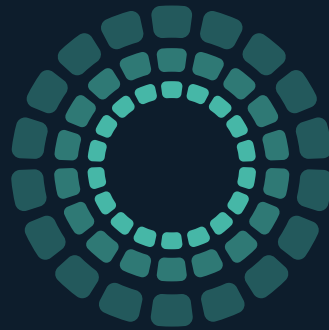




WELLS COURT

WOKING

WELLS COURT

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.



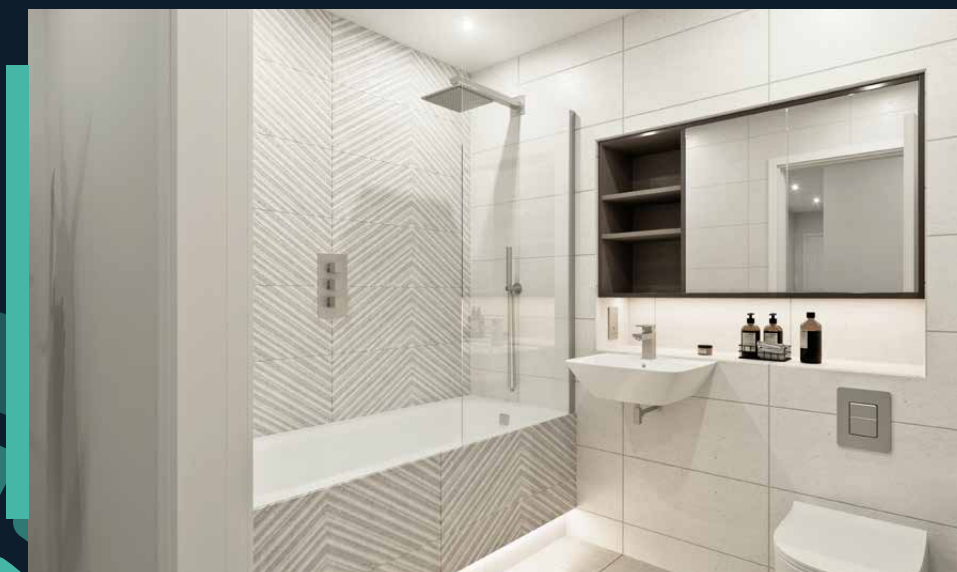


Wells Court has been designed to the highest standard of contemporary taste.

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 spoiled 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.



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



BUILDING 1

1 ONE BED **TOTAL AREA 36.9m² (396.6ft²)**

LIVING AREA	6.05x3.40m	19'10"x 11'2"
BEDROOM	3.75x2.72m	12'4"x 8'11"
BATHROOM	2.68x2.18m	8'10"x 7'2"

4 ONE BED **TOTAL AREA 39.3m² (423.1ft²)**

LIVING AREA	5.96x4.14m	19'7"x 13'7"
BEDROOM	3.46x2.64m	11'4"x 8'8"
BATHROOM	2.12x1.69m	6'11"x 5'7"

7 ONE BED + STUDY **TOTAL AREA 57.2m² (616.1ft²)**

LIVING AREA	5.80x4.20m	19'x 13'9"
BEDROOM 1	5.74x2.76m	18'10"x 9'11"
STUDY	3.15x2.97m	10'4"x 9'9"
BATHROOM	2.12x1.69m	6'11"x 5'7"

10 ONE BED **TOTAL AREA 44.5m² (478.6.1ft²)**

LIVING AREA	6.02x4.26m	19'9"x 14'
BEDROOM	4.12x3.00m	13'6"x 9'10"
BATHROOM	2.12x1.69m	6'11"x 5'7"

2 ONE BED **TOTAL AREA 45.9m² (494.0ft²)**

LIVING AREA	6.91x4.48m	22'8"x 14'9"
BEDROOM	3.66x2.75m	12'x 9'
BATHROOM	2.12x1.68m	6'11"x 5'6"

5 ONE BED **TOTAL AREA 48.3m² (520.2ft²)**

LIVING AREA	6.14x3.62m	20'2"x 11'11"
BEDROOM	3.68x3.35m	12'1"x 11'
BATHROOM	2.12x1.69m	6'11"x 5'7"

8 ONE BED **TOTAL AREA 37.8m² (406.5ft²)**

LIVING AREA	7.28x2.89m	23'11"x 9'6"
BEDROOM	4.00x2.76m	13'1"x 9'1"
BATHROOM	2.05x1.68m	6'9"x 5'6"

3 ONE BED **TOTAL AREA 42.7m² (459.7ft²)**

LIVING AREA	6.46x3.44m	21'2"x 11'3"
BEDROOM	4.24x3.36m	13'11"x 11'
BATHROOM	2.13x1.69m	7'x 5'7"

6 ONE BED + STUDY **TOTAL AREA 57.6m² (619.9ft²)**

LIVING AREA	6.70x3.30m	22'x 10'10"
BEDROOM 1	5.18x2.75m	17'x 9'
EN-SUITE	2.28x1.18m	7'6"x 3'10"
STUDY	3.66x3.18m	12'x 10'5"
BATHROOM	2.11x1.69m	6'11"x 5'7"

9 STUDIO **TOTAL AREA 28.1m² (302.5ft²)**

LIVING AREA	6.01x4.25m	19'9"x 13'11"
BATHROOM	2.16x1.68m	7'1"x 5'6"

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GROUND FLOOR

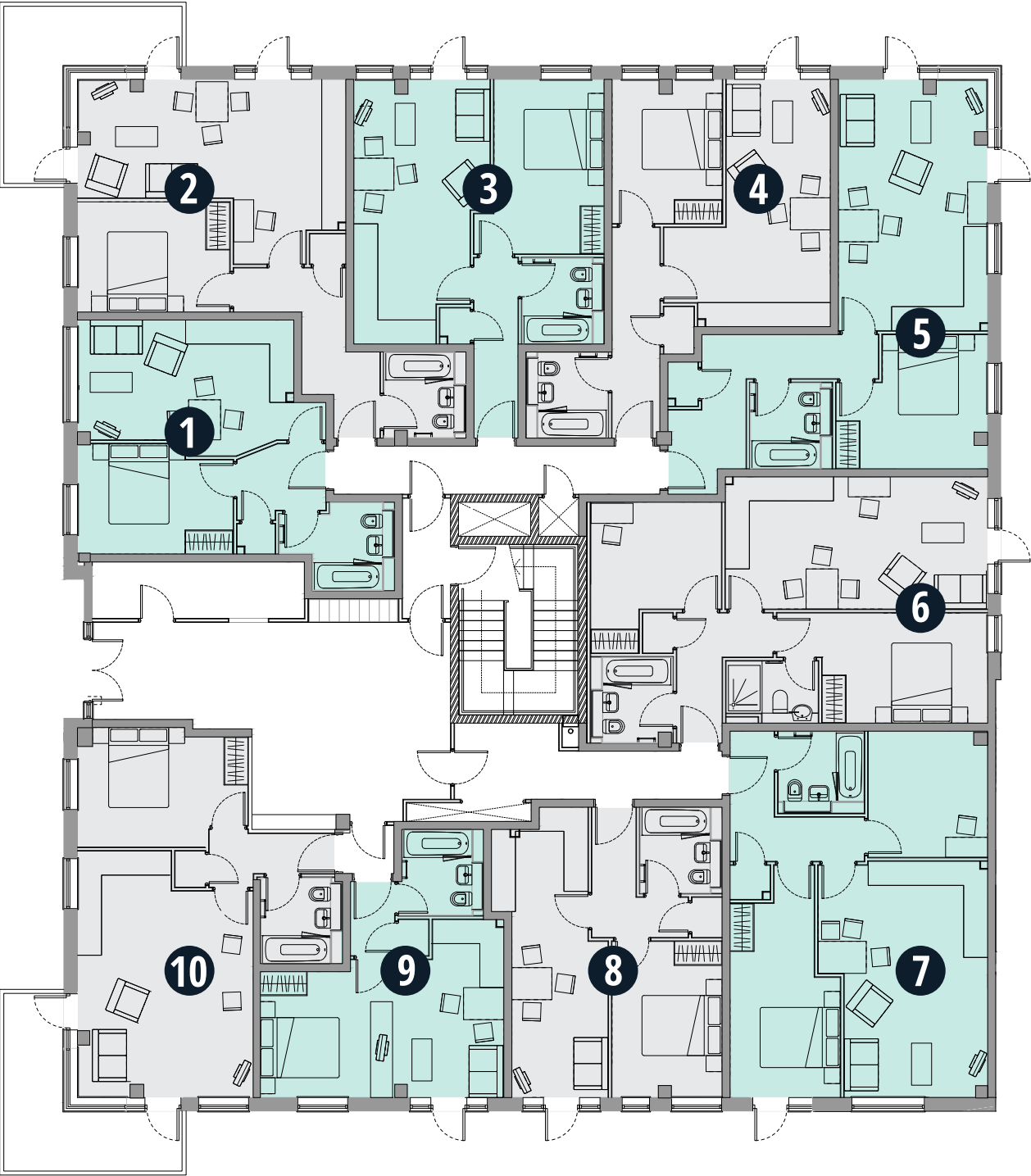


BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 1

11 ONE BED **TOTAL AREA 37.4m² (402.6ft²)**

LIVING AREA	6.05x3.40m	19'10"x 11'2"
BEDROOM	3.89x2.75m	12'9"x 9'
BATHROOM	2.67x2.18m	8'9"x 7'2 "

