



WELLS COURT

WOKING

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ALBERT DRIVE, WOKING, SURREY GU21 5UB

Wells Court comprises 94 studio, 1 and 2 bedroom apartments, set over three floors and benefiting from tree-lined grounds and communal gardens with courtyard. The development is positioned just outside the bustle of vibrant Woking town centre, surrounded by the beautiful Surrey countryside and within easy reach of London.







Wells Court has been designed to the highest standard of contemporary taste.

Spacious, light and airy rooms are complimented by large windows and intelligent lighting. Quartz stone worktops and a full range of Bosch integrated appliances plus designer sanitary-ware combine to provide a luxurious home.

The communal landscaped grounds offer a private oasis where residents can relax and unwind, complimented by a thoughtfully considered courtyard space.

Together with allocated parking, easy commuting and canal-side walking with a choice of local food outlets, Wells Court really is a rare opportunity.



PERFECTLY PLACED

Wells Court is perfectly placed for living, leisure and work.

Woking provides for every retail requirement. Woking Shopping centre features more than 125,000ft² of prime retail and leisure facilities, including 150 shops all under one roof. There is a popular weekly market at Market Walk offering a wealth of fresh and locally sourced produce.

Dining out there is something for every taste with the full spectrum of cafés, country pubs and world class dining.

There are two cinemas, one of them a fully refurbished 7 screen venue. Theatre-goers won't be disappointed with the theatre complex which regularly brings the best of the West End to Woking with musicals, opera, comedy, drama and international dance.

The Woking neighbourhood of Sheerwater, is being recreated in a multimillion-pound regeneration project, which will see the centre transformed into a thriving, sustainable community. Inviting, tree-lined avenues, pocket parks, enhanced woodlands and open spaces provide a contemporary garden suburb. The area is further enhanced by newbuild facilities, including a large leisure centre, vibrant retail centre and outdoor recreation areas.



For leisure opportunities, Woking residents are spoilt for choice.

The town itself is surrounded by open countryside with easy access to nature reserves, routes for cyclists, equestrians and walkers and some of the finest country estates in Britain. A neighbourhood asset is the Saturn trail, a 15km bike and walking path that follows the Basingstoke Canal through Woking.

For organised sports look no further than West Byfleet Golf Club, Hoebridge Golf Centre, Woking Football Club, Woking Leisure Centre, Pool in the Park and fitness centres including David Lloyd.

Woking has many opportunities for days out. RHS Garden Wisley, Ascot Racecourse, Windsor Castle, Hampton Court, Thorpe Park and Chessington World of Adventures can all be reached in less than half an hour.



WELL CONNECTED

Woking is well connected for travel, both regional and international.

Woking Station is just a short walk from Wells Court. London Waterloo (Zone 1) is reached within 24 minutes, whilst excellent road links on the M25 and M3 make Woking the ideal location for getting around the country. A 20 minute drive will land you at Heathrow Airport.



WOKING
STATION

10

MINS

GUILDFORD

13

MINS

FARNBOROUGH

21

MINS

CLAPHAM JUNCTION

24

MINS

LONDON WATERLOO

45

MINS

LEATHERHEAD



ROAD

10

MINS

M25 JCT 11

20

MINS

GUILDFORD

17

MINS

M3 JCT 3

26

MINS

FARNBOROUGH

28

MINS

HEATHROW
AIRPORT

SPECIFICATION

INTERIOR

- Suffolk style solid oak panel door
- Hardwearing engineered oak timber floor
- Brushed chrome switches with one USB compatible socket per room
- White bevel edge lighting to all areas

KITCHEN

- Two tone handleless kitchen units in matt lacquer finish
- Quartz stone work surfaces with under mounted sink & mixer tap
- Integrated Bosch appliances including:
 - Hob
 - Oven
 - Dishwasher
 - Combined Fridge/freezer
- LED under pelmet lighting to wall units
- Quartz splashback
- Washer/dryer in utility cupboard

BATHROOM

- Modern pure white sanitaryware with high quality polished chrome taps
- Bath and/or shower mixer and clear glass side panel
- Mirrored wall hung vanity unit with under pelmet lighting
- Large floor to ceiling porcelain tiles
- Wall hung WCs

HEATING, SECURITY & ELECTRICS

- Remote heating controls
- Communal parcel delivery room with remote intercom control
- CCTV covering all communal areas

EXTERNAL

- Private outdoor space on selected apartments and/or juliet/full balconies on upper floors
- Communal doors fitted with concealed door closers
- Secured parking
- Communal landscaped grounds with a secluded courtyard

WARRANTY

- 10 year building warranty with ICW





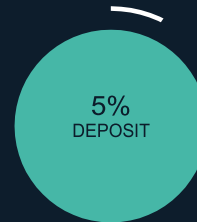
HELP TO BUY

SECURING YOUR NEW HOME IS EASIER THAN YOU THINK

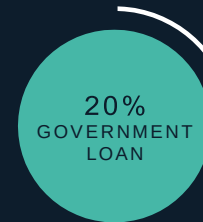
With Help to Buy, if you are a first-time buyer, you can buy a new home with just 5% deposit.

