



LAURELWOOD

Fifty-Two 1 & 2-Bedroom Shared Ownership Apartments
Walton-on-Thames



Computer generated image

WELCOME HOME

Don't miss this exciting opportunity to invest in your future today! Be amongst the first to own a fabulous Shared Ownership apartment in Laurelwood, a striking new development in leafy Walton-on-Thames in Elmbridge.

PA Housing is proud to present an impressive collection of 52 stylish and energy-efficient one and two-bedroom apartments. With a host of added benefits including a brand new ground floor pre-school for our youngest residents...Laurelwood is ready to welcome you home.

Set in a prime location overlooking green space, Laurelwood offers high quality homes in an attractive living environment. A stone's throw from the River Thames and within easy reach of a wealth of shopping, entertainment and leisure attractions, plus fast transport links into the heart of London - residents can truly enjoy the best of all worlds.





IN YOUR NEIGHBOURHOOD

Enjoy a relaxing pace of life at Laurelwood.

It's easy to keep it local with everyday amenities and grocery stores on hand in nearby Terrace Road. Quickly-reached on foot or by bike, neighbourhood schools include Grovelands Primary and the impressive Heathside Walton Secondary, newly opened in 2022.

Offering a welcome retreat from a busy lifestyle, a short stroll across the adjoining Felix Road Recreation Ground brings you to the Thames riverbank. Stop for a picnic and a play at Riverside Park or meet friends for alfresco food and drinks overlooking the river at The Anglers or The Swan.

Walton-on-Thames offers a wonderful variety of shops, restaurants, cafes and bars in the bustling town centre. For a spot of retail therapy, visit the Heart Shopping Centre, which also hosts several family-friendly dining options and the exciting Rock Up climbing venue. Wine and dine at Buenasado Steakhouse or Cappadocia, and you won't want to miss the popular monthly farmers' market.



A TASTE OF THE GOOD LIFE

Make the most of family life at Laurelwood and discover something new every day! Spot the local wildlife on a lovely riverside walk from Walton to Sunbury Lock or, for the more adventurous: hire a kayak from Shepperton Marina.

Work out at the fantastic Elmbridge Xcel Leisure Complex or try sailing and paddle-boarding at Island Barn Reservoir. Spend the day at nearby Sandown Park and enjoy the races, go-karting, ski slopes or team sports - the choice is yours.

Cycle to Hampton Court Palace and gardens, or further afield to Windsor if you're feeling energetic! Take a dip in Hampton Pool, drink and dine at La Fiamma or The Pheasantry or picnic in the 1000-acre Bushy Park, famous for its deer, wildfowl and endless walking and cycling trails.



Sandown Park



Hampton Outdoor Pool



Hampton Court Palace





GOING PLACES

It's easy to get out and about from Laurelwood! All you could wish for and more is within reach on foot or by bike, including a wide choice of schooling, shopping, leisure and entertainment options. Local bus routes run from nearby Terrace Road or Lancaster Court.

Reach London Waterloo in as little as 33 minutes direct from Walton Station, or it's an easy rail commute west to Weybridge, Woking and on to Guildford. The M25/M3 interchange is just 6 miles to the north-west, enabling speedy access to Heathrow and to the wider motorway network.

ON FOOT

Felix Road Recreation Ground	1 minute
River Thames	3 minutes
Bus Stop (Lancaster Court)	5 minutes
Co-op Food Stores	6 minutes
The Anglers	9 minutes
Grovelands Primary School	13 minutes
Heart Shopping Centre	15 minutes
Walton-on-Thames Town Centre	15 minutes

