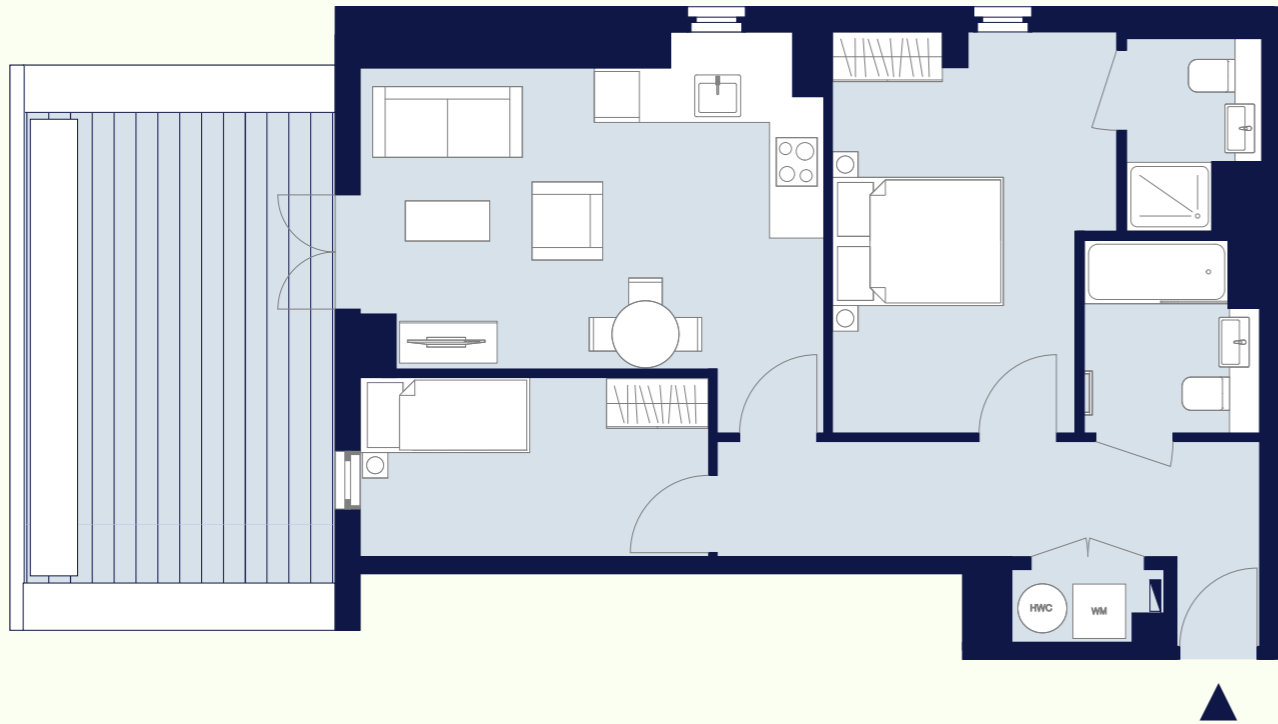


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GROUND FLOOR

APARTMENT 6

Unit	Floor	Amenity	Type	m ²	ft ²
0.06	Ground	Garden	2 Bed	68	731

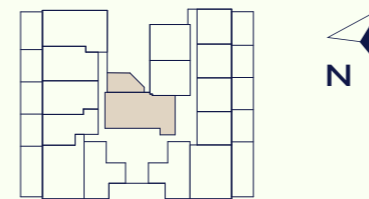
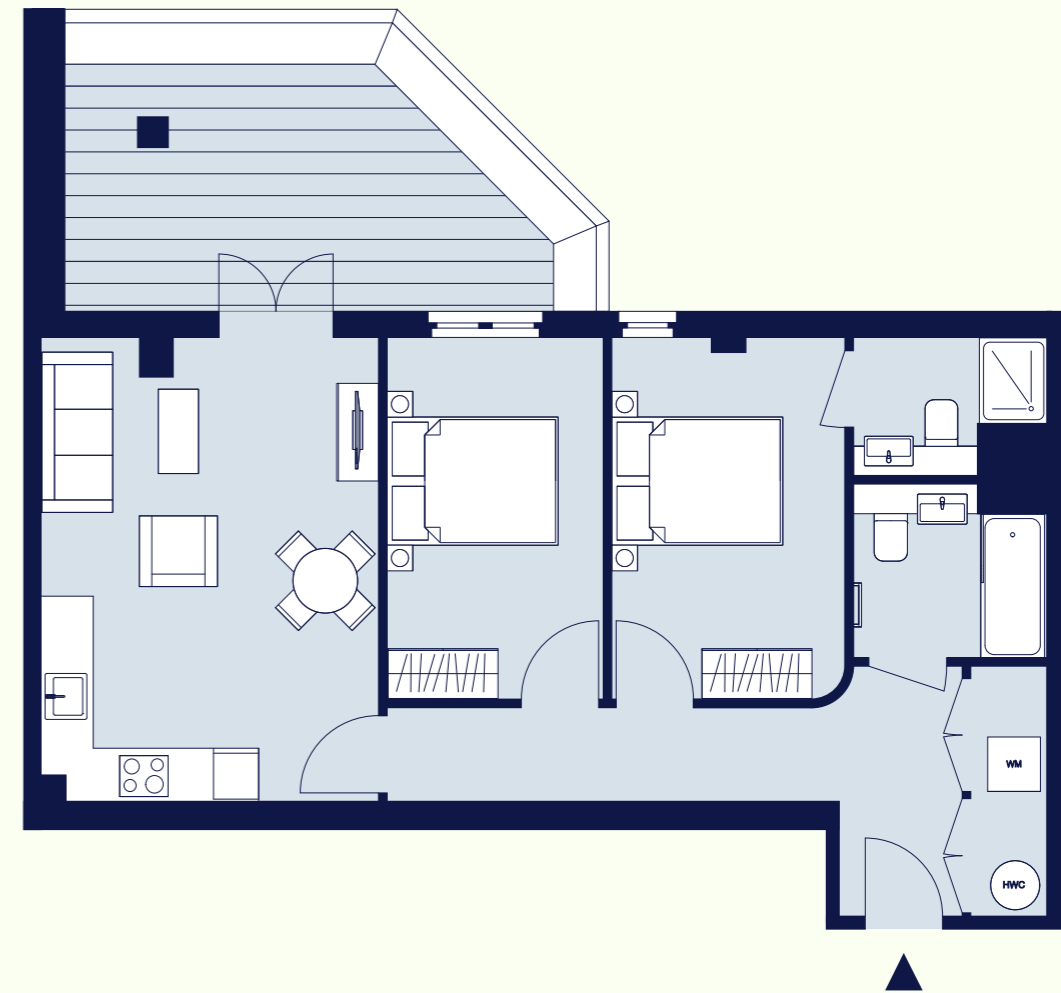


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GROUND FLOOR

APARTMENT 7

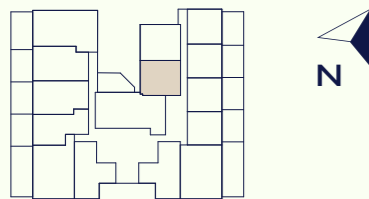
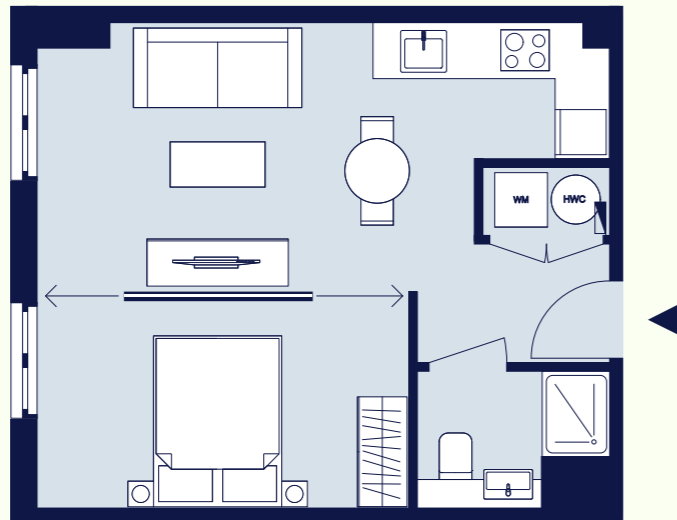
Unit	Floor	Amenity	Type	m ²	ft ²
0.07	Ground	Garden	2 Bed	68	731



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GROUND FLOOR
APARTMENT 8

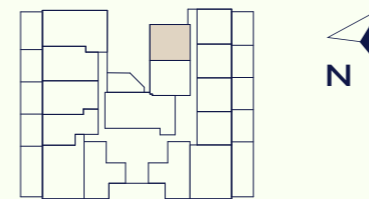
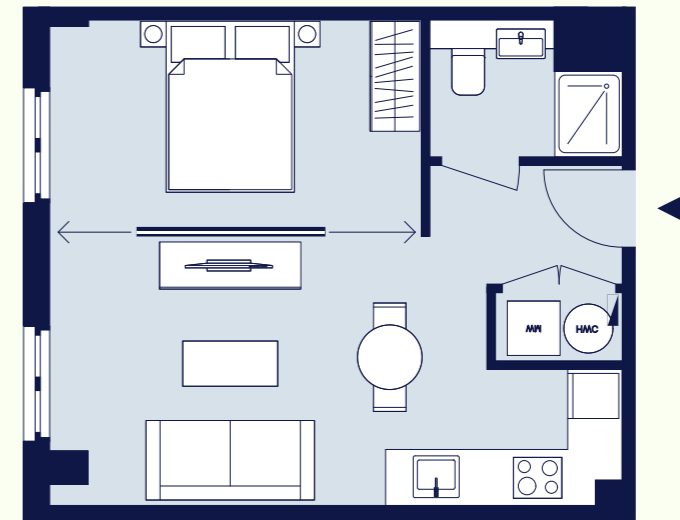
Unit	Floor	Amenity	Type	m ²	ft ²
0.08	Ground	-	1 Bed	38	409



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GROUND FLOOR
APARTMENT 9

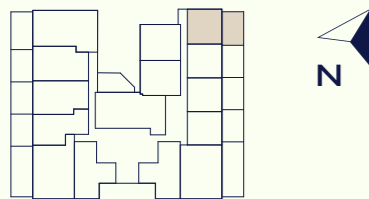
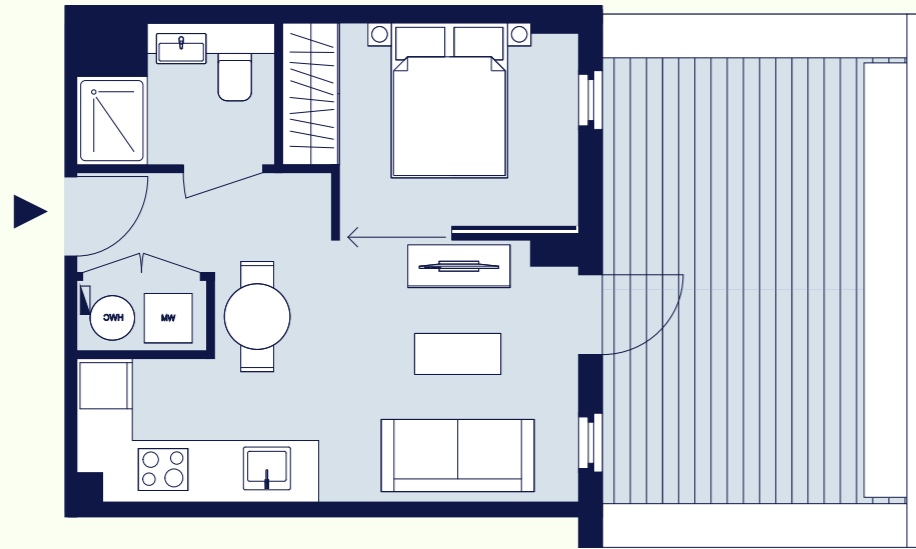
Unit	Floor	Amenity	Type	m ²	ft ²
0.09	Ground	-	1 Bed	38	409