14 ONE BED **TOTAL AREA 39.8m² (428.5ft²)**

LIVING AREA	6.03x4.14m	19'9"x 13'7"
BEDROOM	3.46x2.75m	11'4"x 9'
BATHROOM	2.12x1.69m	6'11"x 5'7"

17 ONE BED + STUDY **TOTAL AREA 57.2m² (615.3ft²)**

LIVING AREA	5.77x4.20m	18"11'x 13'9"
BEDROOM 1	5.74x2.75m	18'10"x 9'
STUDY	3.15x2.97m	10'4"x 9'9"
BATHROOM	2.12x1.69m	6'11"x 5'7"

20 ONE BED **TOTAL AREA 44.8m² (482.7ft²)**

LIVING AREA	5.81x3.63m	19'9"x 11'11"
BEDROOM	4.26x2.85m	14'x 9'4"
BATHROOM	2.12x1.68m	6'11"x 5'6"

12 ONE BED **TOTAL AREA 45.9m² (494.4ft²)**

LIVING AREA	6.05x3.40m	19'10"x 11'2"
BEDROOM	3.89x2.75m	12'9"x 9'
BATHROOM	2.67x2.18m	8'9"x 7'2 "

15 ONE BED **TOTAL AREA 48.1m² (517.5ft²)**

LIVING AREA	6.15x3.62m	20'2"x 11'11"
BEDROOM	3.60x3.35m	11'10"x 11'
BATHROOM	2.12x1.69m	6'11"x 5'7"

18 ONE BED **TOTAL AREA 39.5m² (424.9ft²)**

LIVING AREA	7.11x2.99m	23'4"x 9'10"
BEDROOM	3.82x2.76m	12'6"x 9'1"
BATHROOM	2.11x1.69m	6'11"x 5'7"

13 ONE BED **TOTAL AREA 42.7m² (460.1ft²)**

LIVING AREA	6.47x3.44m	21'3"x 11'3"
BEDROOM	4.24x3.36m	13'11"x 11'
BATHROOM	2.13x1.69m	7'x 5'7"

16 ONE BED + STUDY **TOTAL AREA 57.4m² (618ft²)**

LIVING AREA	6.48x3.30m	21'3"x 10'10"
BEDROOM 1	5.21x2.76m	17'1"x 9'
EN-SUITE	2.28x1.18m	7'6"x 3'10"
STUDY	3.66x3.15m	12'x 10'4"
BATHROOM	2.11x1.69m	6'11"x 5'7"

19 TWO BED **TOTAL AREA 63.2m² (680.8ft²)**

LIVING AREA	6.47x4.21m	21'3"x 13'10"
BEDROOM 1	5.29x2.55m	17'4"x 8'4"
EN-SUITE	2.28x1.18m	7'6"x 3'10"
BEDROOM 2	4.34x2.76m	14'3"x 9'1"
BATHROOM	2.12x1.69m	6'11"x 5'7"