BY BIKE

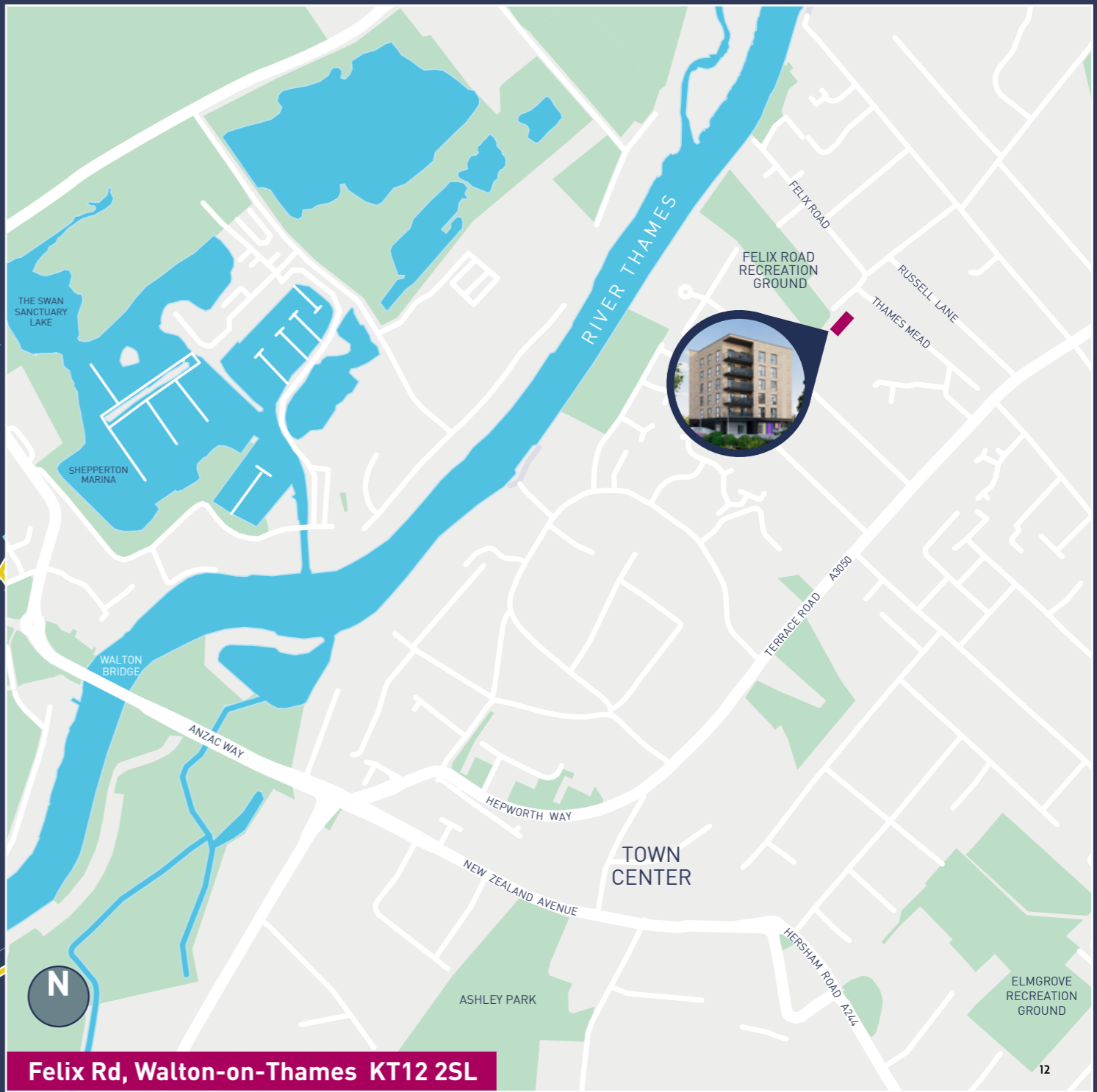
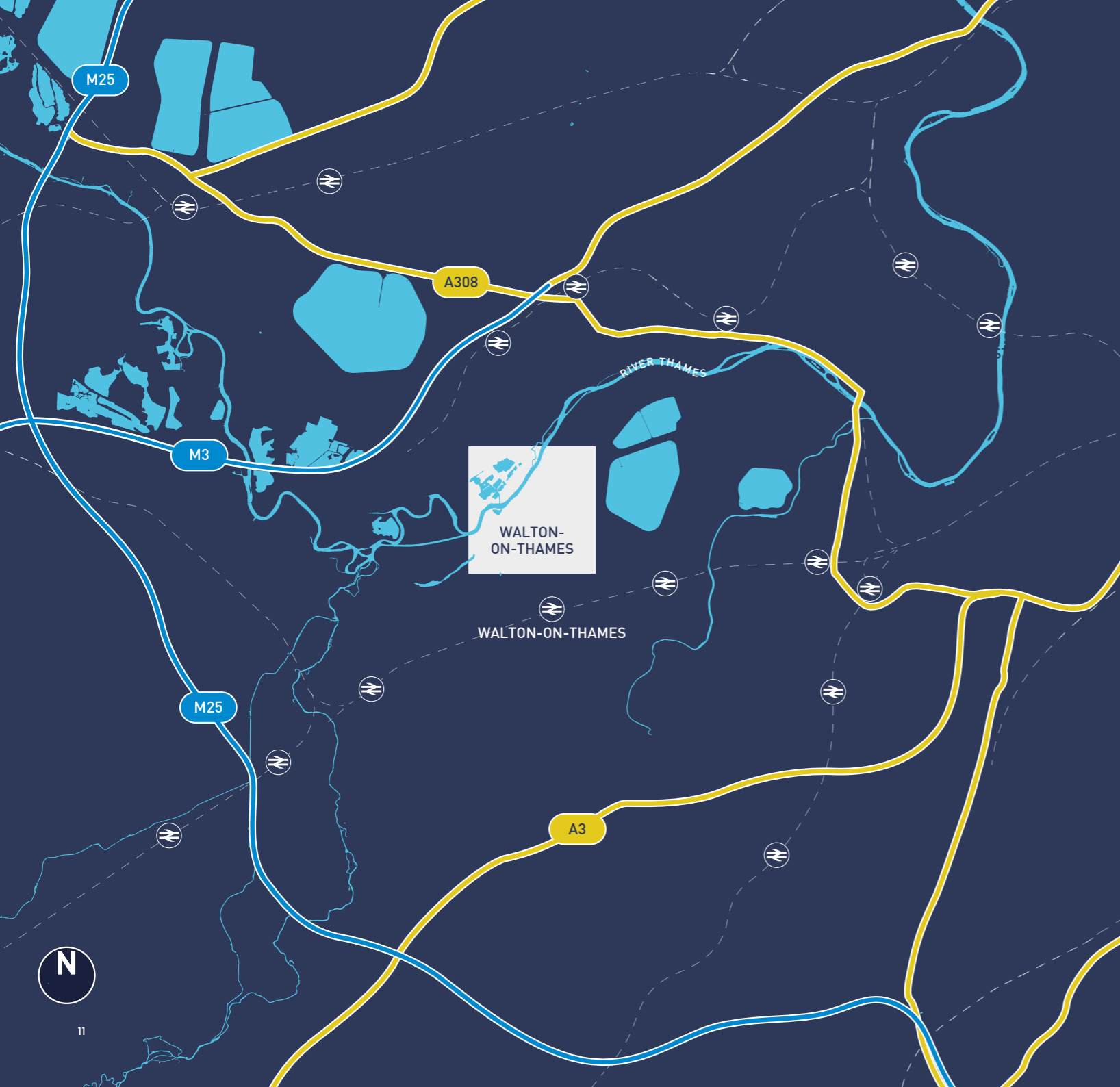
Elmbridge Xcel Leisure Complex	4 minutes
Everyman Cinema	7 minutes
Walton-on-Thames Station	11 minutes
The Three Rivers Academy	14 minutes
Island Barn Reservoir	22 minutes
Hampton Court Palace	26 minutes