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GROUND FLOOR
APARTMENT 10

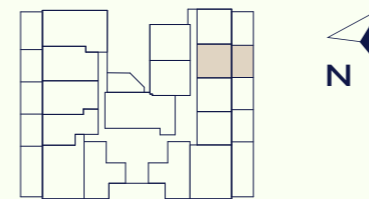
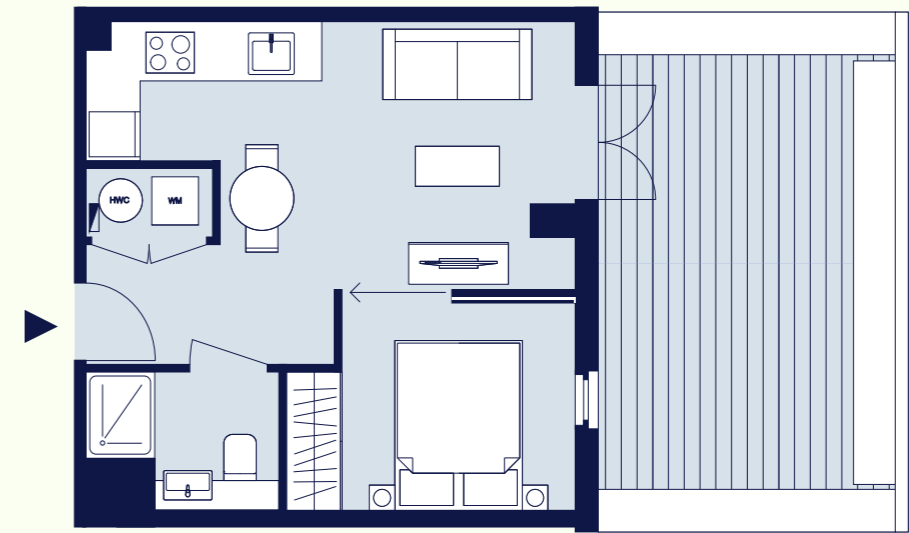
Unit	Floor	Amenity	Type	m ²	ft ²
0.10	Ground	Garden	1 Bed	31	333



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GROUND FLOOR
APARTMENT 11

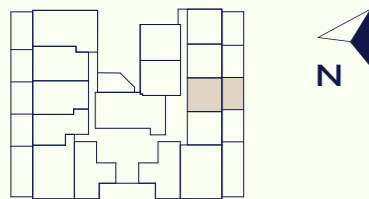
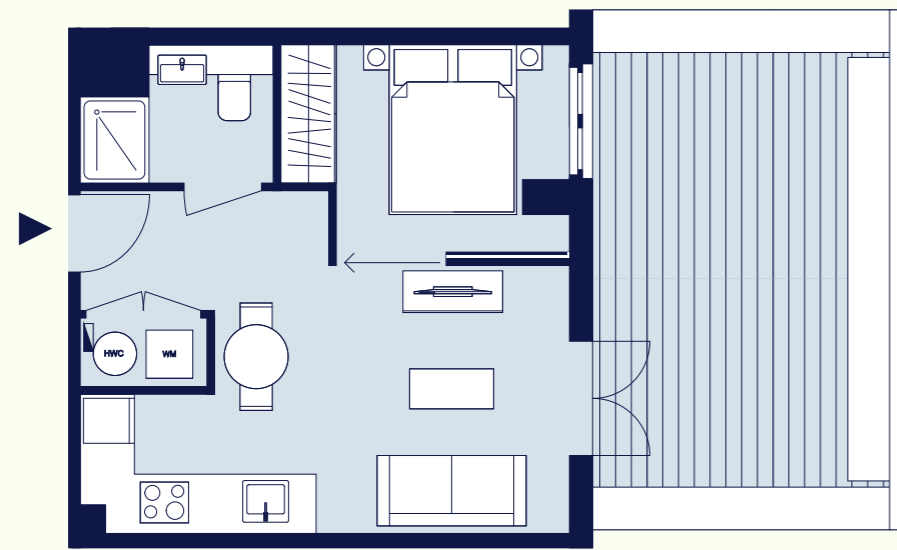
Unit	Floor	Amenity	Type	m ²	ft ²
0.11	Ground	Garden	1 Bed	33	355



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GROUND FLOOR
APARTMENT 12

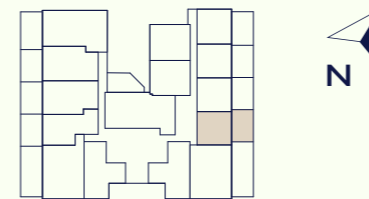
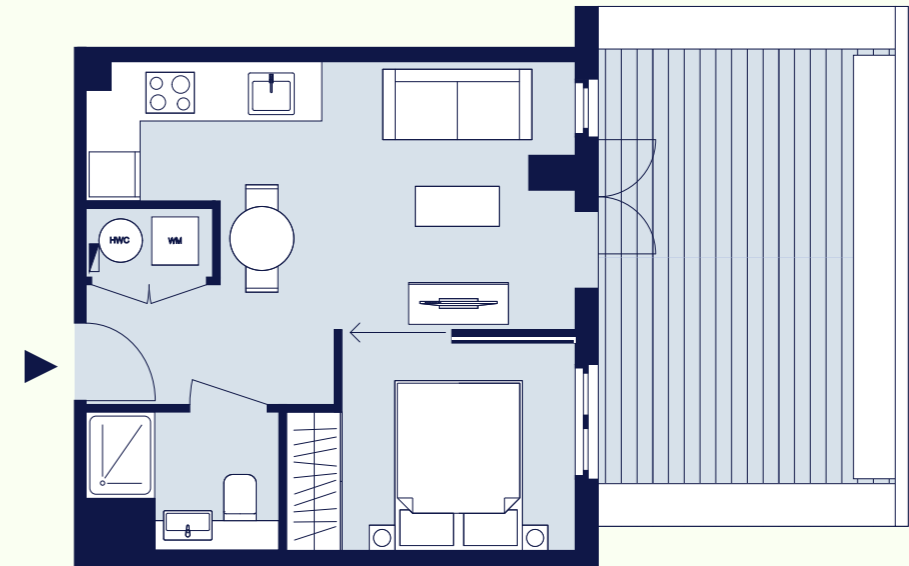
Unit	Floor	Amenity	Type	m ²	ft ²
0.12	Ground	Garden	1 Bed	33	355



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GROUND FLOOR
APARTMENT 13

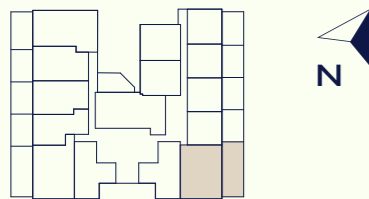
Unit	Floor	Amenity	Type	m ²	ft ²
0.13	Ground	Garden	1 Bed	32	344



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GROUND FLOOR
APARTMENT 14

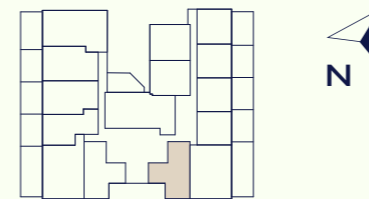
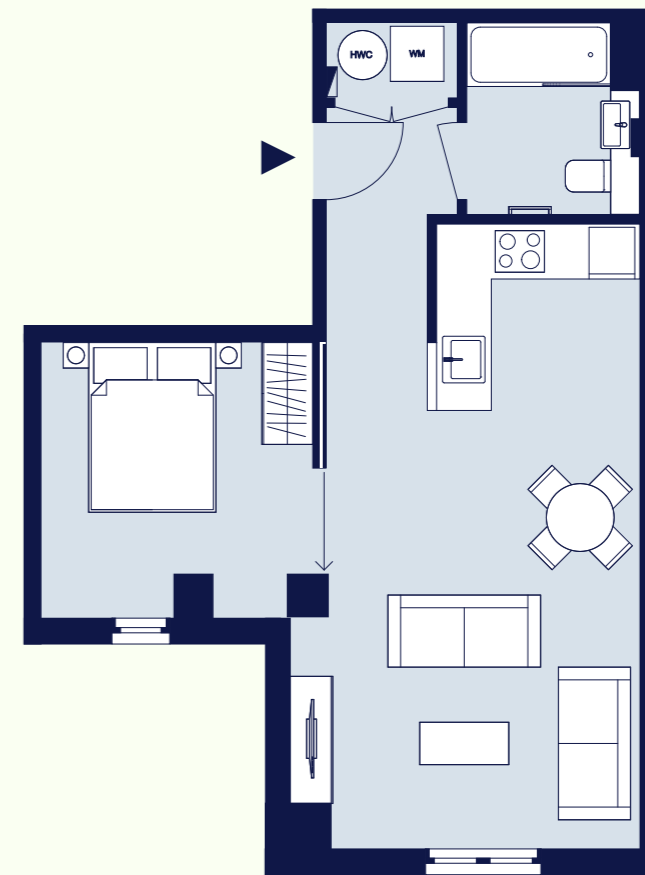
Unit	Floor	Amenity	Type	m ²	ft ²
0.14	Ground	Garden	2 Bed	64	688



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GROUND FLOOR
APARTMENT 15

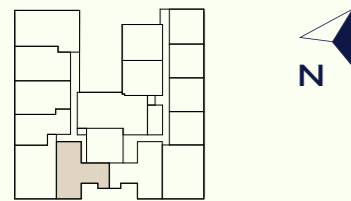
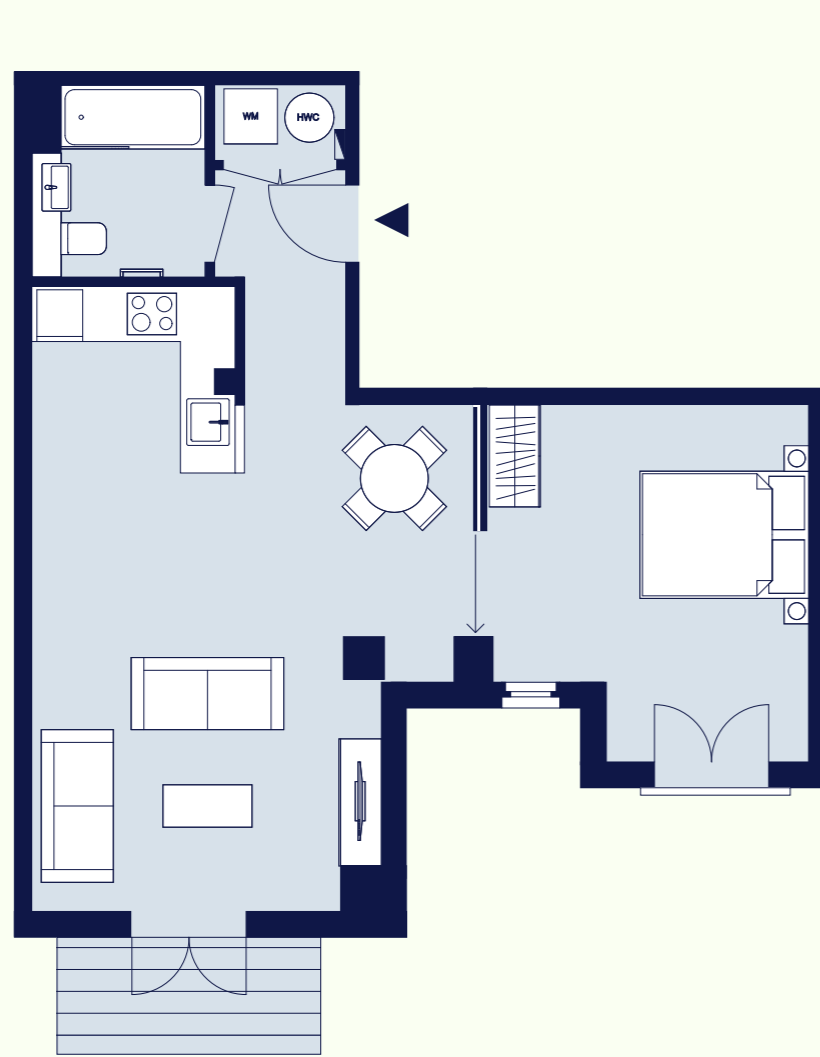
Unit	Floor	Amenity	Type	m ²	ft ²
0.15	Ground	-	1 Bed	48	516