1

FIRST FLOOR

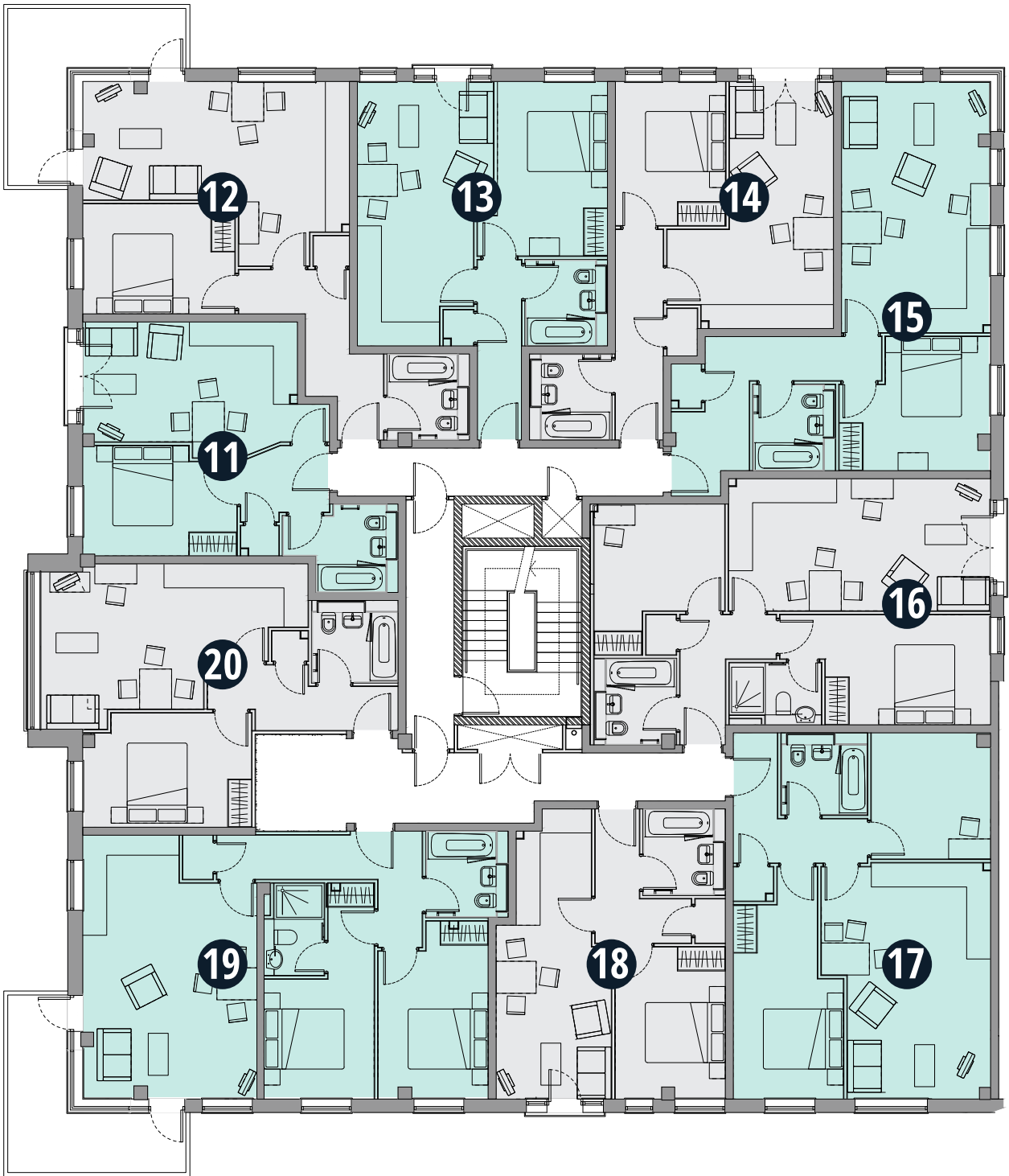


BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 1

21	ONE BED	TOTAL AREA 61.2m ² (659.0ft ²)		22	TWO BED	TOTAL AREA 76.1m ² (819.5ft ²)		23	TWO BED	TOTAL AREA 78.3m ² (843.0ft ²)	
	LIVING AREA	9.25x4.25m	30'4"x 13'11"		LIVING AREA	8.40x5.69m	27'7"x 18'8"		LIVING AREA	7.71x6.30m	25'4"x 20'8"
	BEDROOM	5.30x3.28m	17'5"x 10'9"		BEDROOM 1	6.50x2.75m	21'4"x 9'		BEDROOM 1	5.41x3.66m	17'9"x12'
	BATHROOM	2.12x1.68m	6'11"x 5'6"		EN-SUITE	2.27x1.18m	7'5"x 3'10"		EN-SUITE	2.18x1.17m	7'2"x 3'10"
					BEDROOM 2	4.58x2.77m	15'x 9'1"		BEDROOM 2	4.19x2.85m	13'9"x 9'4"
					BATHROOM	1.68x2.07m	5'6"x 6'9"		BATHROOM	2.12x1.68m	6'11"x 5'6"
24	ONE BED	TOTAL AREA 48.3m ² (520.2ft ²)		25	ONE BED	TOTAL AREA 75.4m ² (811.1ft ²)		26	TWO BED	TOTAL AREA 98.2m ² (1056.9ft ²)	
	LIVING AREA	9.57x3.70m	31'5"x 12'2"		LIVING AREA	7.24x7.10m	23'9"x 23'4"		LIVING AREA	9.73x8.41m	31'11"x 27'7"
	BEDROOM	3.43x2.77m	11'3"x 9'1"		BEDROOM	7.25x2.75m	23'9"x 9'		BEDROOM 1	6.94x2.83m	22'9"x9'4"
	BATHROOM	2.13x1.68m	7'x 5'6"		BATHROOM	2.28x1.66m	7'6"x 5'5"		EN-SUITE	2.26x1.19m	7'5"x 3'11"
									BEDROOM 2	5.75x2.67m	18'10"x 8'9"
									BATHROOM	2.12x1.68m	6'11"x 5'6"

2

SECOND FLOOR

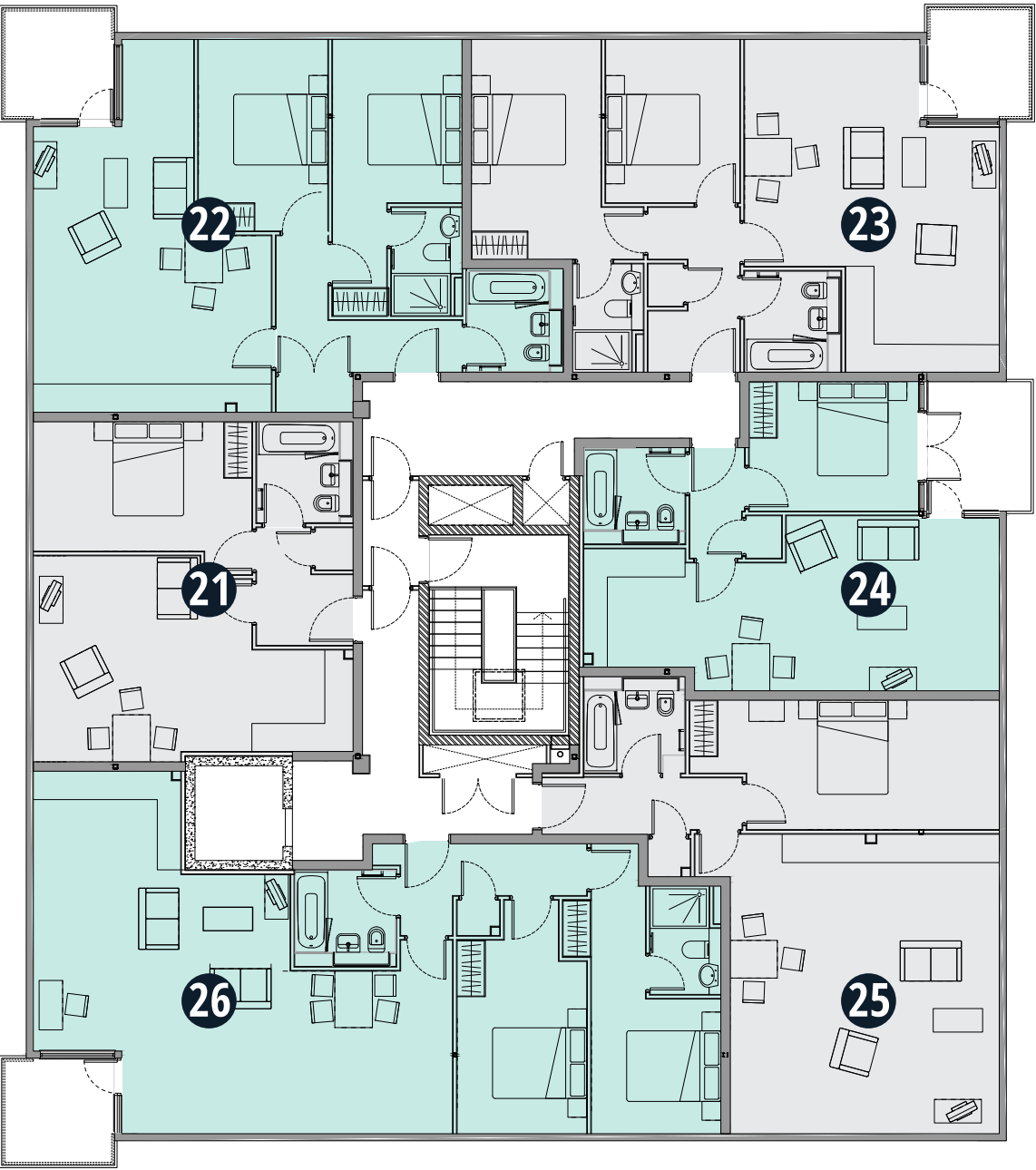


BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 2

27	STUDIO	TOTAL AREA 37.5m ² (403.2ft ²)			28	ONE BED	TOTAL AREA 45.1m ² (485.2ft ²)			29	ONE BED	TOTAL AREA 43.8m ² (471.7ft ²)		
		LIVING AREA	6.36x5.90m	20'10"x 19'4"			LIVING AREA	7.33x3.26m	24'1"x 10'8"			LIVING AREA	7.14x3.41m	23'5"x 11'2"
		BATHROOM	2.12x1.68m	6'11"x 5'6"			BEDROOM	4.73x3.01m	15'6"x 9'11"			BEDROOM	4.88x3.26m	16'x 10'8"
							BATHROOM	1.90x1.68m	6'3"x 5'6"			BATHROOM	2.12x1.68m	6'11"x 5'6"
30	ONE BED	TOTAL AREA 42.3m ² (455.6ft ²)			31	ONE BED	TOTAL AREA 46.7m ² (502.2ft ²)			32	ONE BED	TOTAL AREA 49.1m ² (528.3ft ²)		
		LIVING AREA	7.12x3.40m	23'4"x 11'2"			LIVING AREA	6.21x4.72m	20'4"x 15'6"			LIVING AREA	6.48x5.21m	21'3"x 17'1"
		BEDROOM	3.68x3.26m	12'1"x 10'8"			BEDROOM	4.32x2.75m	14'2"x 9'			BEDROOM	5.19x2.75m	17"x 9'
		BATHROOM	2.12x1.68m	6'11"x 5'6"			BATHROOM	2.12x1.68m	6'11"x 5'6"			BATHROOM	2.12x1.68m	6'11"x 5'6"
33	ONE BED	TOTAL AREA 37.9m ² (407.4ft ²)			34	ONE BED	TOTAL AREA 44.4m ² (478.3ft ²)			35	ONE BED	TOTAL AREA 44.7m ² (481.2ft ²)		
		LIVING AREA	6.00x4.03m	19'8"x 13'3"			LIVING AREA	6.90x4.63m	22'8"x 15'2"			LIVING AREA	6.34x4.37m	20'10"x 14'4"
		BEDROOM	3.43x2.75m	11'3"x 9'			BEDROOM	3.54x2.74m	11'7"x 9'			BEDROOM	4.59x2.76m	15'1"x 9'1"
		BATHROOM	2.01x1.68m	6'7"x 5'6"			BATHROOM	2.10x1.68m	6'11"x 5'6"			BATHROOM	2.43x1.68m	8'x 5'6"
36	STUDIO	TOTAL AREA 31.6m ² (340.2ft ²)			37	ONE BED	TOTAL AREA 46.3m ² (498.1ft ²)							
		LIVING AREA	4.86x3.94m	15'11"x 12'11"			LIVING AREA	5.09x4.47m	16'8"x 14'8"					
		BEDROOM	3.55x2.76m	11'8"x 9'1"			BEDROOM	4.33x2.70m	14'2"x 8'10"					
		BATHROOM	2.13x1.68m	7'x 5'6"			BATHROOM	2.12x1.68m	7'x 5'6"					