BY CAR

Walton-on-Thames Town Centre	3 minutes
Aldi Supermarket	3 minutes
Walton-on-Thames Train Station	7 minutes
Sandown Sports & Ski	14 minutes
Thorpe Park Resort	21 minutes
St Ann's Park & Nature Trail	22 minutes
M25/M3 Interchange	24 minutes
Heathrow Airport	25 minutes

BY TRAIN (from Walton-on-Thames Station)

Weybridge	3 minutes
Woking	10 minutes
Clapham Junction	18 minutes
London Waterloo	25 minutes
Guildford (1 stop)	25 minutes

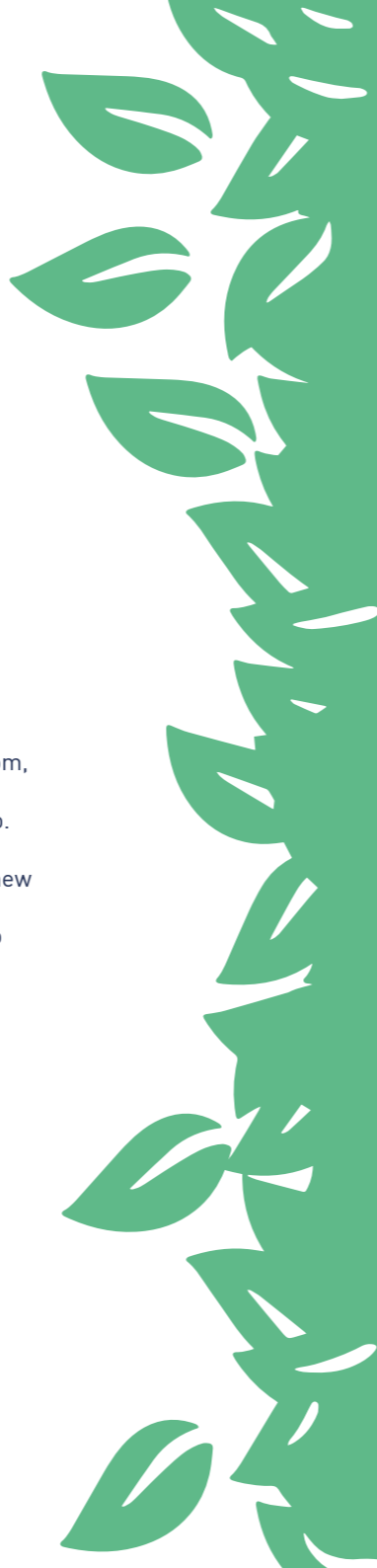


Felix Rd, Walton-on-Thames KT12 2SL

BEYOND EXPECTATIONS

Set on the former grounds of the iconic Thames View House, Laurelwood is an impressive new residential development, designed to meet the needs of modern living within a vibrant community setting. The staggered 6 - 9 storey development presents a striking new skyline with stunning views from the upper floors...and with Shared Ownership, these stylish apartments are now within reach.

Each energy-efficient apartment has a welcoming open-plan kitchen/dining/living room, contemporary styling and the added luxury of either a balcony, winter garden or private patio. Further benefits include an allocated parking space for each apartment, access to a brand-new preschool on site for the youngest residents. Exterior landscaping to enhance privacy and to encourage biodiversity completes this exciting new development.





ATTENTION TO DETAIL

INTERNAL

Amtico Featured Oak wooden effect flooring to kitchen, living area and hallway
White Dulux matt emulsion to walls and ceilings
Cormar Primo Plus carpet in Misty Morning to bedroom(s)
Video entry phone system

EXTERNAL

Each Shared Ownership apartment will have an allocated parking space
Electric vehicle charging points to selected Shared Ownership apartment*
Bike storage

BATHROOM

Amtico Gallery Concrete floor tiles
Porcelanosa wall tiles
Ideal Standard wash hand basin
Ideal Standard bath
Roca WC
Heated chrome towel rail

KITCHEN

Chalk white glass splashback (behind the hob)
Symphony Cobble Grey units
Symphony Copper Slate laminated worktop
1.5 Blanco sink
Electrolux electric hob, oven, dishwasher and fridge/freezer
Brushed stainless steel switches/sockets
LED downlights

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All show home images shown are for illustration purpose only.