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FIRST FLOOR
APARTMENT 16

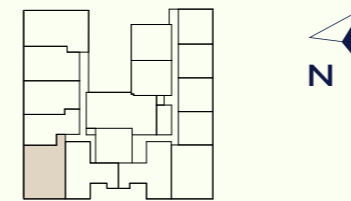
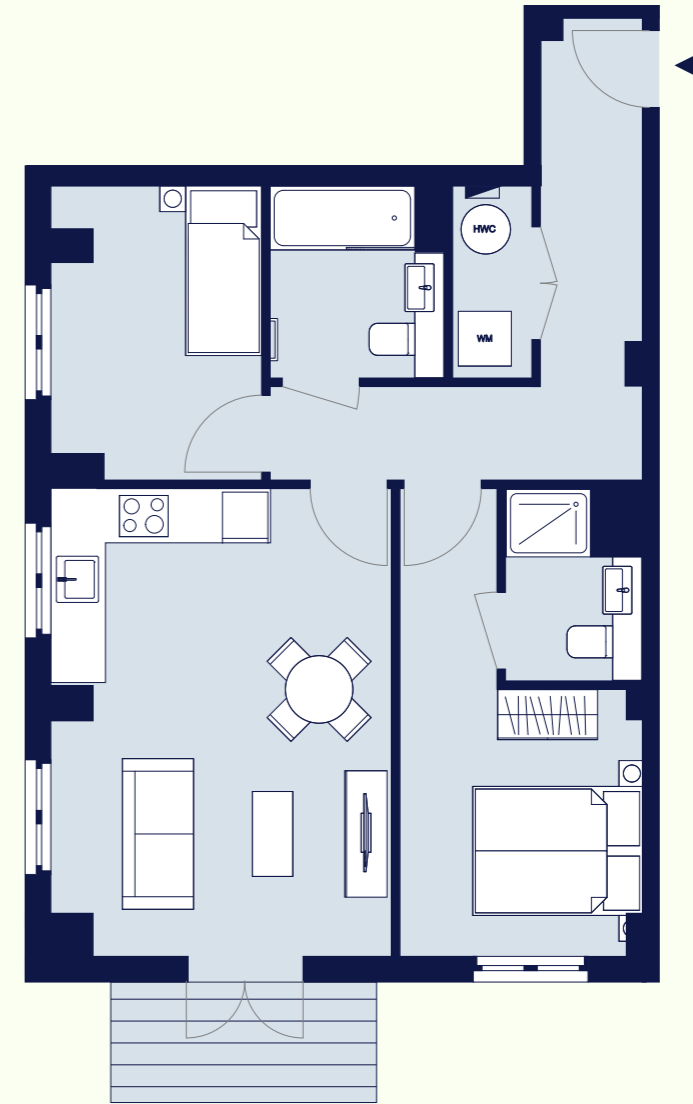
Unit	Floor	Amenity	Type	m ²	ft ²
0.16	First	Balcony	1 Bed	56	602



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FIRST FLOOR
APARTMENT 17

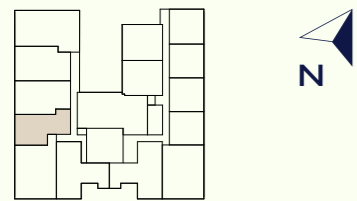
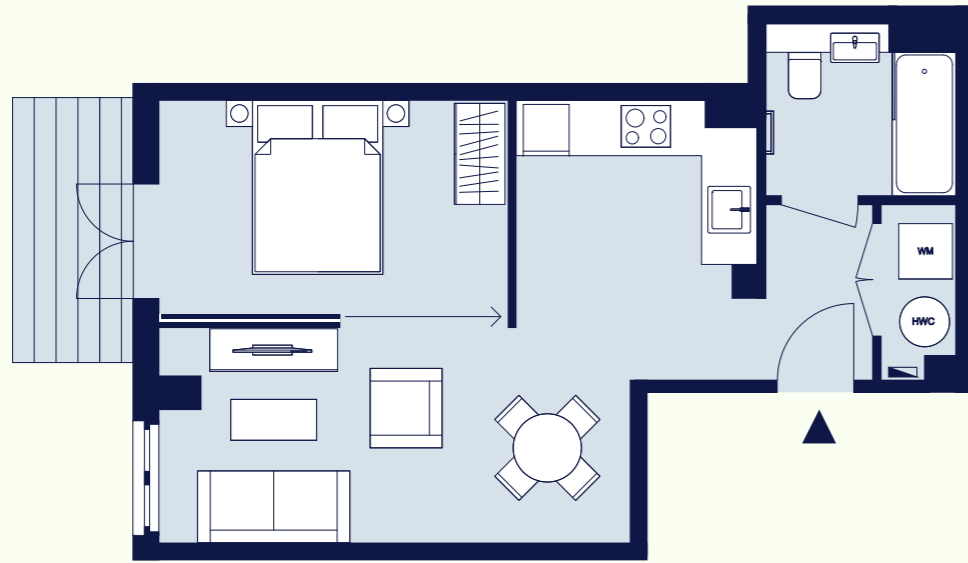
Unit	Floor	Amenity	Type	m ²	ft ²
0.17	First	Balcony	1 Bed	65	699



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FIRST FLOOR
APARTMENT 18

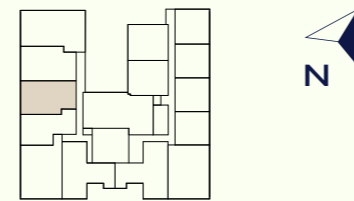
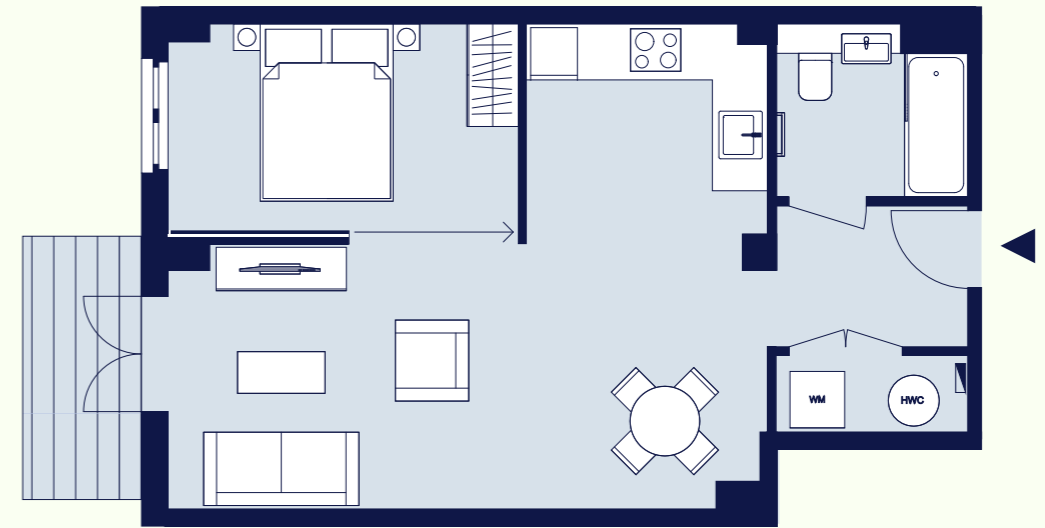
Unit	Floor	Amenity	Type	m ²	ft ²
0.18	First	Balcony	1 Bed	44	473



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FIRST FLOOR
APARTMENT 19

Unit	Floor	Amenity	Type	m ²	ft ²
0.19	First	Balcony	1 Bed	52	559

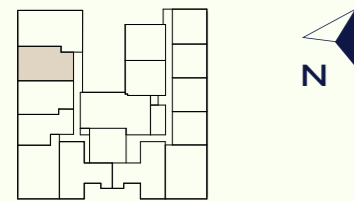
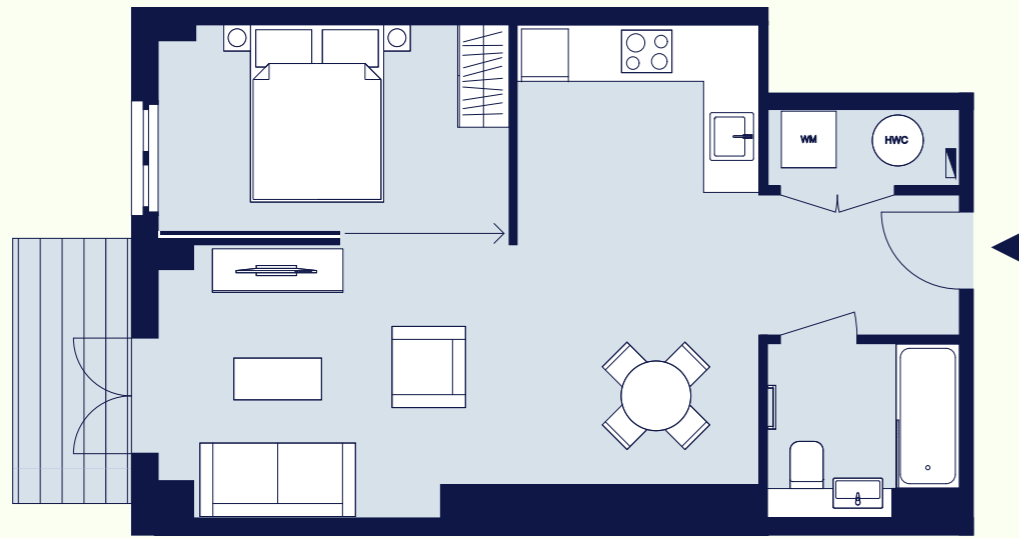


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FIRST FLOOR

APARTMENT 20

Unit	Floor	Amenity	Type	m ²	ft ²
0.20	First	Balcony	1 Bed	53	570

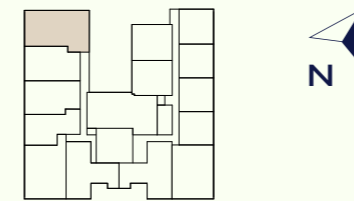
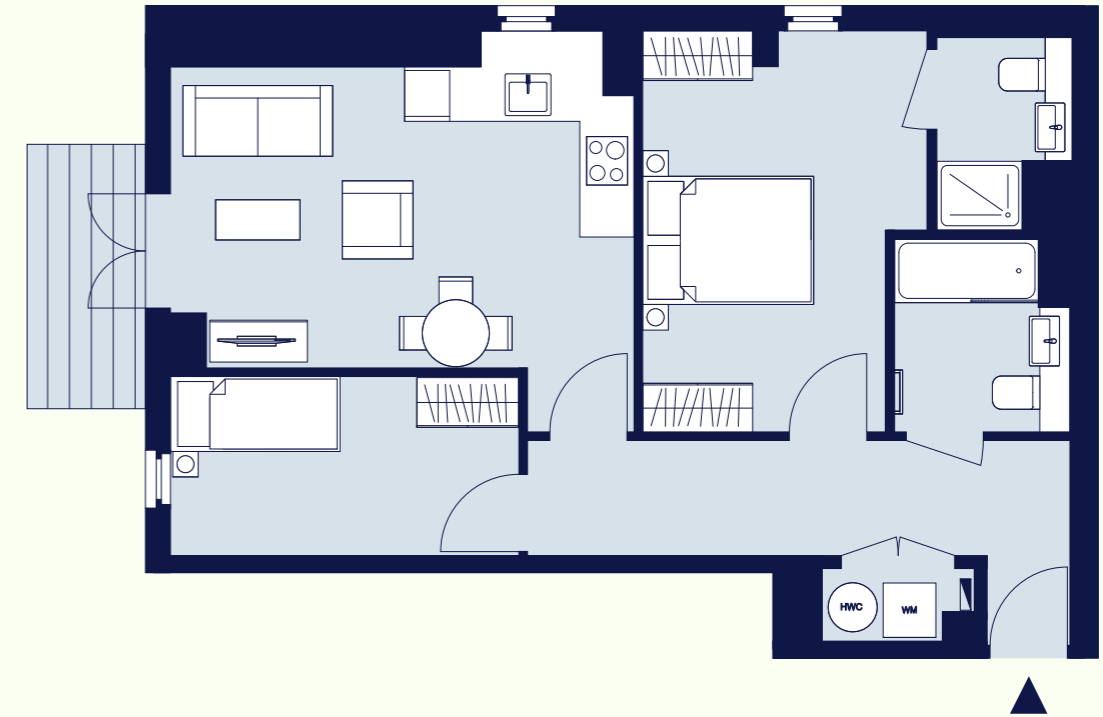


