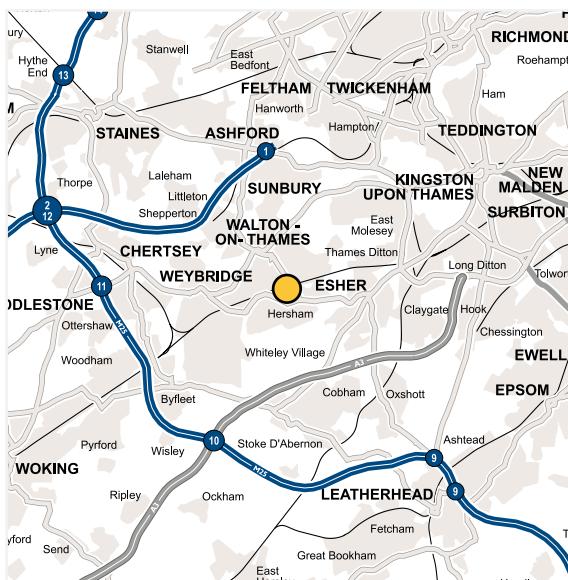




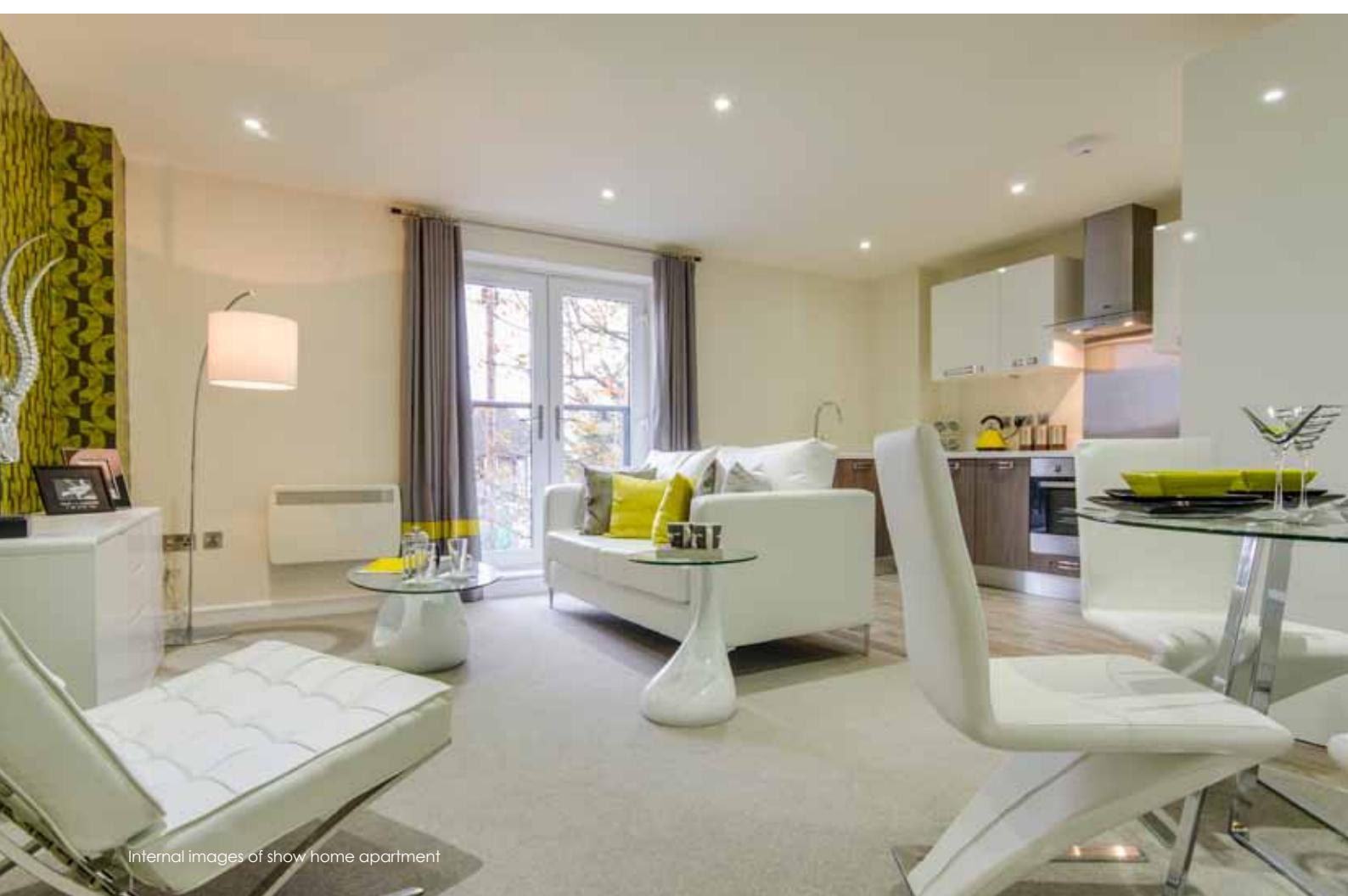
WALTON-ON-THAMES, SURREY, KT12 3PU

A collection of thirteen 1 and 2 bedroom luxury apartments
within walking distance of Hersham railway station

HERSHAM



Hersham is a delightful village settlement in Surrey. Hersham Green is the nucleus of the village, a wide open space where regular events take place throughout the summer. The village has a variety of individual shops; a Waitrose, several pubs, restaurants, and a library.