Computer Generated Imagery



Computer Generated Imagery

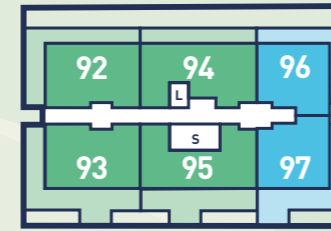
PLOT LOCATORS



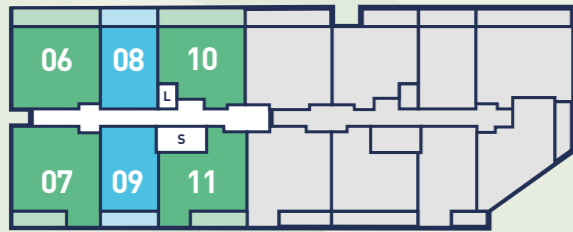
Level 2



Level 5



Level 8



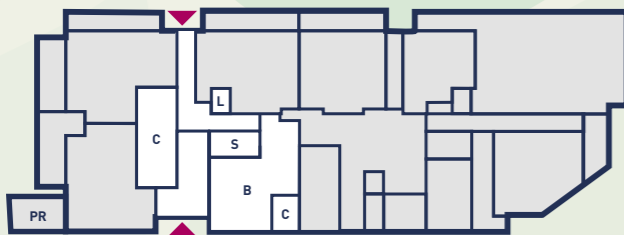
Level 1



Level 4



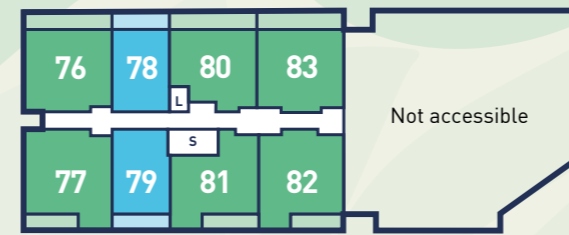
Level 7



Ground floor



Level 3



Level 6



- Stairs **S**
- Lifts **L**
- Plant Room **PR**
- Bin Store **B**
- Cycle Store **C**
- Plant Room **PR**
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- Affordable Rented Homes

Not to scale. Plot locator plans are subject to change.

TWO BEDROOM APARTMENT | TYPE G



TOTAL	76 SQM
KITCHEN / LIVING / DINING ROOM	3.3M X 8.1M
BEDROOM 1	2.7M X 5.7M
BEDROOM 2	2.8M X 4.7M
BATHROOM	1.9M X 2.2M
ENSUITE	1.5M X 2.2M



FLOORS 1-7



TWO BEDROOM APARTMENT | TYPE F



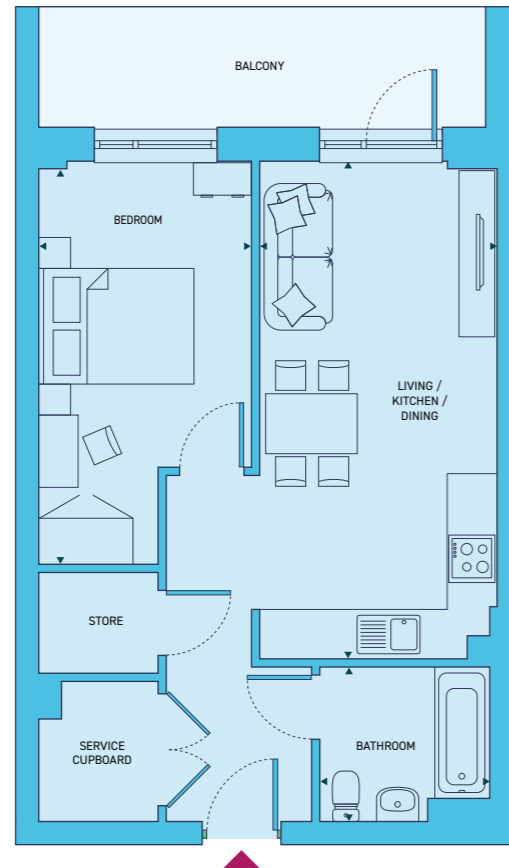
TOTAL	82 SQM
KITCHEN / LIVING / DINING ROOM	3.9M X 8.1M
BEDROOM 1	2.7M X 5.4M
BEDROOM 2	2.8M X 4.6M
BATHROOM	2.2M X 2.0M
ENSUITE	1.5M X 2.2M