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FIRST FLOOR

APARTMENT 21

Unit	Floor	Amenity	Type	m ²	ft ²
0.21	First	Balcony	2 Bed	70	753

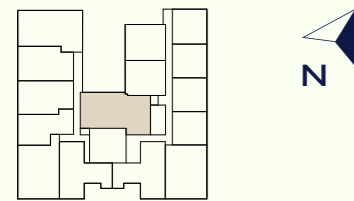
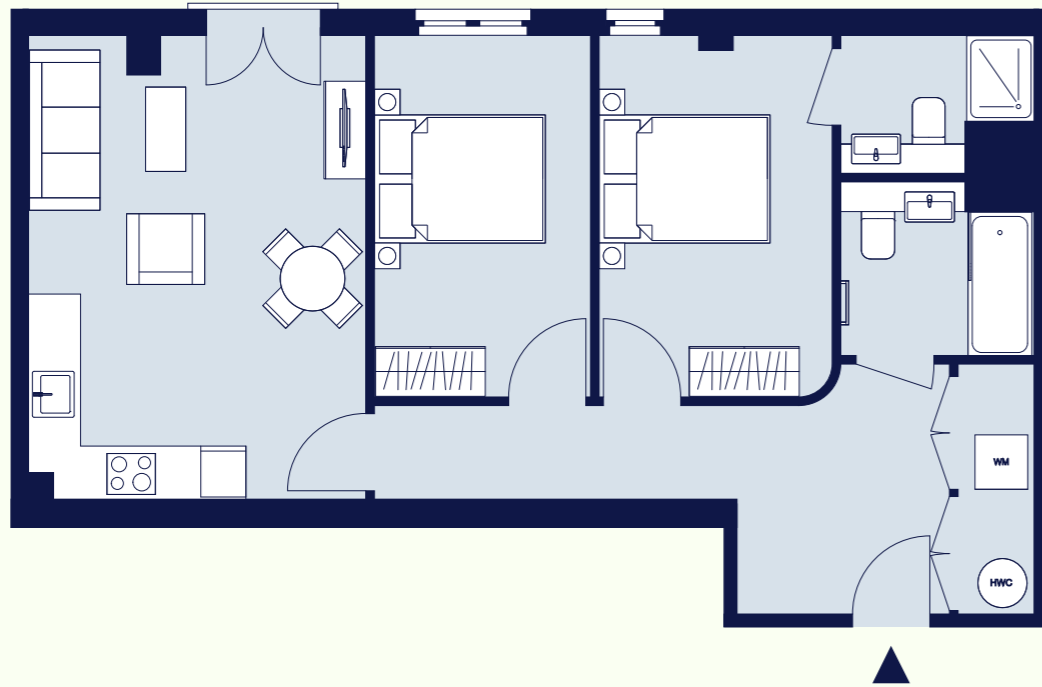


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 22

Unit	Floor	Amenity	Type	m ²	ft ²
0.22	First	-	2 Bed	69	742

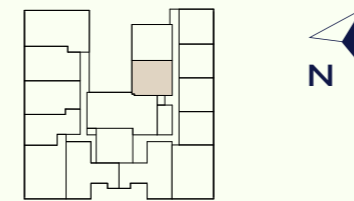
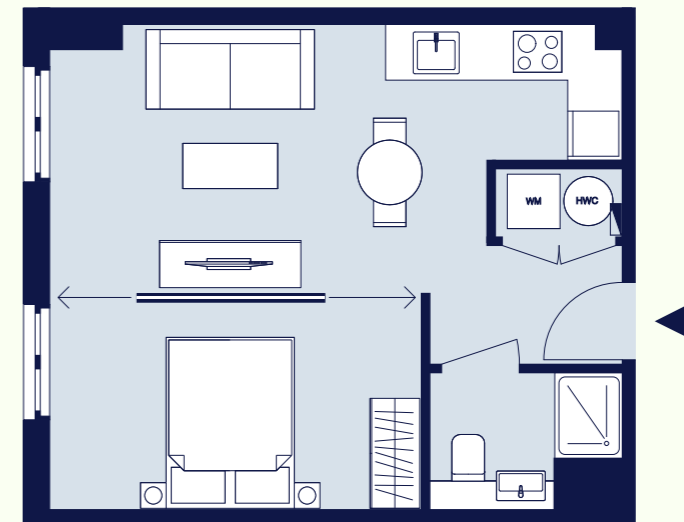


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 23

Unit	Floor	Amenity	Type	m ²	ft ²
0.23	First	-	1 Bed	38	409

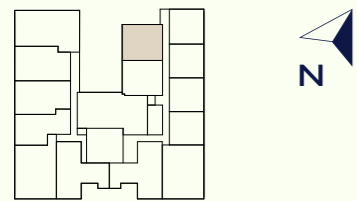
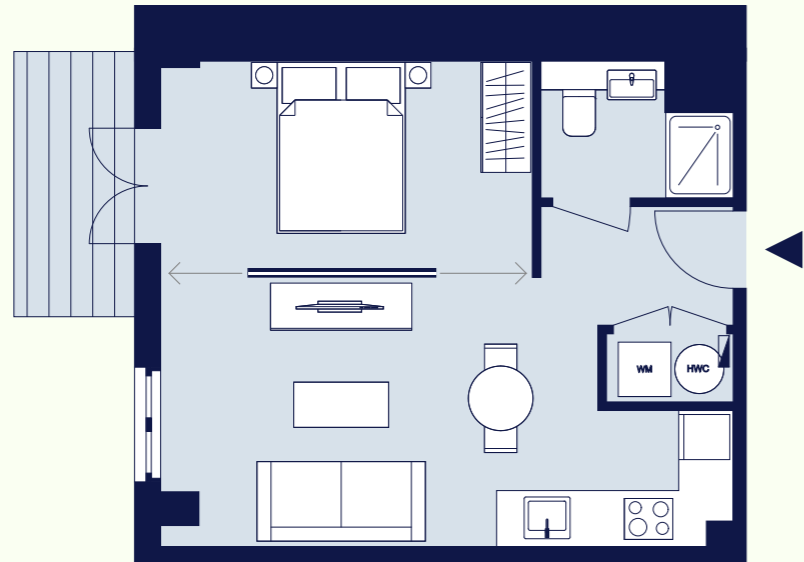


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 24

Unit	Floor	Amenity	Type	m ²	ft ²
0.24	First	Balcony	1 Bed	38	409

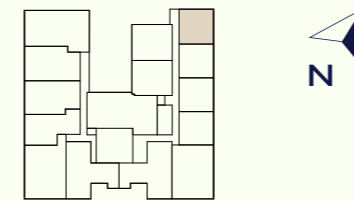
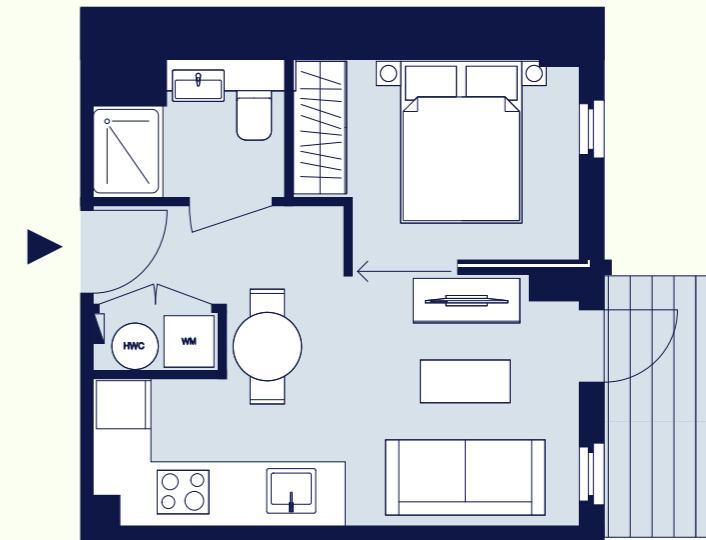


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 25

Unit	Floor	Amenity	Type	m ²	ft ²
0.25	First	Balcony	1 Bed	33	355

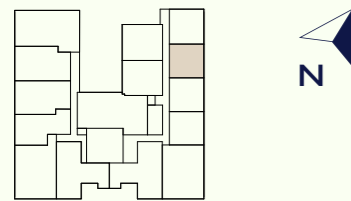
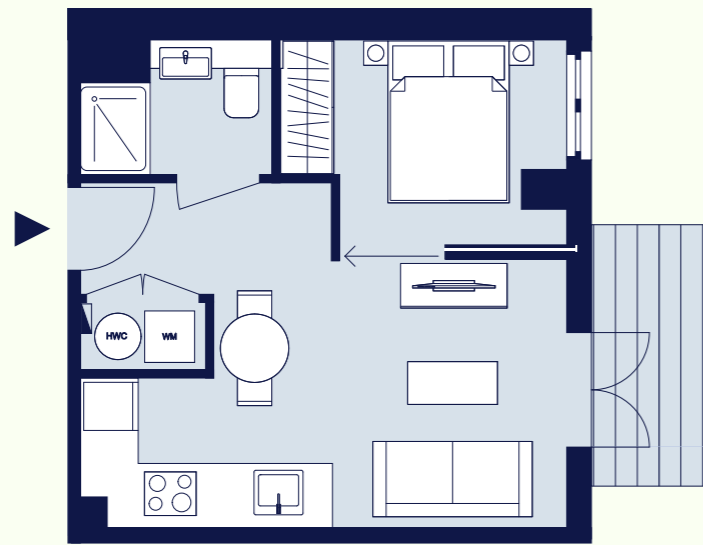


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 26

Unit	Floor	Amenity	Type	m ²	ft ²
0.26	First	Balcony	1 Bed	33	355

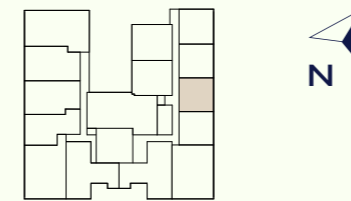
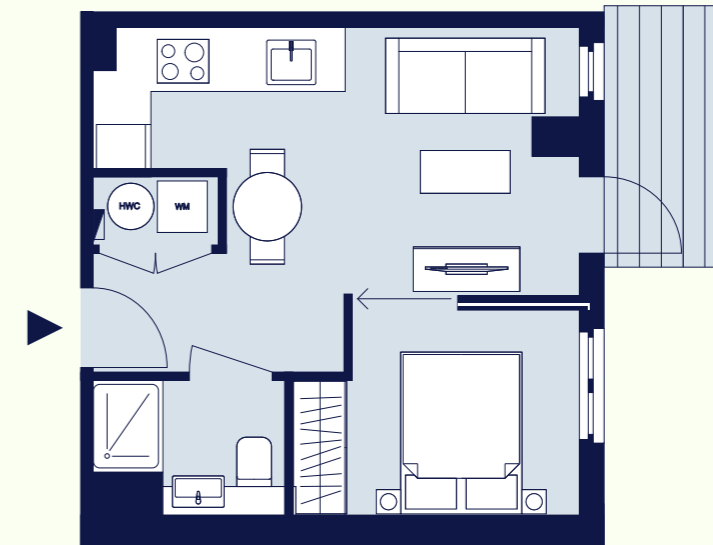