G

GROUND FLOOR

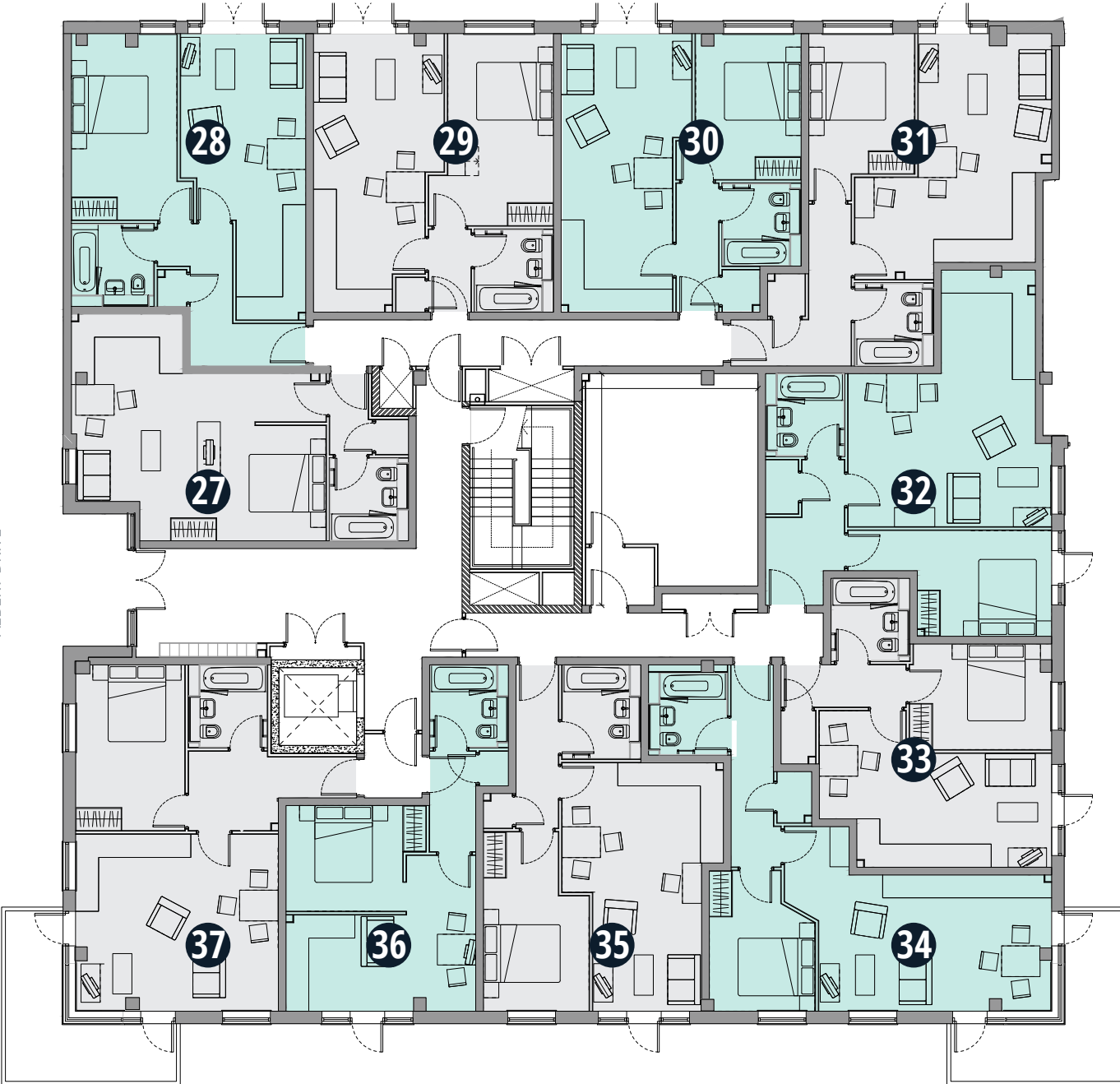


BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 2

38 ONE BED + STUDY TOTAL AREA **49.3m² (531.1ft²)**

LIVING AREA	5.09x3.25m	16'8"x 10'8"
BEDROOM 1	5.90x2.58m	19'4"x 8'6"
EN-SUITE	2.27x1.18m	7'5"x 3'10"
STUDY	2.57x2.55m	8'5"x 8'4"
BATHROOM	2.13x1.68m	7'x 5'6"

41 ONE BED TOTAL AREA **46.8m² (504.3ft²)**

LIVING AREA	6.29x4.48m	20'7"x 14'9"
BEDROOM	4.35x2.75m	14'3"x9'
BATHROOM	2.12x1.68m	6'11"x 5'6"

44 ONE BED TOTAL AREA **44.5m² (479.3ft²)**

LIVING AREA	6.90x4.69m	22'8"x 15'5"
BEDROOM	3.54x2.74m	11'7"x 9'
BATHROOM	2.32x2.84m	7'7"x 9'4"

47 ONE BED TOTAL AREA **46.6m² (501.3ft²)**

LIVING AREA	5.25x5.11m	17'3"x 16'9"
BEDROOM	3.49x2.73m	11'5"x8'11"
BATHROOM	2.05x1.68m	6'9"x 5'6"

39 ONE BED TOTAL AREA **43.6m² (469.1ft²)**

LIVING AREA	6.88x3.41m	22'7"x 11'2"
BEDROOM	4.88x3.26m	16'x 10'8"
BATHROOM	2.12x1.68m	6'11"x 5'6"

42 ONE BED TOTAL AREA **49.5m² (533.2ft²)**

LIVING AREA	6.42x5.21m	21'1"x 17'1"
BEDROOM	5.21x2.75m	17'1"x9'
BATHROOM	2.03x1.68m	6'8"x 5'6"

45 ONE BED TOTAL AREA **45.9m² (493.9ft²)**

LIVING AREA	6.64x4.39m	21'9"x 14'5"
BEDROOM	4.57x2.76m	15'x9'1"
BATHROOM	2.13x1.68m	7'x 5'6"

48 ONE BED + STUDY TOTAL AREA **62.6m² (674.2ft²)**

LIVING AREA	5.88x4.25m	19'3"x 13'11"
BEDROOM 1	3.57x3.37m	11'9"x 11'1"
EN-SUITE	1.84x2.12m	6'x 6'11"
STUDY	3.96x2.45m	13'x 8'
BATHROOM	2.10x1.68m	6'11"x 5'6"

40 ONE BED TOTAL AREA **42.4m² (456.9ft²)**

LIVING AREA	7.12x3.41m	23'4"x 11'2"
BEDROOM	3.68x3.26m	12'1"x 10'8"
BATHROOM	2.12x1.68m	6'11"x 5'6"

43 ONE BED TOTAL AREA **38.6m² (415.6ft²)**

LIVING AREA	5.98x4.09m	19'7"x 13'5"
BEDROOM	3.53x2.75m	11'7"x 9'
BATHROOM	2.13x1.67m	7'x 5'6"