FLOORS 1-7

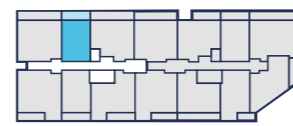


ONE BEDROOM APARTMENT | TYPE H1



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM
 BATHROOM

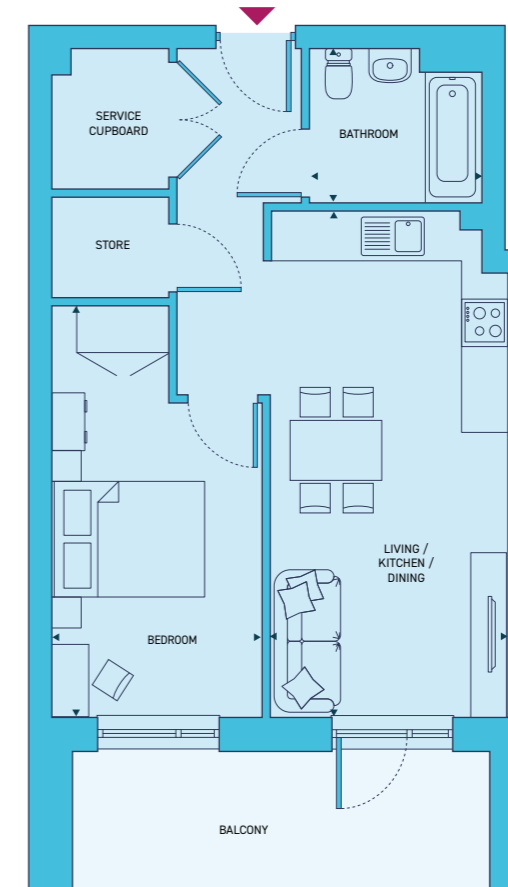
51 SQM
 3.0M X 6.4M
 2.7M X 5.2M
 2.2M X 2.0M



FLOORS 1-7

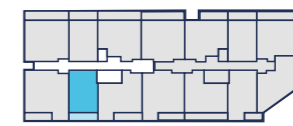


ONE BEDROOM APARTMENT | TYPE H2



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM
 BATHROOM

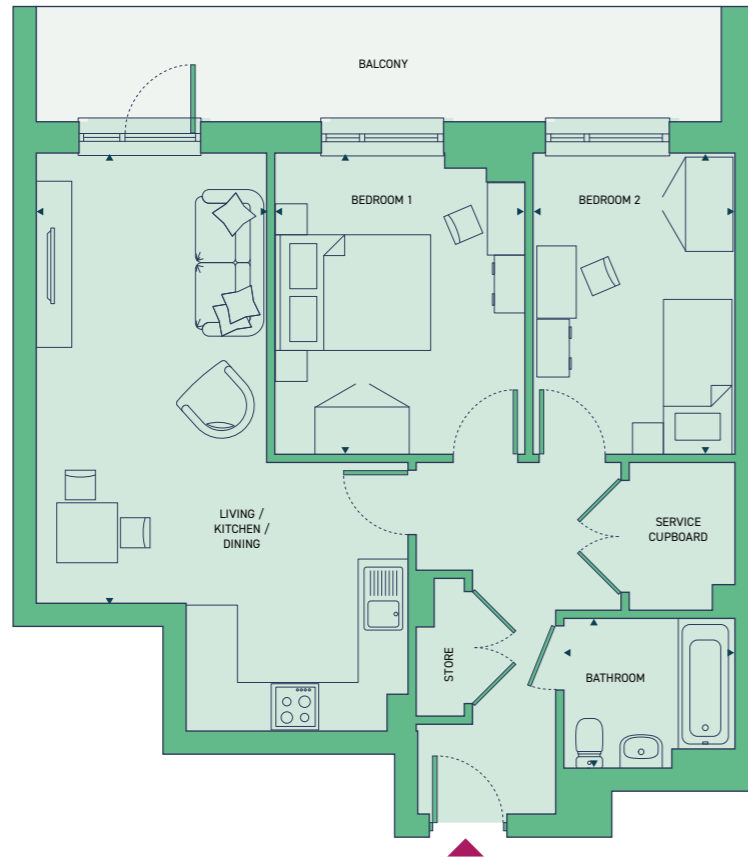
50 SQM
 3.0M X 6.5M
 2.7M X 5.3M
 2.2M X 2.0M



FLOORS 1-7



TWO BEDROOM APARTMENT | TYPE I



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM 1
 BEDROOM 2
 BATHROOM

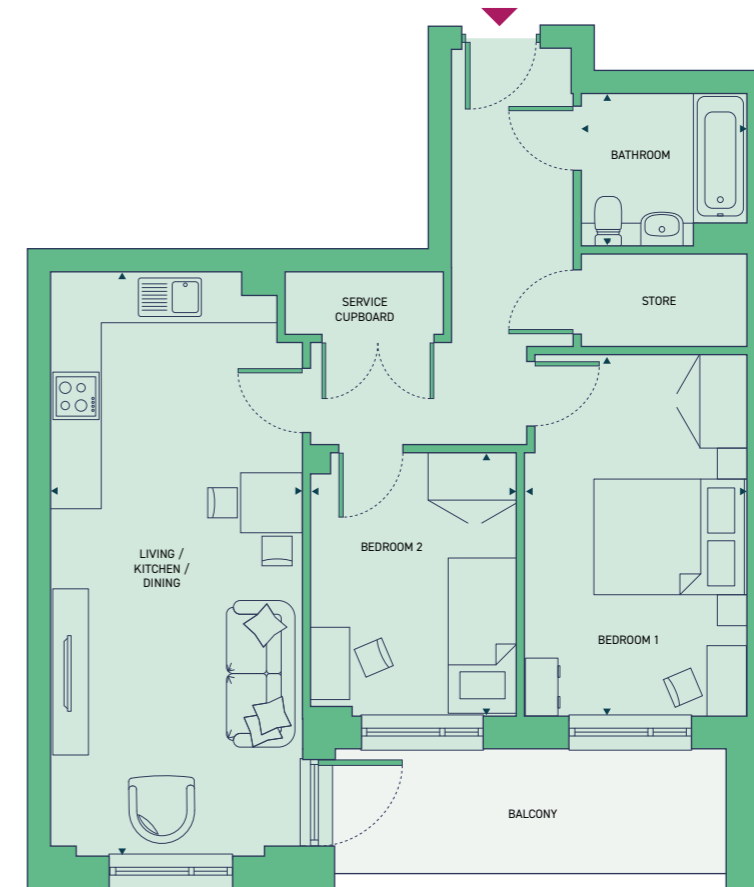
68 SQM
 3.0M X 5.7M
 3.2M X 3.8M
 2.5M X 3.8M
 2.2M X 1.9M