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 27

Unit	Floor	Amenity	Type	m ²	ft ²
0.27	First	Balcony	1 Bed	32	344

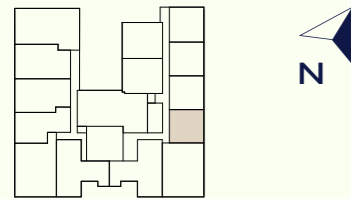
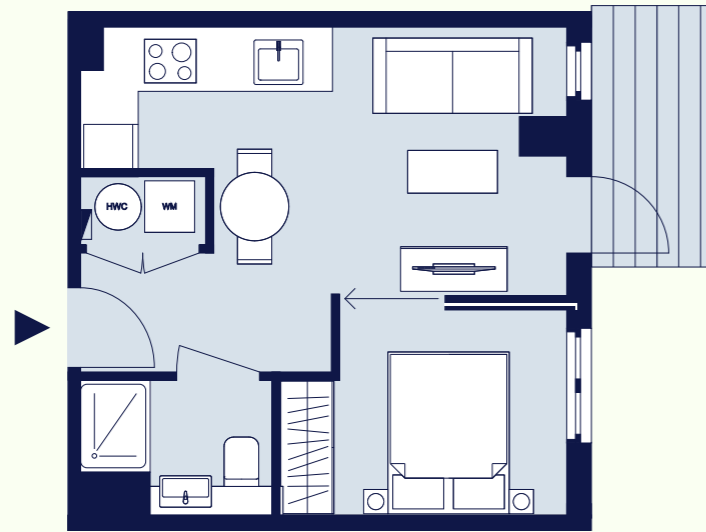


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 28

Unit	Floor	Amenity	Type	m ²	ft ²
0.28	First	Balcony	1 Bed	32	344

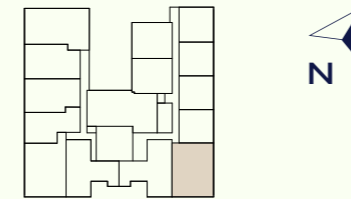
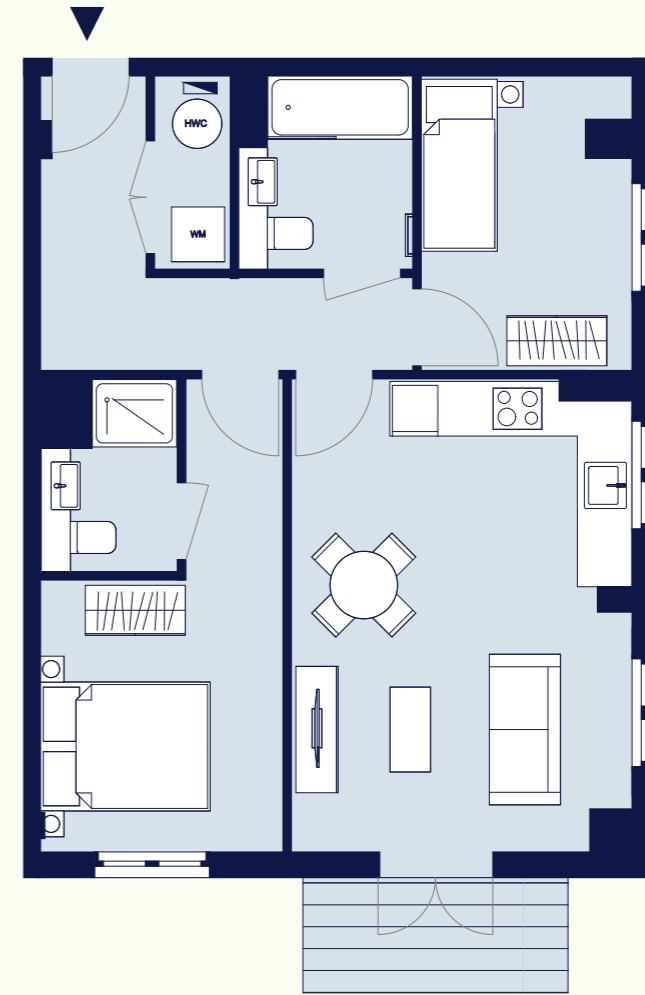


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 29

Unit	Floor	Amenity	Type	m ²	ft ²
0.29	First	Balcony	2 Bed	64	688

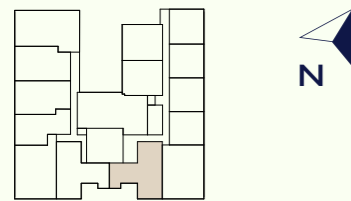
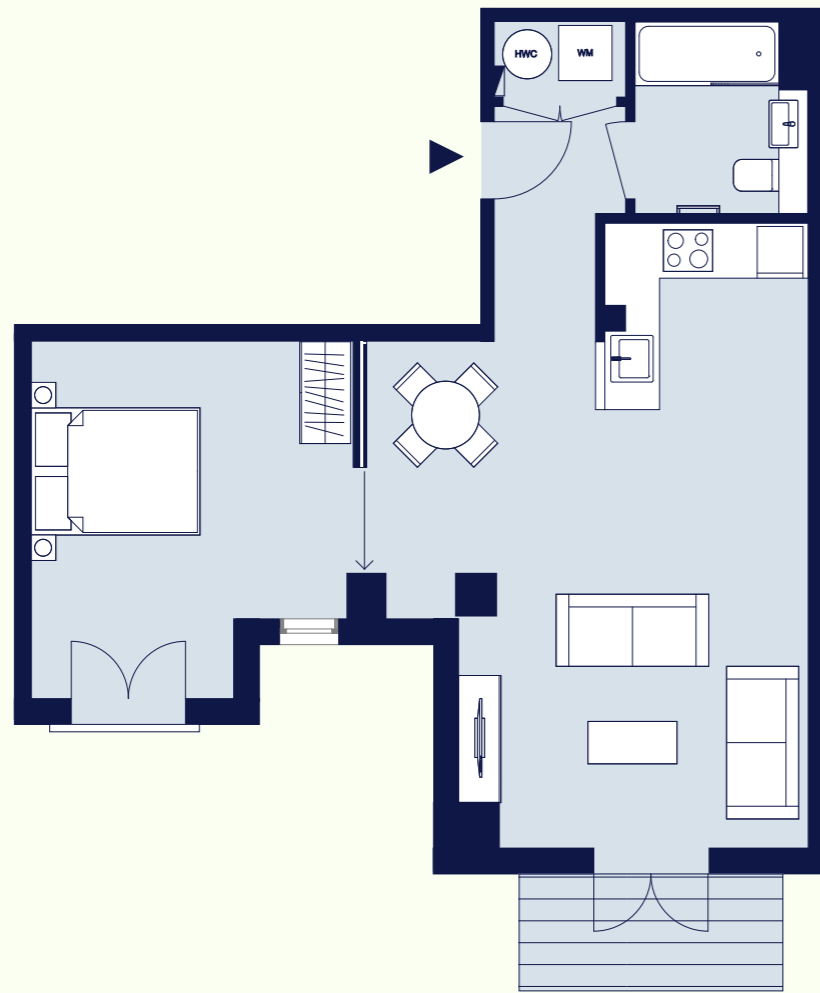


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

FIRST FLOOR

APARTMENT 30

Unit	Floor	Amenity	Type	m ²	ft ²
0.30	First	Balcony	1 Bed	57	613

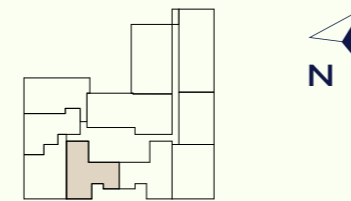
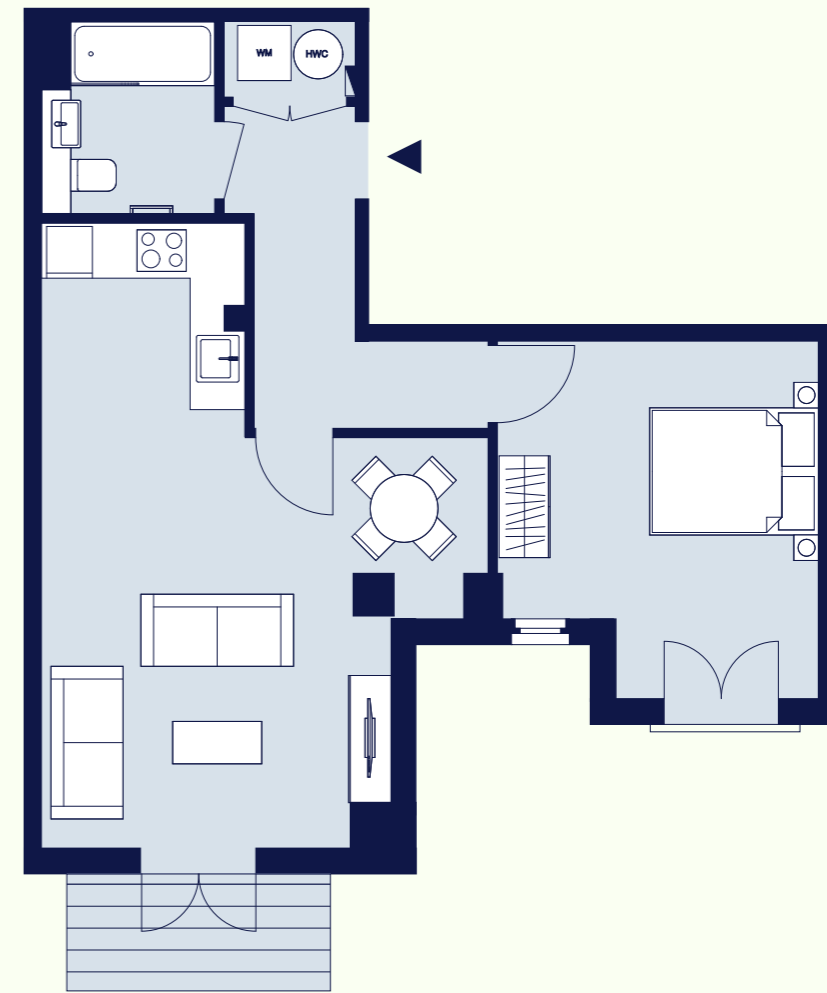