46 STUDIO TOTAL AREA **30.0m² (322.9ft²)**

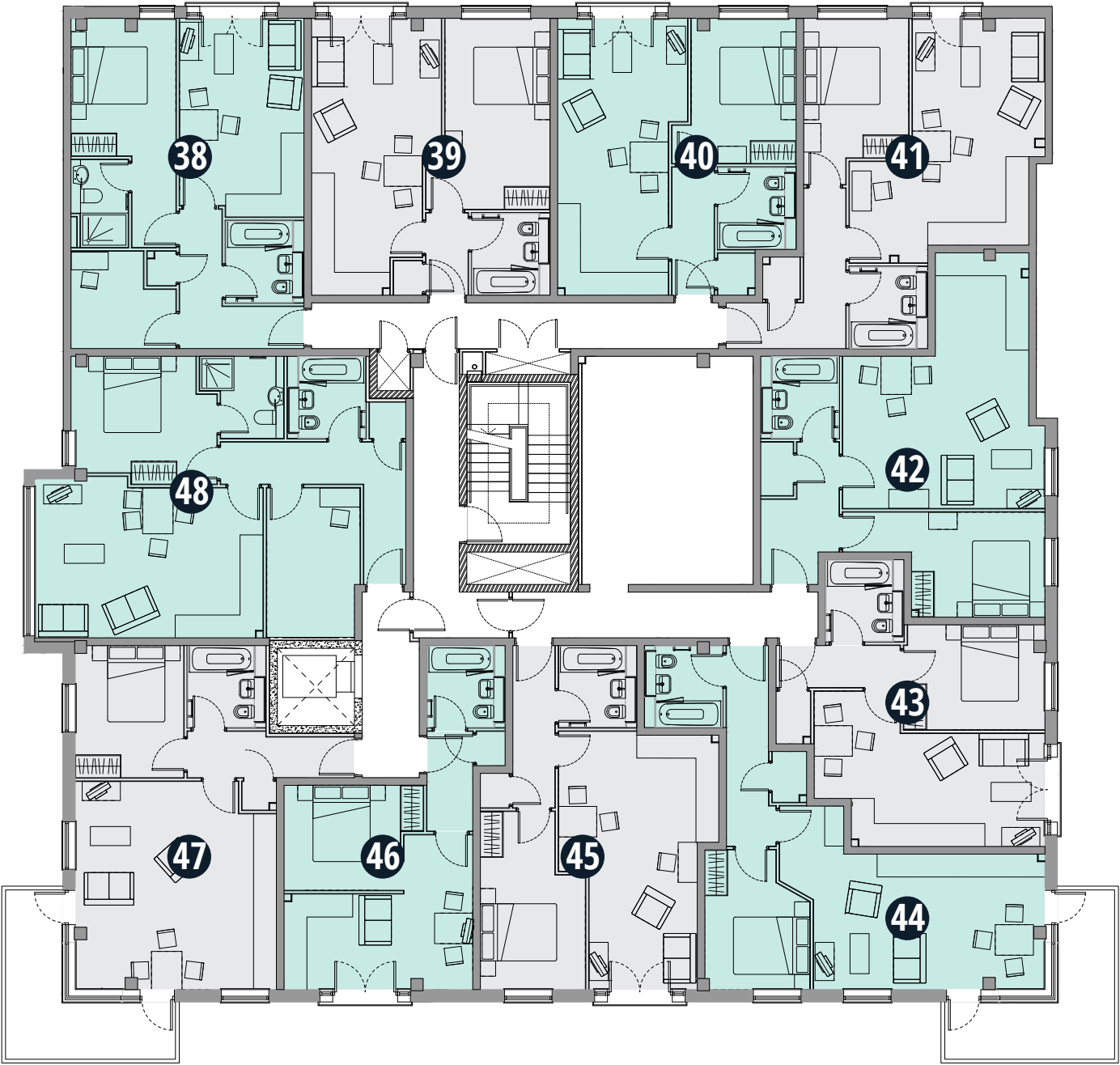
LIVING AREA	4.65x3.85m	15'3"x 12'8"
BEDROOM	3.30x2.76m	10'10"x 9'1"
BATHROOM	2.13x1.68m	7'x 5'6"

1

FIRST FLOOR



BUILDING 3 Apt. 65-94
BUILDING 2 Apt. 27-64
BUILDING 1 Apt. 1-26



BUILDING 2

49	ONE BED	TOTAL AREA 47.3m² (509.5ft²)
LIVING AREA	8.55x4.67m	28'1"x 15'4"
BEDROOM	4.09x2.76m	13'5"x 9'1"
BATHROOM	2.25x1.69m	7'5"x 5'7"

52	ONE BED	TOTAL AREA 40.4m² (434.9ft²)
LIVING AREA	5.96x4.47m	19'7"x 14'8"
BEDROOM	3.70x3.25m	12'2"x 10'8"
BATHROOM	2.13x1.69m	7'x 5'7"

55	ONE BED	TOTAL AREA 45.3m² (488.0ft²)
LIVING AREA	5.31x4.03m	17'5"x 13'3"
BEDROOM	3.55x2.84m	11'8"x 9'4"
BATHROOM	2.02x1.69m	6'8"x 5'7"

58	ONE BED	TOTAL AREA 41.4m² (445.7ft²)
LIVING AREA	4.85x4.03m	15'11"x 13'3"
BEDROOM	4.69x2.35m	15'5"x 7'9"
BATHROOM	2.09x1.68m	6'10"x 5'6"

50	ONE BED	TOTAL AREA 39.7m² (426.9ft²)
LIVING AREA	5.16x5.06m	16'11"x 16'7"
BEDROOM	3.93x2.64m	12'11"x 8'8"
BATHROOM	2.13x1.68m	7'x 5'6"

53	ONE BED	TOTAL AREA 45.8m² (492.5ft²)
LIVING AREA	5.33x4.10m	17'6"x 13'5"
BEDROOM	3.36x2.95m	11'x9'8"
BATHROOM	2.13x1.68m	7'x 5'6"

56	ONE BED	TOTAL AREA 42.0m² (451.9ft²)
LIVING AREA	5.41x3.43m	17'9"x 11'3"
BEDROOM	5.31x2.76m	17'5"x9'1"
BATHROOM	2.13x1.68m	7'x 5'6"

51	ONE BED	TOTAL AREA 39.7m² (427.5ft²)
LIVING AREA	5.93x4.28m	19'5"x 14'1"
BEDROOM	3.68x3.25m	12'1"x 10'8"
BATHROOM	2.13x1.69m	7'x 5'7"

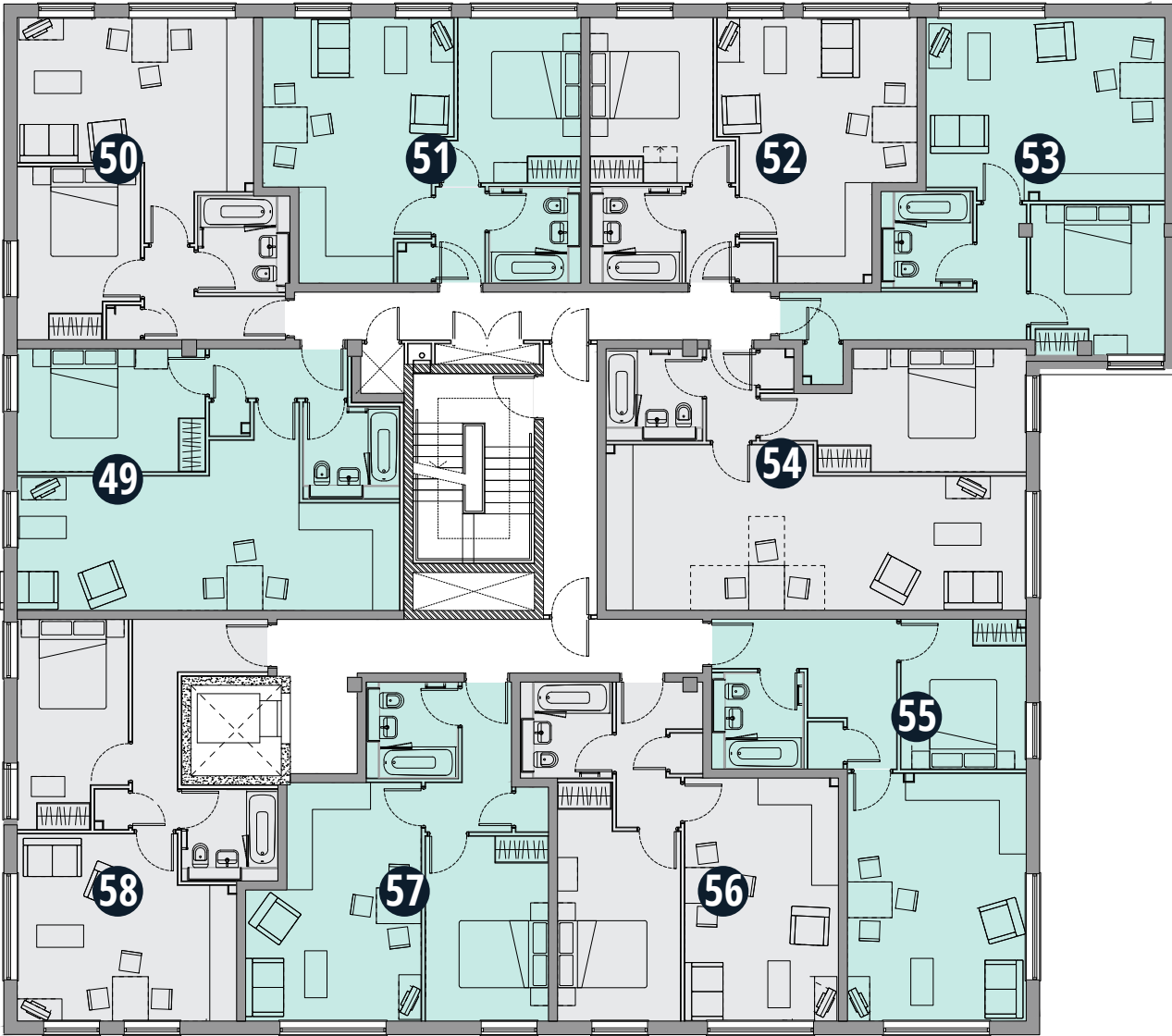
54	ONE BED	TOTAL AREA 52.8m² (568.0ft²)
LIVING AREA	9.42x3.71m	30'11"x 12'2"
BEDROOM	5.97x2.76m	19'7"x9'1"
BATHROOM	2.12x1.69m	6'11"x 5'7"