FLOORS 1-7



TWO BEDROOM APARTMENT | TYPE J



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM 1
 BEDROOM 2
 BATHROOM

68 SQM
 3.2M X 7.5M
 2.8M X 4.6M
 2.6M X 3.4M
 2.1M X 2.0M



FLOORS 1-7



TWO BEDROOM APARTMENT | TYPE T



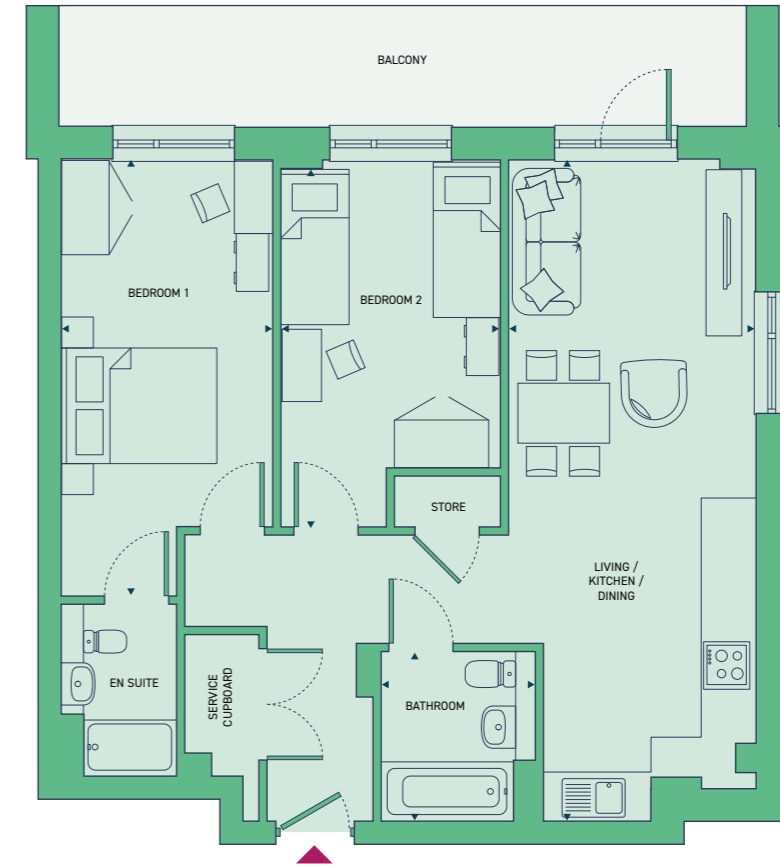
TOTAL	82 SQM
KITCHEN / LIVING / DINING ROOM	3.7M X 8.6M
BEDROOM 1	3.4M X 5.4M
BEDROOM 2	2.8M X 4.6M
BATHROOM	2.2M X 2.0M
ENSUITE	1.5M X 2.2M



FLOORS 6 & 7



TWO BEDROOM APARTMENT | TYPE S



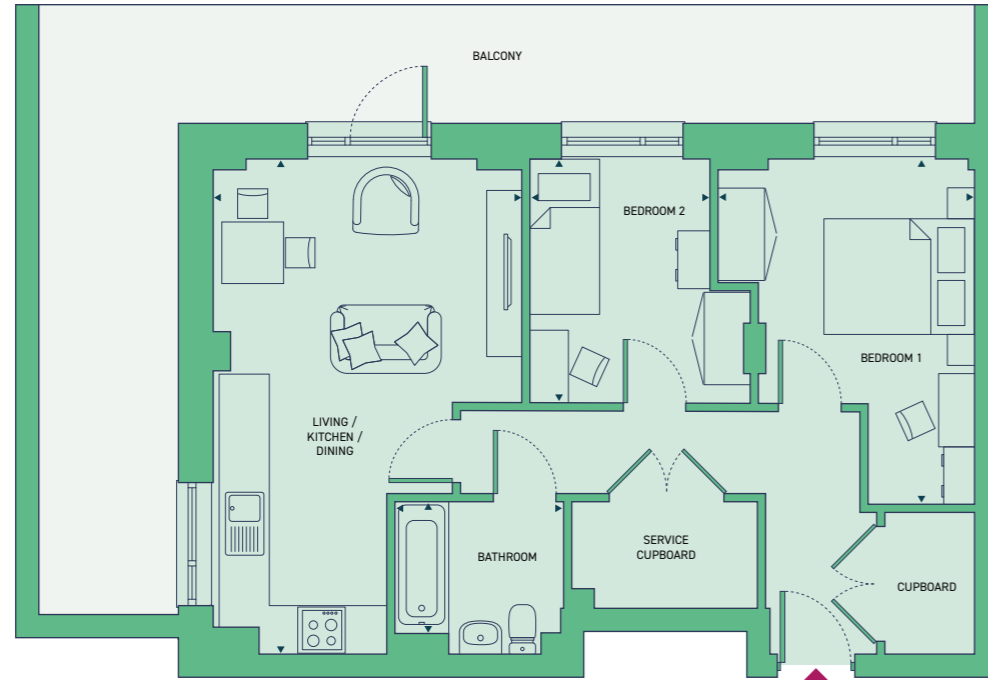
TOTAL	75 SQM
KITCHEN / LIVING / DINING ROOM	3.2M X 8.5M
BEDROOM 1	2.7M X 5.6M
BEDROOM 2	2.8M X 4.7M
BATHROOM	2.0M X 2.2M
ENSUITE	1.5M X 2.2M