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 31

Unit	Floor	Amenity	Type	m ²	ft ²
0.31	Second	Balcony	1 Bed	56	602

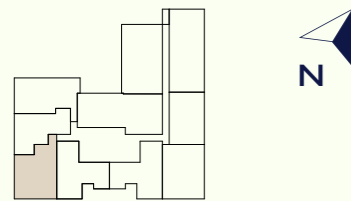
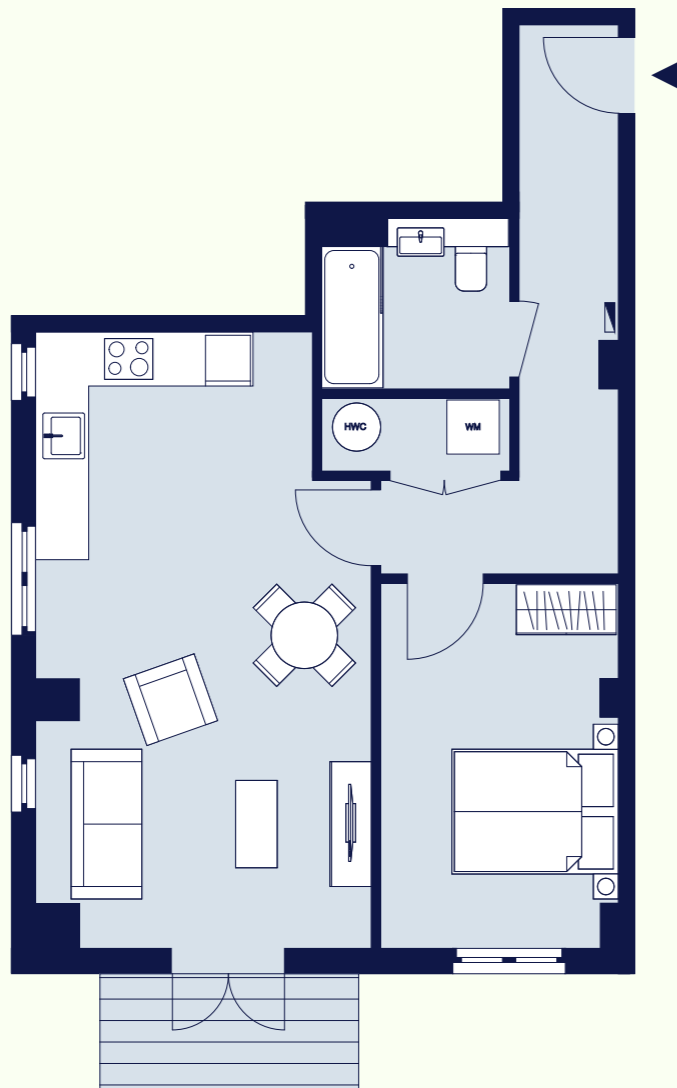


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 32

Unit	Floor	Amenity	Type	m ²	ft ²
0.32	Second	Balcony	1 Bed	58	624

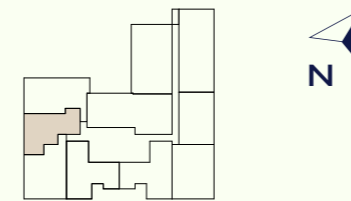
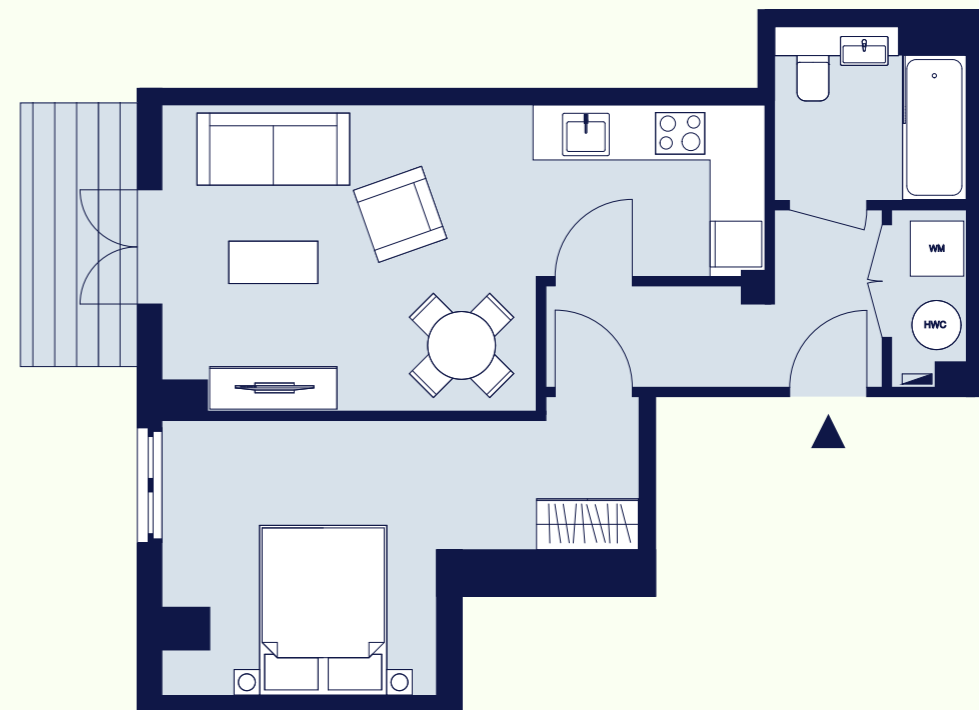


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 33

Unit	Floor	Amenity	Type	m ²	ft ²
0.33	Second	Balcony	1 Bed	50	538

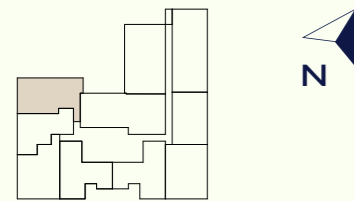
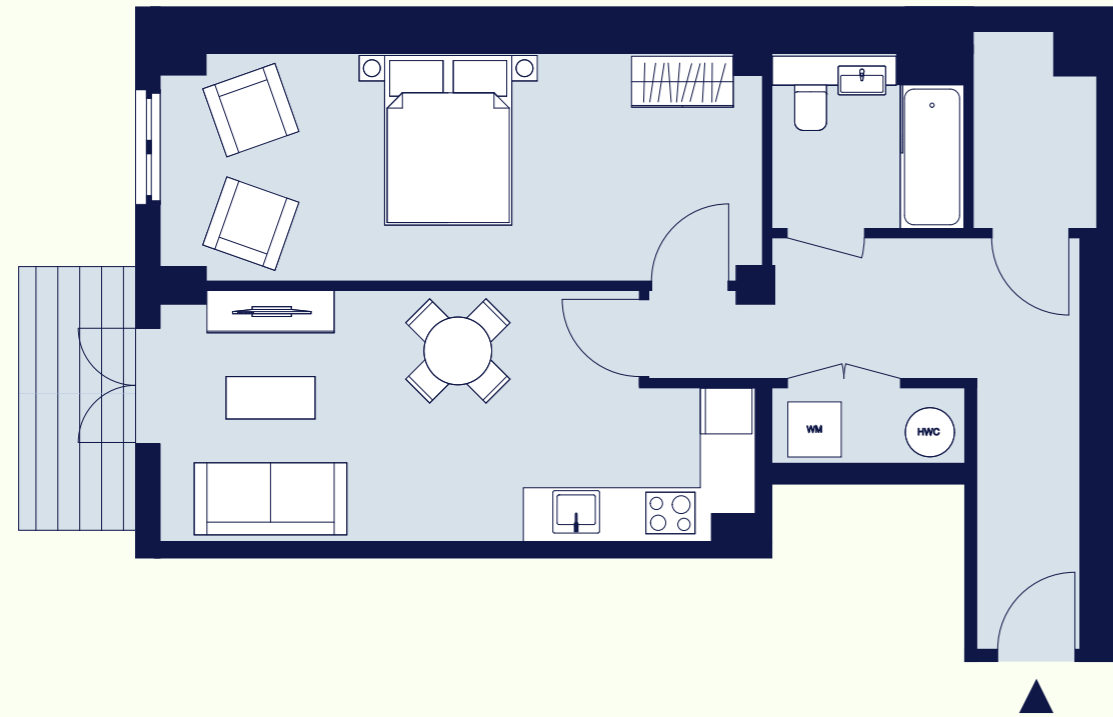


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 34

Unit	Floor	Amenity	Type	m ²	ft ²
0.34	Second	Balcony	1 Bed	64	688

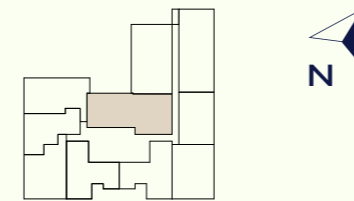
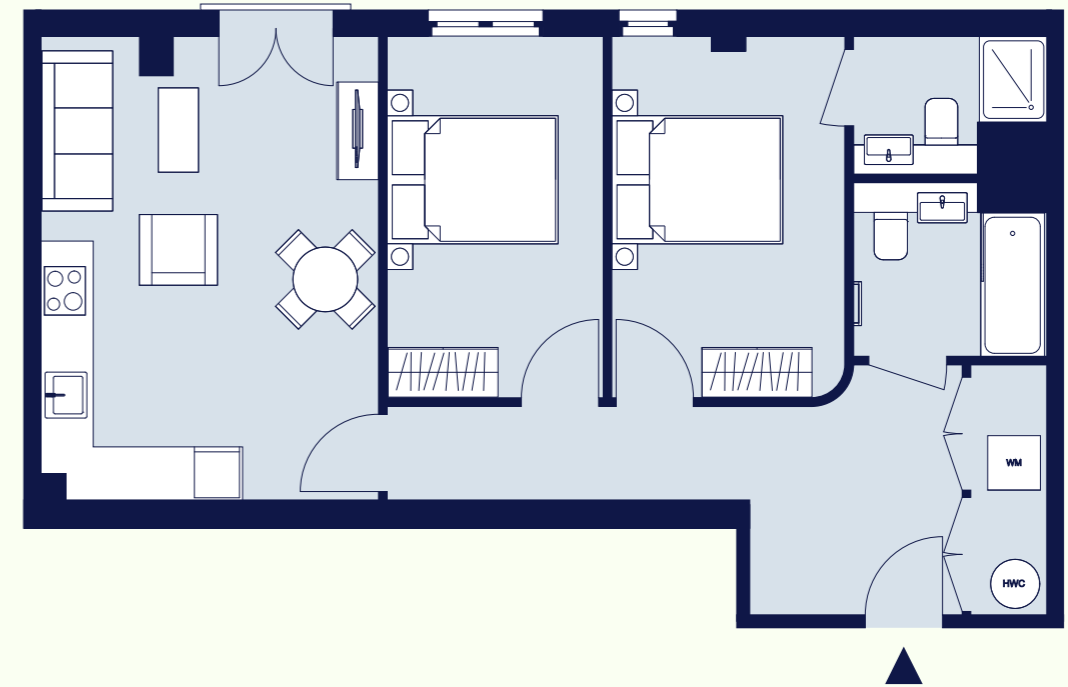