57	ONE BED	TOTAL AREA 39.0m² (419.4ft²)
LIVING AREA	5.21x3.93m	17'1"x 12'11"
BEDROOM	4.00x2.75m	13'1"x9'
BATHROOM	2.02x1.68m	6'8"x 5'6"

2 SECOND FLOOR



BUILDING 3 Apt. 65-94 **BUILDING 2** Apt. 27-64 **BUILDING 1** Apt. 1-26



BUILDING 2

59	TWO BED			TOTAL AREA 71.8m ² (772.5ft ²)			60	TWO BED			TOTAL AREA 72.6m ² (781.8ft ²)			61	ONE BED			TOTAL AREA 54.2m ² (582.9ft ²)		
	LIVING AREA	7.13x5.68m	23'5"x 18'8"	LIVING AREA	7.12x5.07m	23'4"x 16'8"		LIVING AREA	8.00x3.62m	26'3"x 11'11"										
	BEDROOM 1	4.42x3.41m	14'6"x 11'2"	BEDROOM 1	4.88x3.41m	16'x 11'2"		BEDROOM	6.79x2.76m	22'3"x9'1"										
	EN-SUITE	2.27x1.18m	7'5"x 3'10"	EN-SUITE	2.27x1.19m	7'5"x 3'10"		BATHROOM	2.38x1.70m	7'10"x 5'7"										
	BEDROOM 2	4.39x3.01m	14'5"x 9'11"	BEDROOM 2	4.88x2.79m	16'x 9'2"														
		BATHROOM	2.12x1.69m	6'11"x 5'7"			BATHROOM	2.12x1.68m	6'11"x 5'6"											
62	TWO BED			TOTAL AREA 72.8m ² (783.3ft ²)			63	ONE BED			TOTAL AREA 64.1m ² (690.3ft ²)			64	ONE BED			TOTAL AREA 46.1m ² (495.8ft ²)		
	LIVING AREA	8.64x4.75m	28'4"x 15'7"	LIVING AREA	8.47x4.81m	27'9"x 15'9"		LIVING AREA	4.82x4.37m	15'10"x 14'4"										
	BEDROOM 1	5.28x3.21m	17'4"x 10'6"	BEDROOM	5.07x3.27m	16'8"x10'9"		BEDROOM	4.82x2.80m	15'10"x9'2"										
	EN-SUITE	2.27x1.18m	7'5"x 3'10"	BATHROOM	2.12x1.58m	6'11"x 5'2"		BATHROOM	2.12x1.70m	6'11"x 5'7"										
	BEDROOM 2	5.29x2.76m	17'4"x 9'1"																	
		BATHROOM	2.13x1.69m	7'x 5'7"																

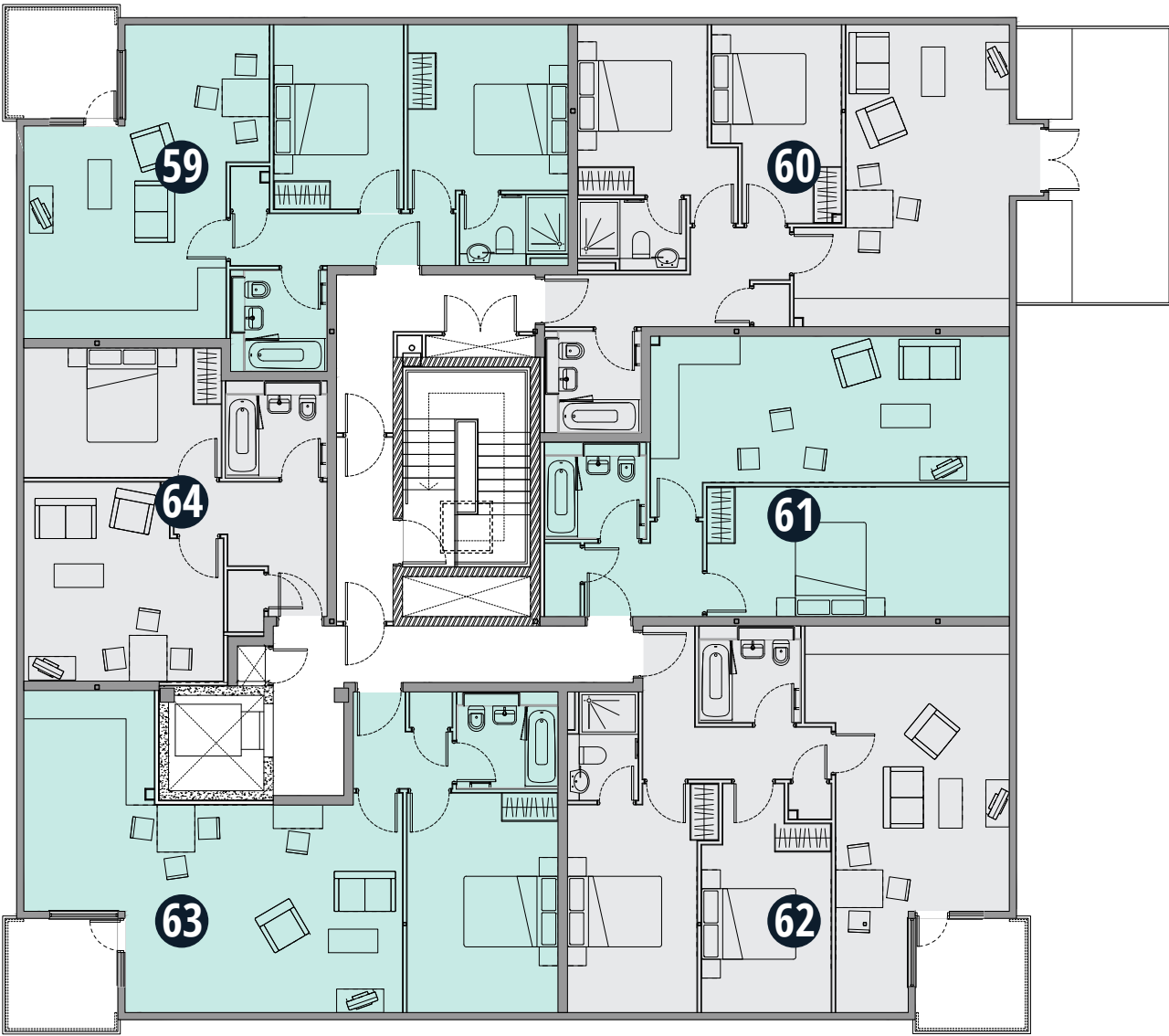
3 THIRD FLOOR



BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26



BUILDING 3

65	ONE BED	TOTAL AREA 40.6m² (437.3ft²)
LIVING AREA	5.82x3.14m	19'1"x 10'4"
BEDROOM	4.99x2.74m	16'4"x 9'
BATHROOM	2.13x1.81m	7'x 5'11"

68	ONE BED + STUDY	TOTAL AREA 50.1m² (539.0ft²)
LIVING AREA	6.33x3.31m	20'9"x 10'10"
BEDROOM 1	3.36x2.92m	11'x 9'7"
STUDY	4.31x2.15m	14'2"x 7'1"
BATHROOM	2.62x1.69m	8'7"x 5'7"

71	ONE BED	TOTAL AREA 39.4m² (424.2ft²)
LIVING AREA	7.07x3.00m	23'2"x 9'10"
BEDROOM	3.62x2.75m	11'11"x 9'
BATHROOM	2.10x1.69m	6'11"x 5'7"

74	ONE BED + STUDY	TOTAL AREA 54.0m² (580.9ft²)
LIVING AREA	6.48x3.38m	21'3"x 11'1"
BEDROOM 1	4.95x2.76m	16'3"x 9'1"
STUDY	4.76x2.62m	15'7"x 8'7"
BATHROOM	2.32x1.67m	7'7"x 5'6"