FLOORS 6 & 7



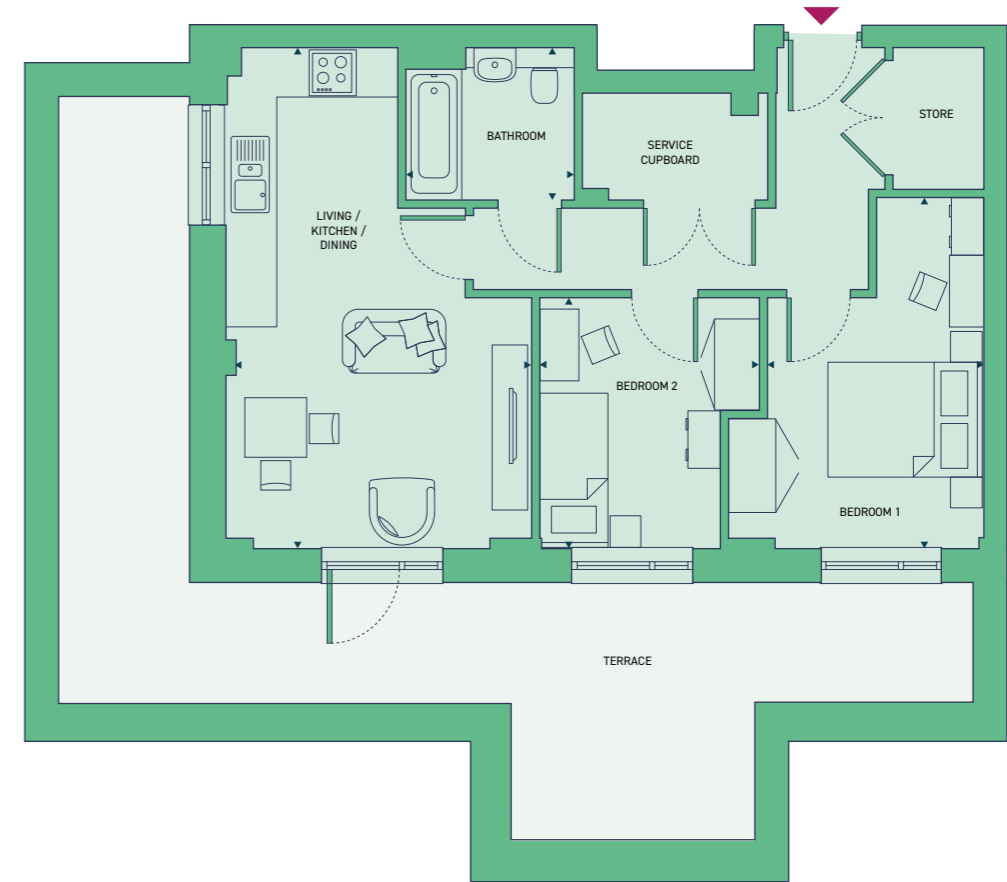
TWO BEDROOM APARTMENT | TYPE U



TOTAL	62 SQM
KITCHEN / LIVING / DINING ROOM	3.9M X 6.4M
BEDROOM 1	3.3M X 4.4M
BEDROOM 2	2.3M X 3.1M
BATHROOM	2.2M X 2.0M



TWO BEDROOM APARTMENT | TYPE U



TOTAL	63 SQM
KITCHEN / LIVING / DINING ROOM	3.9M X 6.5M
BEDROOM 1	2.8M X 4.5M
BEDROOM 2	2.8M X 3.2M
BATHROOM	2.2M X 1.9M



TWO BEDROOM APARTMENT | TYPE V

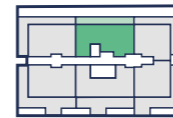


TOTAL

KITCHEN / LIVING / DINING ROOM
 BEDROOM 1
 BEDROOM 2
 BATHROOM

68 SQM

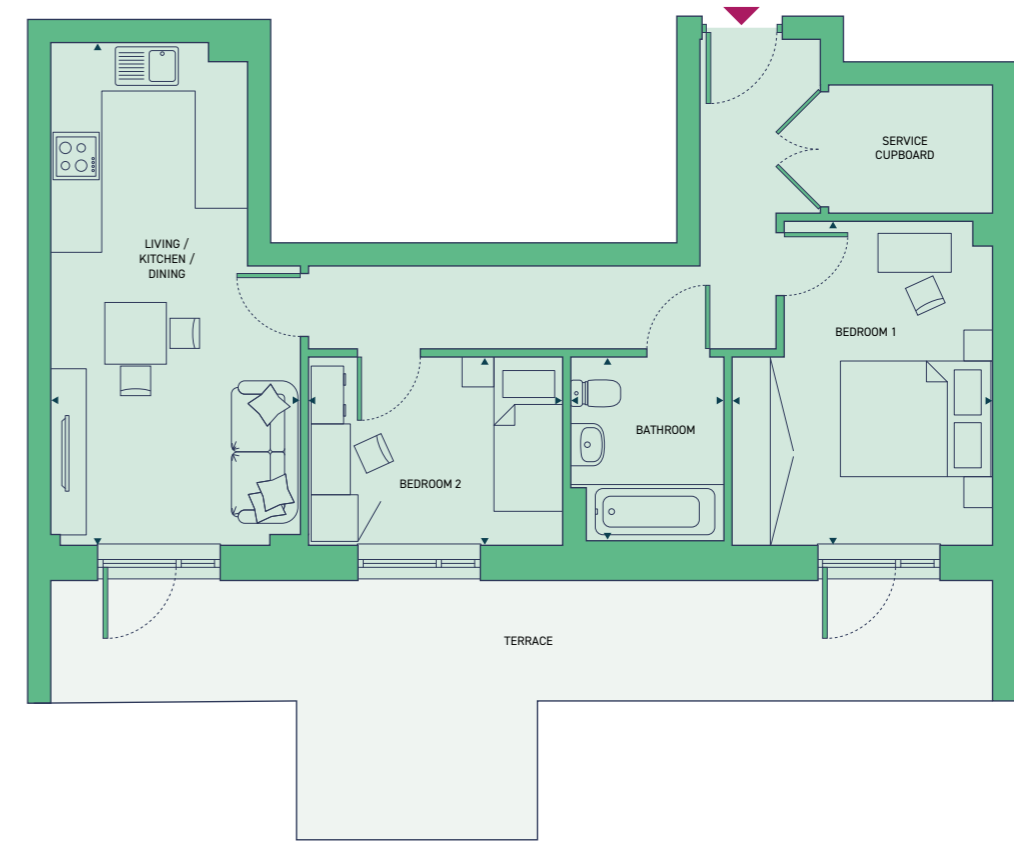
3.8M X 6.4M
 2.8M X 5.8M
 3.2M X 2.4M
 2.0M X 2.3M



FLOOR 8



TWO BEDROOM APARTMENT | TYPE W

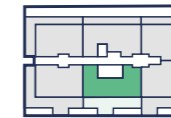


TOTAL

KITCHEN / LIVING / DINING ROOM
 BEDROOM 1
 BEDROOM 2
 BATHROOM

62 SQM

3.2M X 6.5M
 3.4M X 4.1M
 3.2M X 2.4M
 2.0M X 2.3M



FLOOR 8



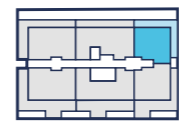
PLOT: 96

ONE BEDROOM APARTMENT | TYPE X



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM
 BATHROOM

51 SQM
 4.0M X 5.0M
 3.3M X 3.9M
 2.1M X 2.1M



FLOOR 8

PLOT: 97

ONE BEDROOM APARTMENT | TYPE X



TOTAL
 KITCHEN / LIVING / DINING ROOM
 BEDROOM 1
 BATHROOM

51 SQM
 4.0M X 5.1M
 3.3M X 4.0M
 2.2M X 2.2M



FLOOR 8



PA Housing

ABOUT US

Paragon Asra, known as PA Housing, owns more than 23,000 homes. We specialise in providing Shared Ownership homes in London, Surrey and the Midlands.

PA Housing is committed to working together with our stakeholders to make a difference to our customers and communities. We are dedicated to finding innovative ways to involve our residents, while empowering our people to be unashamedly bold, doing whatever it takes to deliver more quality homes and services we can all be proud of.

SHARED OWNERSHIP

Shared Ownership is a Government-funded, low-cost home ownership programme that aims to help people who can't afford to buy a home at full value by enabling you to buy in affordable, manageable stages.

If eligible, you're able to buy a share in your property, usually between 25% and 75% and pay rent on the share you don't own. You also have to pay service charges.

ELIGIBILITY

A maximum household income £80,000 per annum applies and Local Authority income caps may also apply to some properties. Please speak to the Sales & Marketing Team for more information.

Your name, or the name of any joint applicant, must not be on the deeds of another property (in the UK or abroad) at the point of exchange.

The percentage of the home you can purchase is linked to your income and is subject to a financial assessment by an Independent Financial Adviser (IFA).

CONTACT US:

www.pahousing.co.uk/laurelwood
laurelwood@pahousing.co.uk