The government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

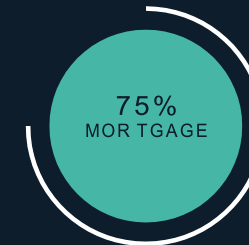
The Help to Buy Equity Loan is interest free for 5 years and can be repaid at any time or on the sale of the home.



You only need a minimum 5% deposit



The government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £437,600

HOW IT WORKS, TYPICAL EXAMPLE:

Cost of your new home	£260,000
5% deposit	£13,000
20% equity loan	£52,000
75% mortgage	£195,000



Buyer's 5% deposit

Government's 20% loan

75% mortgage from commercial lender

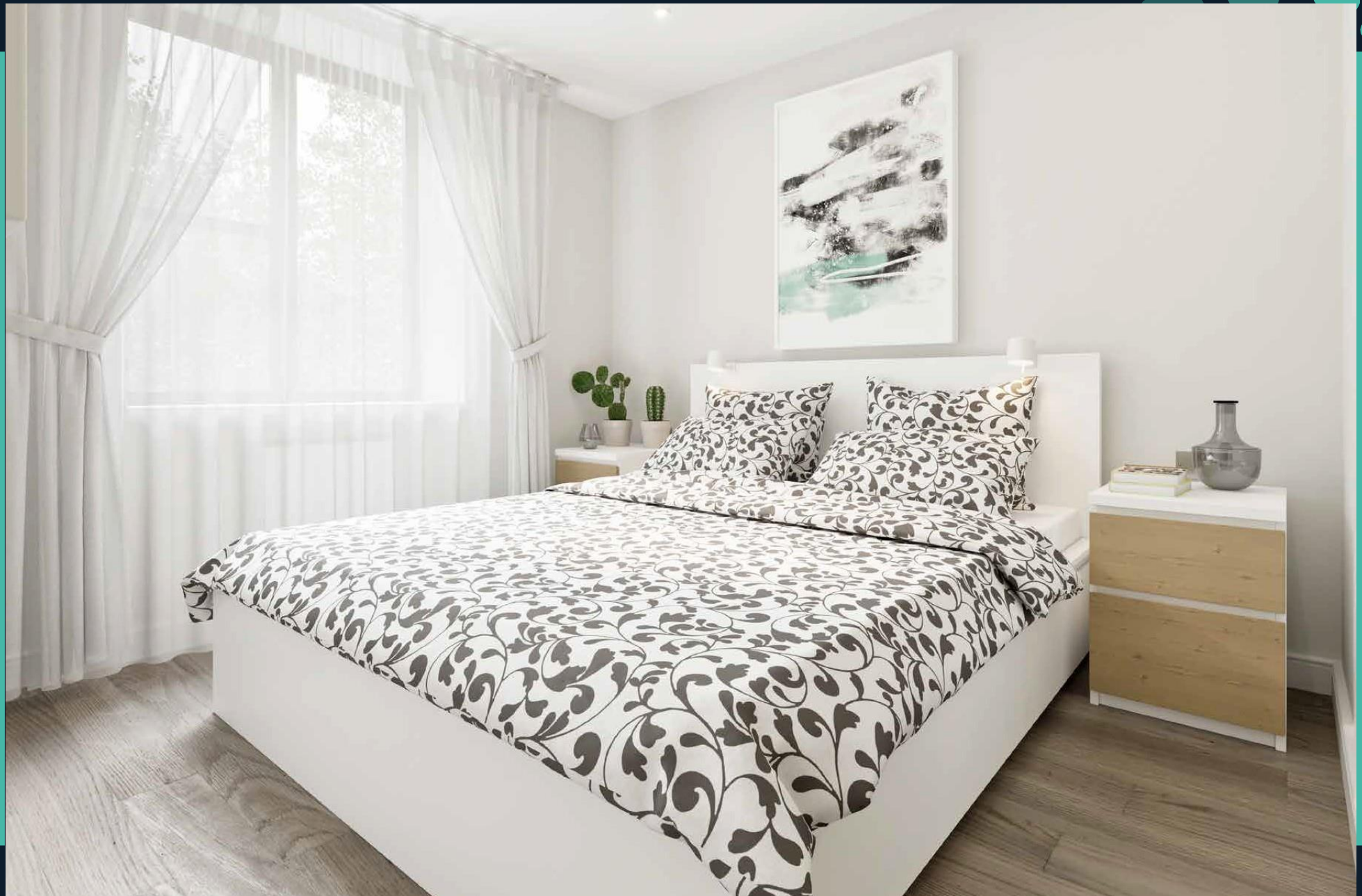


Backed by
HM Government



EXAMPLE
HOUSE VALUE

£260 k







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WOKING



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WOKING



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LAND & NEW HOMES

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Marson
Property

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