66	ONE BED	TOTAL AREA 43.2m² (465.3ft²)
LIVING AREA	5.94x3.30m	19'6"x 10'10"
BEDROOM	4.14x3.26m	13'7"x 10'8"
BATHROOM	2.07x1.68m	6'9"x 5'6"

69	ONE BED	TOTAL AREA 47.9m² (515.8ft²)
LIVING AREA	6.92x4.61m	22'8"x 15'1"
BEDROOM	4.47x2.75m	14'8"x 9'
BATHROOM	2.13x1.69m	7'x 5'7"

72	ONE BED	TOTAL AREA 40.9m² (440.3ft²)
LIVING AREA	6.83x3.12m	22'5"x 10'3"
BEDROOM	3.48x2.74m	11'5"x 9'
BATHROOM	2.11x1.68m	6'11"x 5'6"

75	TWO BED	TOTAL AREA 58.7m² (632.1ft²)
LIVING AREA	5.29x4.18m	17'4"x 13'9"
BEDROOM 1	4.13x3.56m	13'7"x 11'8"
EN-SUITE	2.27x1.18m	7'5"x 3'10"
BEDROOM 2	5.29x2.43m	17'4"x 8'
BATHROOM	2.12x1.69m	6'11"x 5'7"

67	STUDIO	TOTAL AREA 35.7m² (384.3ft²)
LIVING AREA	6.22x6.01m	20'5"x 19'9"
BATHROOM	2.12x1.68m	6'11"x 5'6"

70	ONE BED	TOTAL AREA 40.3m² (433.3ft²)
LIVING AREA	7.08x3.00m	23'3"x 9'10"
BEDROOM	3.63x3.26m	11'11"x 10'8"
BATHROOM	2.12x1.69m	6'11"x 5'7"

73	ONE BED + STUDY	TOTAL AREA 51.7m² (556.6ft²)
LIVING AREA	7.35x2.59m	24'1"x 8'6"
BEDROOM	3.65x2.75m	12'x 9'
STUDY	3.79x3.05m	12'5"x 10'
BATHROOM	2.12x1.69m	6'11"x 5'7"

G

GROUND FLOOR

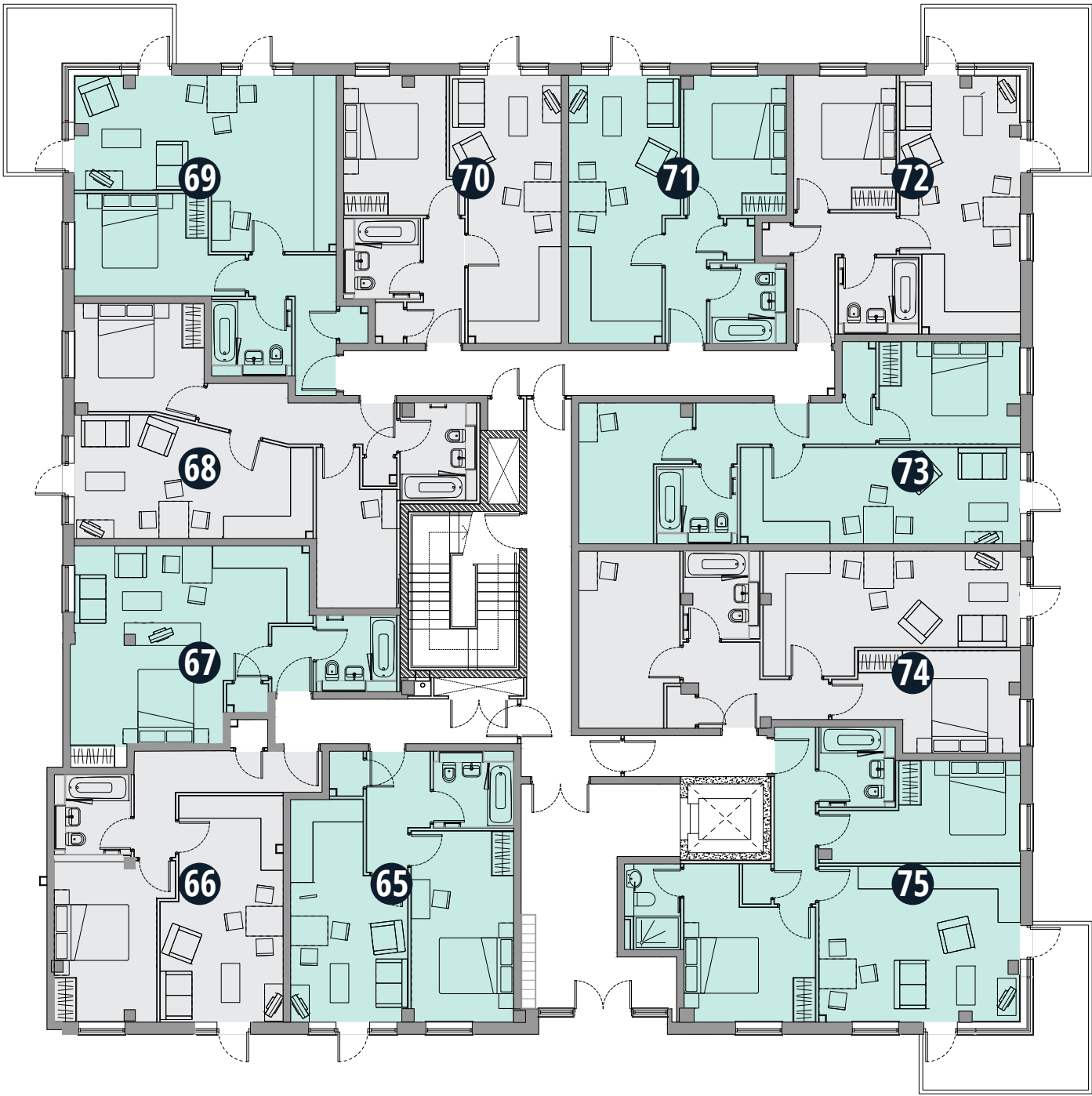


BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 3

76	ONE BED + STUDY	TOTAL AREA 50.5m² (543.3ft²)
LIVING AREA	6.36x3.31m	20'10"x 10'10"
BEDROOM 1	3.36x3.17m	11'x 10'5"
STUDY	4.28x2.15m	14'1"x 7'1"
BATHROOM	2.59x1.68m	8'6"x 5'6"

79	ONE BED	TOTAL AREA 39.5m² (424.8ft²)
LIVING AREA	7.07x3.00m	23'2"x 9'10"
BEDROOM	3.64x2.75m	11'11"x 9'
BATHROOM	2.12x1.68m	6'11"x 5'6"

82	ONE BED + STUDY	TOTAL AREA 51.5m² (554.8ft²)
LIVING AREA	7.35x2.58m	24'1"x 8'6"
BEDROOM	4.30x2.77m	14'1"x 9'1"
STUDY	3.80x3.06m	12'6"x 10'
BATHROOM	2.11x1.68m	6'11"x 5'6"

85	ONE BED	TOTAL AREA 39.2m² (421.6ft²)
LIVING AREA	5.81x3.16m	19'1"x 10'4"
BEDROOM	4.90x2.76m	16'1"x 9'1"
BATHROOM	2.12x1.68m	6'11"x 5'6"

77	ONE BED	TOTAL AREA 47.9m² (515.2ft²)
LIVING AREA	6.92x4.60m	22'9"x 15'1"
BEDROOM	4.48x2.75m	14'8"x 9'
BATHROOM	2.13x1.69m	7'x 5'7"

80	ONE BED	TOTAL AREA 41.0m² (441.8ft²)
LIVING AREA	7.07x3.00m	23'2"x 9'10"
BEDROOM	3.64x2.75m	11'11"x 9'
BATHROOM	2.12x1.68m	6'11"x 5'6"

83	ONE BED	TOTAL AREA 42.6m² (458.6ft²)
LIVING AREA	5.79x3.42m	19'x 11'3"
BEDROOM	3.37x3.13m	11'1"x 10'3"
BATHROOM	2.13x1.68m	7'x 5'6"

86	ONE BED	TOTAL AREA 43.6m² (468.9ft²)
LIVING AREA	5.94x3.30m	19'6"x 10'10"
BEDROOM	4.18x3.26m	13'9"x 10'8"
BATHROOM	2.07x1.83m	6'9"x 6'