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 35

Unit	Floor	Amenity	Type	m ²	ft ²
0.35	Second	-	2 Bed	69	742

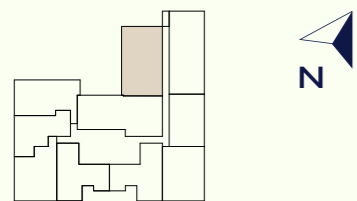


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 36

Unit	Floor	Amenity	Type	m ²	ft ²
0.36	Second	Balcony	3 Bed	80	861

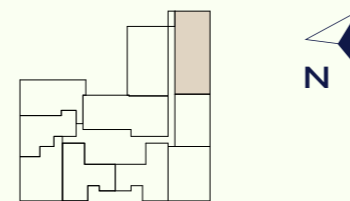
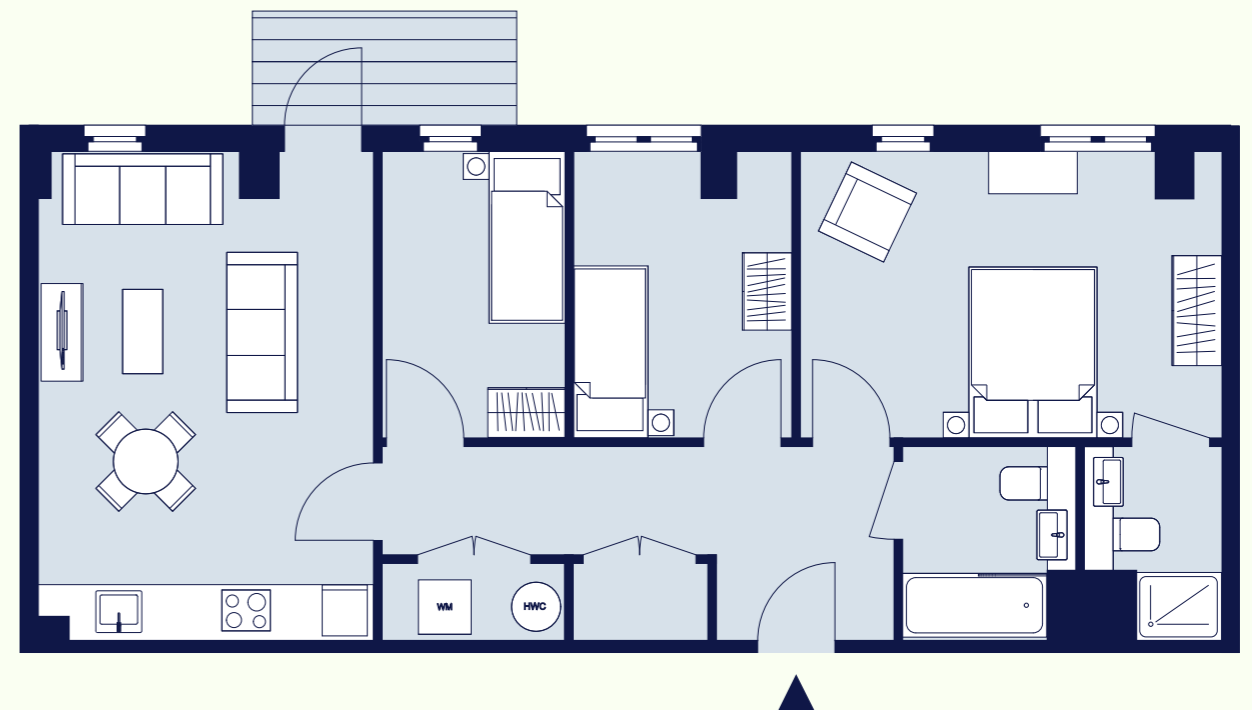


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 37

Unit	Floor	Amenity	Type	m ²	ft ²
0.37	Second	Balcony	3 Bed	82	882

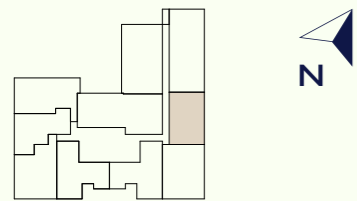
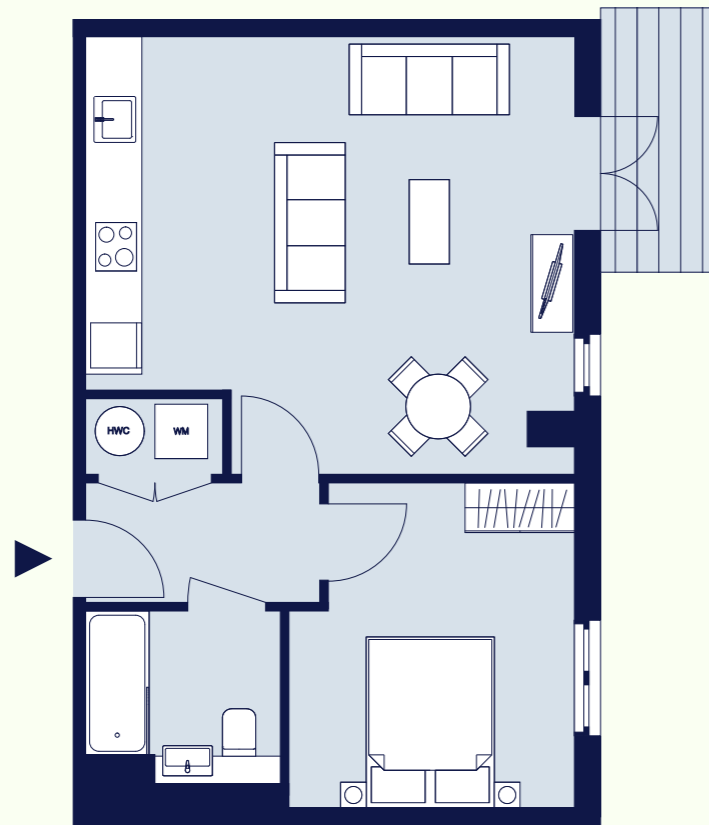


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 38

Unit	Floor	Amenity	Type	m ²	ft ²
0.38	Second	Balcony	1 Bed	52	559

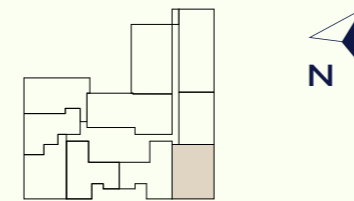
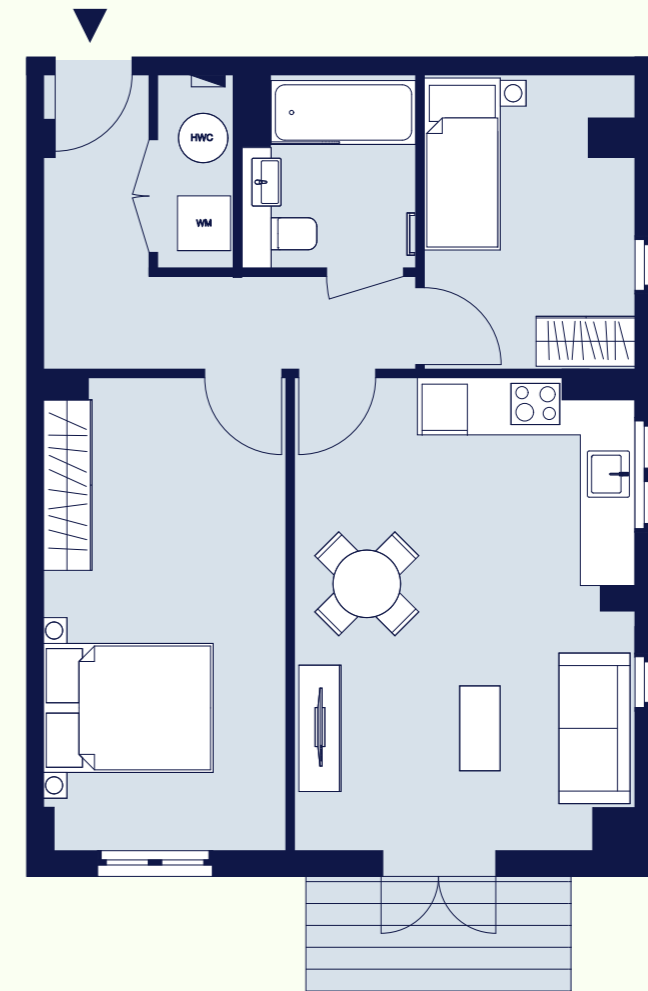


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 39

Unit	Floor	Amenity	Type	m ²	ft ²
0.39	Second	Balcony	2 Bed	64	688

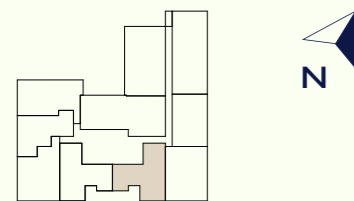
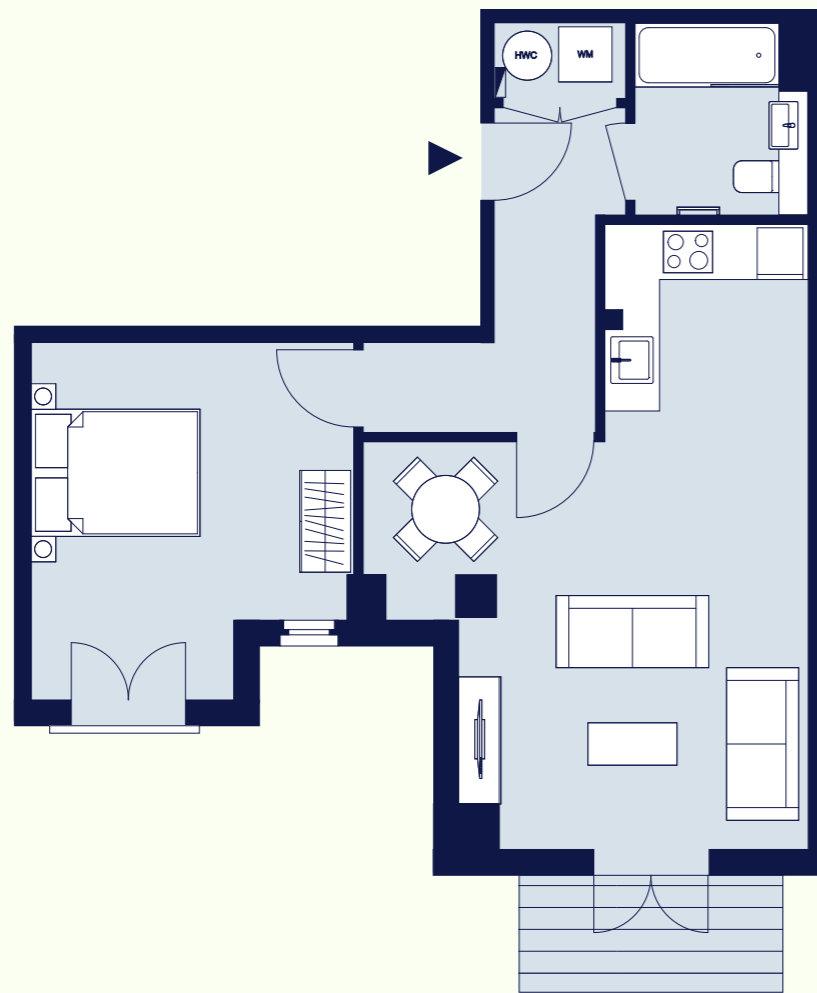


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

SECOND FLOOR

APARTMENT 40

Unit	Floor	Amenity	Type	m ²	ft ²
0.40	Second	Balcony	1 Bed	56	602

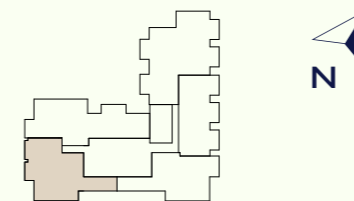
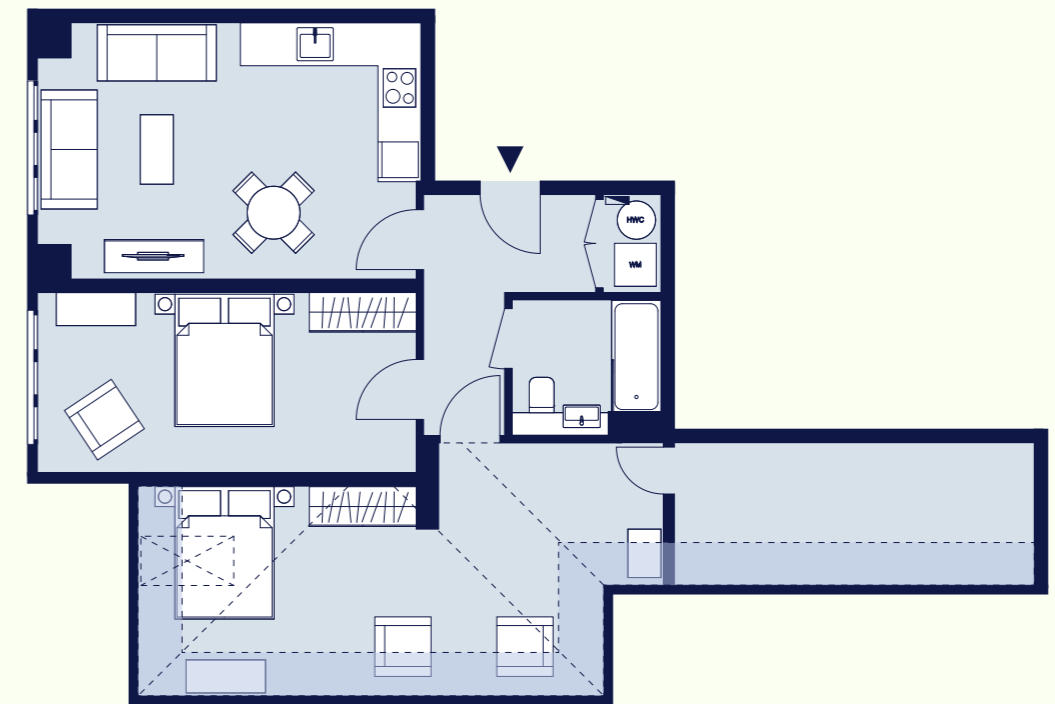