Internal images of show home apartment

The neighbouring towns of Walton on Thames, Molesey and Esher also have a multitude of national retail outlets, as well as boutique shops. Within a few minutes walk of Hersham there are green fields and meadows alongside the River Mole and footpaths by fields used for mixed farming.

With excellent transport links - Hersham railway station is a short walk away and Walton-on-Thames railway station is approximately 1.3 miles away, with a minimum of 2 trains per hour and differing types of services on the London Waterloo South West Main Line. There is access to the A3 and the M25 just 4.5 miles for links to Gatwick, Heathrow, Portsmouth, Guildford and London.

Leisure facilities include; Two golf courses, Burhill Golf

Club and Hersham Village Golf Club, Rugby Club, Walton Leisure Centre, horseriding, and various pursuits at Sandown racecourse in Esher including squash, dry ski slope, golf, go-karting and fitness centre. There is plenty to see in the surrounding areas including Brooklands Museum, Hampton Court Palace and Painshill Park.

Within Hersham there is a mixed secondary - Rydens School. The school holds specialist Business and Enterprise College status, and boasts an impressive drama programme. There is also an infant school - Burhill, a junior school - Bell Farm and an all-through RC primary school - Cardinal Newman. Close by at Cobham are Feltonfleet School for boys and girls and Notre Dame School.

SPECIFICATION



KITCHEN

- ◆ Contemporary Italian kitchen
- ◆ Stainless steel one and a half bowl with chrome plated mixer taps
- ◆ Single fan assisted oven, electric hob and extractor hood all with stainless steel and glass finish
- ◆ Built-in fridge/freezer, integrated dishwasher and integrated, washer/dryer.

BATHROOMS

- ◆ Villeroy-Boch Novo sanitary-ware including back-to-wall WC with Gerberit concealed System
- ◆ Vanity Unit below basin
- ◆ Porcelenosa tiling to selected walls and floors
- ◆ Vado Celsius thermostatic bath/shower valve including shower hose, head and rail

- ◆ Merlyn bath screen 1500 x 800mm

- ◆ Heated towel rail

INTERNAL FINISHES

- ◆ Solid interior doors with polished chrome door furniture
- ◆ Smooth ceilings throughout
- ◆ Built-in wardrobes to bedroom
- ◆ Floor coverings to all apartments

ELECTRICAL AND LIGHTING

- ◆ Chrome sockets and switches
- ◆ Recessed down lights to the main areas of all apartments (lounge, kitchen, bedroom, bathroom & hallways etc.)
- ◆ Under unit lighting to kitchen
- ◆ Shaver points



- ◆ BT internally wired to lounge and bedroom ready for purchaser to make final connection
- ◆ All TV points are wired for Sky & Sky+
- ◆ Entry Phones

ENVIRONMENTAL DETAILS

- ◆ Energy efficient and thermostatically controlled electric heating and fully insulated, energy efficient pressurised hot water cylinder.
- ◆ Double glazed high performance windows providing a high level of thermal insulation and reduced heat loss
- ◆ A or B rated kitchen appliances to reduce water and energy usage
- ◆ Dual flush mechanism to toilets to reduce water use
- ◆ High levels of insulation within roof spaces and external wall cavities to limit heat loss in the

winter and reduce heat gain in the summer

- ◆ A significant proportion of low energy lighting to all apartments
- ◆ Significant amounts of recycling of waste materials and packaging during the construction of each apartment to reduce the environmental impact of the development

EXTERNAL DETAILS

- ◆ Secure cycle store
- ◆ Private, secure surface parking*

THE BUILDING

- ◆ Large entrance hall with passenger lift to all floors

RESERVATION PROCEDURE

- ◆ Reservation fee of £1,000 per apartment. Exchange 21 days. See T&C's.

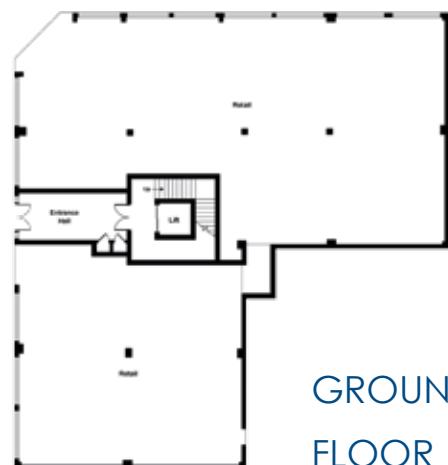
FLOORPLANS



BIRCHWOOD COMMERCIAL LTD

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We believe our experience, enthusiasm and innovative approach to projects ensures that we retain our successful reputation.





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If the vendor elects to cancel a reservation as a result of the purchaser's failure to exchange within 21 days after receipt of draft contract, then the vendor may retain £750.00 of the reservation fee as a contribution towards administration fees.