78	ONE BED	TOTAL AREA 40.1m² (431.4ft²)
LIVING AREA	7.06x3.01m	23'2"x 9'11"
BEDROOM	3.65x3.32m	12'x 10'11"
BATHROOM	2.10x1.69m	6'11"x 5'7"

81	ONE BED + STUDY	TOTAL AREA 51.8m² (558.0ft²)
LIVING AREA	7.33x2.59m	24'1"x 8'6"
BEDROOM	3.69x2.77m	12'1"x 9'1"
STUDY	3.79x3.05m	12'5"x 10'
BATHROOM	2.12x1.68m	6'11"x 5'6"

84	ONE BED	TOTAL AREA 43.3m² (466.0ft²)
LIVING AREA	4.95x4.49m	16'3"x 14'9"
BEDROOM	4.19x3.01m	13'19"x 9'11"
BATHROOM	2.12x1.68m	6'11"x 5'6"

87	STUDIO	TOTAL AREA 35.7m² (384.3ft²)
LIVING AREA	6.20x5.99m	20'4"x 19'8"
BATHROOM	2.12x1.68m	6'11"x 5'6"

1

FIRST FLOOR



BUILDING 3
Apt. 65-94

BUILDING 2
Apt. 27-64

BUILDING 1
Apt. 1-26

MAIN ENTRANCE
ALBERT DRIVE



BUILDING 3

88 ONE BED **TOTAL AREA 57.6m² (619.6ft²)**

LIVING AREA	7.50x4.72m	24'7"x 15'6"
BEDROOM	6.78x3.15m	22'3"x 10'4"
BATHROOM	2.12x1.69m	6'11"x 5'7"

91 ONE BED **TOTAL AREA 63.1m² (679.2ft²)**

LIVING AREA	11.79x3.30m	38'8"x 10'10"
BEDROOM	6.98x2.76m	22'11"x9'1"
BATHROOM	2.13x1.68m	7'x 5'6"

94 ONE BED **TOTAL AREA 60.7m² (653.4ft²)**

LIVING AREA	8.76x4.06m	28'9"x 13'4"
BEDROOM	6.40x2.74m	21'x9'
BATHROOM	2.12x1.68m	6'11"x 5'6"

89 TWO BED **TOTAL AREA 82.4m² (886.9ft²)**

LIVING AREA	9.29x5.55m	30'6"x 18'2"
BEDROOM 1	6.71x2.75m	22"x 9'
EN-SUITE	2.27x1.18m	7'5"x 3'10"
BEDROOM 2	4.46x2.75m	14'8"x 9'
BATHROOM	2.13x1.67m	7'x 5'6"

92 ONE BED **TOTAL AREA 76.4m² (822.9ft²)**

LIVING AREA	8.46x7.30m	27'9"x 23'11"
BEDROOM	7.30x2.75m	23'11"x9'
BATHROOM	2.02x1.85m	6'8"x 5'6"

90 TWO BED **TOTAL AREA 79.4m² (854.7ft²)**

LIVING AREA	7.91x5.99m	25'11"x 19'8"
BEDROOM 1	6.36x2.74m	20'x9'
EN-SUITE	2.27x1.17m	7'5"x 3'10"
BEDROOM 2	4.56x2.44m	15'x 8'
BATHROOM	2.12x1.67m	6'11"x 5'6"

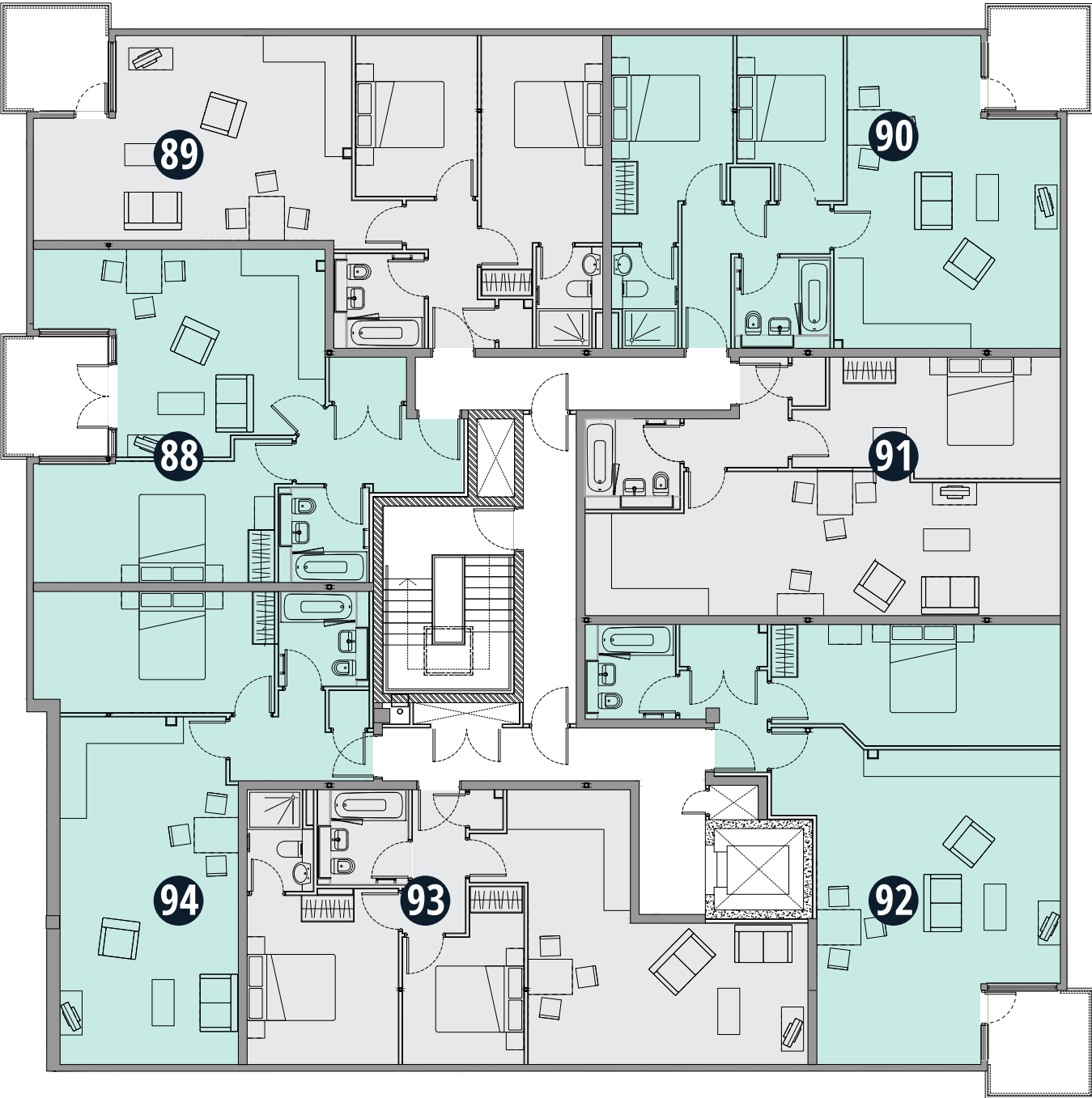
93 TWO BED **TOTAL AREA 77.5m² (834.7ft²)**

LIVING AREA	6.23x7.17m	20'5"x 23'6"
BEDROOM 1	4.90x3.37m	16'1"x 11'1"
EN-SUITE	2.27x1.17m	7'5"x 3'10"
BEDROOM 2	4.95x2.75m	16'3"x 9'
BATHROOM	2.13x1.68m	7'x 5'6"

2 SECOND FLOOR



BUILDING 3 Apt. 65-94
BUILDING 2 Apt. 27-64
BUILDING 1 Apt. 1-26



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



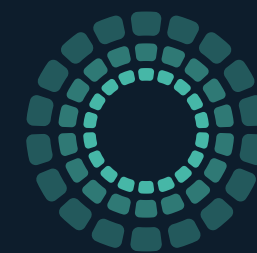
Backed by HM Government



HOW IT WORKS, TYPICAL EXAMPLE:

Cost of your new home	£260,000		
5% deposit	£13,000	£13K	Buyer's 5% deposit
20% equity loan	£52,000	£52K	Government's 20% loan
75% mortgage	£195,000	£195K	75% mortgage from commercial lender





WELLS COURT
WOKING



WELLS COURT

WOKING



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LAND & NEW HOMES

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Marson
Property

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