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THIRD FLOOR

APARTMENT 41

Unit	Floor	Amenity	Type	m ²	ft ²
0.41	Third	-	2 Bed	91	979



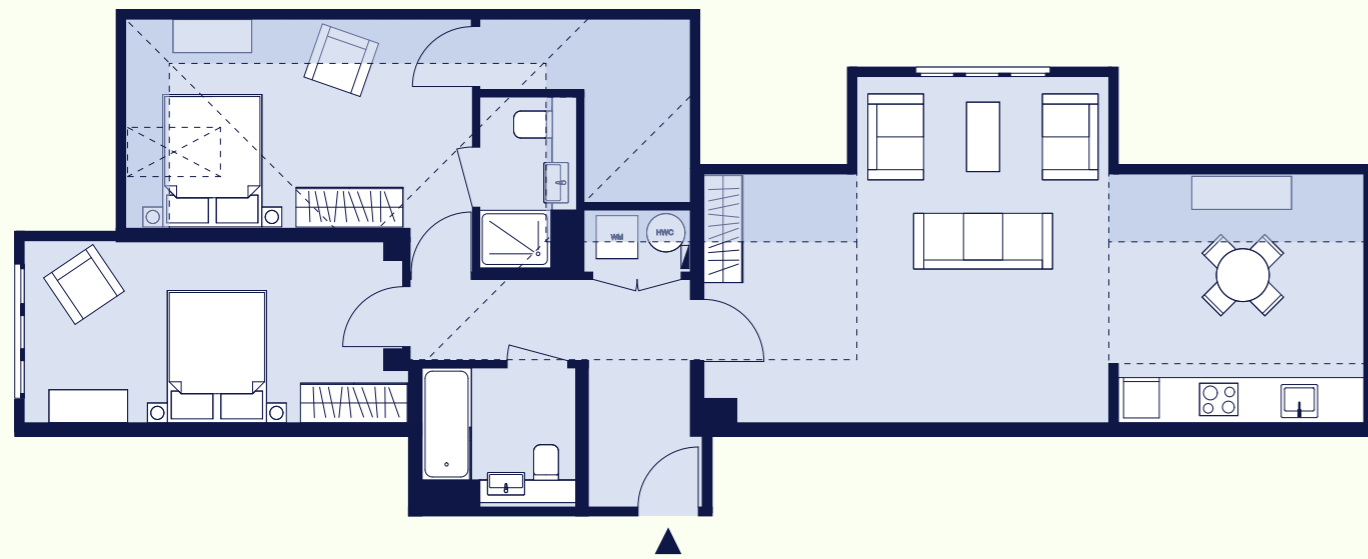
KEY

■ Less than 1.8m ceiling height

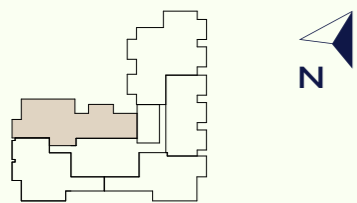
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THIRD FLOOR
APARTMENT 42

Unit	Floor	Amenity	Type	m ²	ft ²
0.42	Third	-	2 Bed	102	1097



KEY
 Less than 1.8m ceiling height



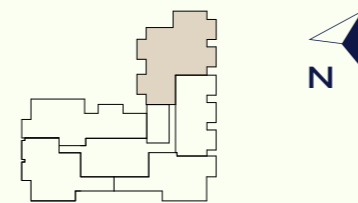
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THIRD FLOOR
APARTMENT 43

Unit	Floor	Amenity	Type	m ²	ft ²
0.43	Third	-	3 Bed	126	1356



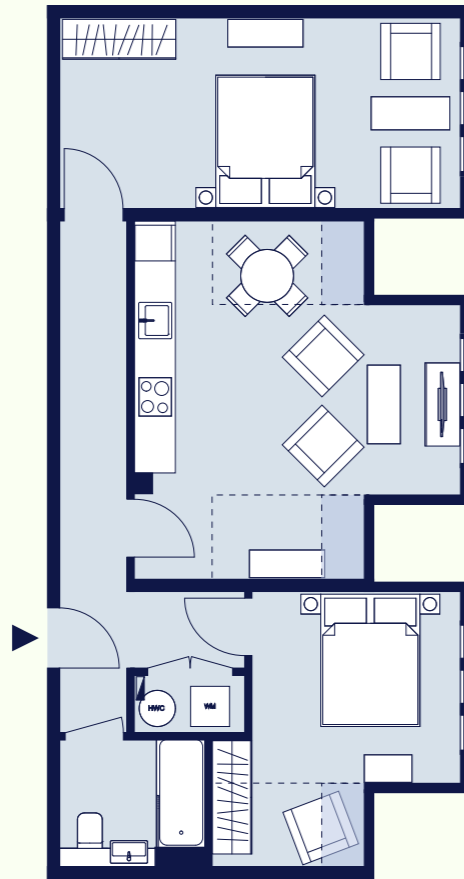
KEY
 Less than 1.8m ceiling height



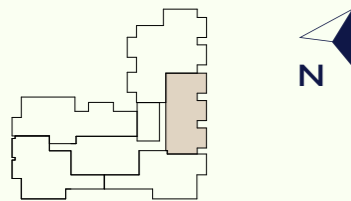
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THIRD FLOOR
APARTMENT 44

Unit	Floor	Amenity	Type	m ²	ft ²
0.44	Third	-	2 Bed	77	828



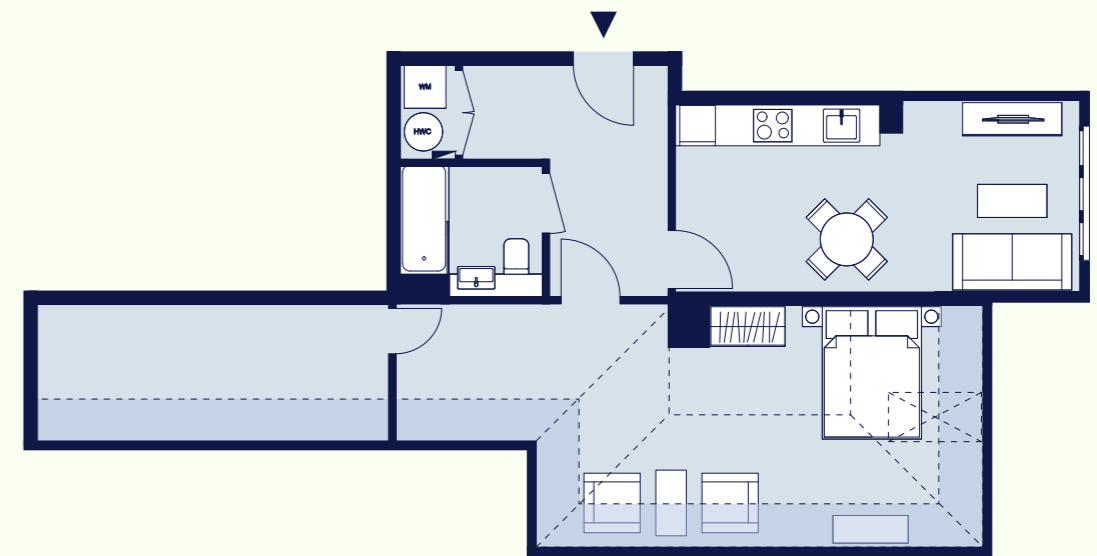
KEY
 Less than 1.8m ceiling height



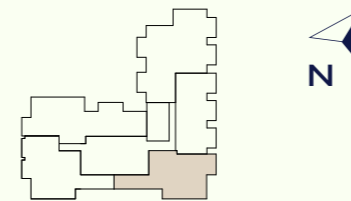
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THIRD FLOOR
APARTMENT 45

Unit	Floor	Amenity	Type	m ²	ft ²
0.45	Third	-	1 Bed	79	850



KEY
 Less than 1.8m ceiling height



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

THE VENDOR

Standard House Developments Limited

THE DEVELOPER

Standard House Developments Limited

ADDRESS

Heron House, Weyside Park, Catteshall Lane,
Godalming, Surrey, GU7 1FR

LOCATION

Catteshall Lane, Godalming

LOCAL AUTHORITY

Waverley Borough Council

TENURE

999 year leasehold

WARRANTY

10 year Buildzone Full Structural Warranty

SERVICE CHARGE

Est. service charge is £2.52 per square foot per year
(including buildings insurance)

GROUND RENT PER ANNUM

0.1% of capital value p.a. with RPI increases every 15 years
Help to Buy - Peppercorn

ANTICIPATED COMPLETION

Q4 2021

TOTAL UNITS 45 – (39 PRIVATE & 6 SHARED OWNERSHIP)**29 one beds**

Range: from 333 sq ft to 688 sq ft

Average size: 469 sq ft

(balcony or terrace on all units apart from 1, 8, 9, 15, 23)

Price: from £225,000 to £350,000

Average price per sq ft: £570

11 two beds

Range: from 688 sq ft to 1097 sq ft

Average size: 778 sq ft

(balcony or terrace on all units apart from unit 22, 35, 41, 42)

Price: from £360,000 to £470,00

Average price per sq ft: £506

ACCESS

All flats are accessed through a secure communal front door which is operated inside the flat by video entry system. 8 person lift to all floors. The front of the building and car park is fully lit with lighting coming on automatically at dusk.

ERV (ESTIMATED RENTAL VALUES)

1 beds: from £950 pcm

2 beds: from £1,453 pcm

YIELD

1 beds – average 4.58% gross

2 beds – average 4.49% gross

PARKING STATUS

Each flat comes with its own secure off street designated parking space.

**COUNCIL TAX LEVELS**

2019/2020

Band A £1,405

Band B £1,639

Band C £1,873

(Single occupant households can apply to receive a 25% council tax discount).

VENDOR'S SOLICITOR

Banks Kelly Solicitors

Dean Carroll

Solicitor, Director

Head of Property

T: 0207 489 2190

E: dean.carroll@bankskelly.co.uk

W: www.bankskelly.co.uk

RECOMMENDED SOLICITORS

£1,000 legal fee contribution if you use our recommended solicitors as indicated on the reservation form.

Curwens

Bradley Bennett

Private Client Executive

Real Estate

Curwens

T: 020 8363 4444

F: 020 8884 7242

D: 020 8884 7247

W: www.curwens.co.uk

TERMS OF PAYMENT

A reservation fee of £2,000.00 is payable on upon reservation. Exchange of contracts is expected 28 days later where 10% of the purchaser price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

**TO FIND OUT MORE,
CONTACT US TODAY**

T: 020 4511 4820

E: contact@garrisonstates.co.uk

W: garrisonstates.co.uk



To find out more about Heron House,
please contact our sales agents, Garrison Estates.

T: 020 4511 4820

E: contact@garrisonestates.co.uk

W: garrisonestates.co.uk



GARRISON ESTATES

Disclaimer: Heron House is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. Internal images are of the show apartment at the development, some items are optional extras and are not included.

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