

# addlestone

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## PHASE ONE NEWCHAPEL & DUNSFOLD HOUSE



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A vibrant collection of 1, 2 & 3  
bedroom apartments

addlest**one**  
PHASE ONE

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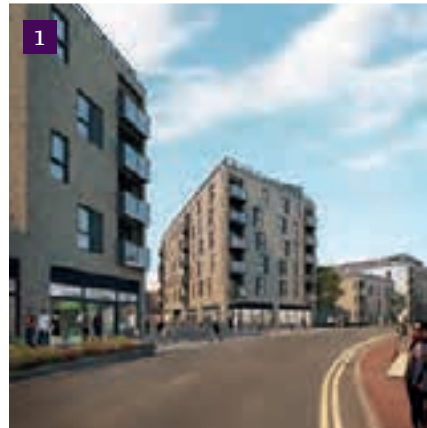


GET READY  
FOR AN EXCITING  
CHANGE





# ONE MASTERPLAN



A wonderful new destination for living, working and relaxing.

**Image 1:** Artist's impression of view down Garfield Road

**Image 2:** Artist's impression of view down Station Road

**Image 3:** Artist's impression of view across from Crouch Oak Lane





# ONE LIFESTYLE

Addlestone One lies within Addlestone itself, the heart of the Borough of Runnymede. Here, you have the countryside all around you, yet you're surrounded by all the conveniences of urban living. Nearby towns include Weybridge, Chertsey and Woking, while historic Runnymede itself lies only a few miles upstream on the Thames. This adjunct of town, country and river offers the best of all worlds – a way of living where you're free to choose, and where there's more to choose from.



More to see, more to choose



**213**  
BRAND NEW  
APARTMENTS

**101**  
BED PREMIER  
INN HOTEL



Big name retailers – right on your doorstep





A way of living where you're  
free to choose, and where  
there's more to choose from.



6  
SCREEN CINEMA

ONE  
EXCLUSIVE  
DEVELOPMENT





# ON YOUR DOORSTEP

A short walk away is Victory Park, which features tennis courts, football pitches, a croquet lawn and an outdoor gym.

Not far upstream is Runnymede itself. Originally it was a simple water meadow, and today its many riverside walks and cycle paths, together with nature trails, ponds and woodland, are some of its chief attractions.

EASY  
ACCESS  
TO THE RIVER,  
TO FREEDOM



Coxes Lock and Mill on the Wey Navigation  
– a well-known local landmark.



Entrance to Victory Park



The Jurors, by the artist Hew Locke, commemorating one of the central pillars of the Magna Carta – trial by jury



Kingthorpe Gardens, one of several attractive open spaces in Addlestone



A bronze statue of Queen Elizabeth II in her youth, recently unveiled as part of the 800th anniversary of Magna Carta



The nearby Weybridge Canal, one of many pleasant waterside walks and cycle routes



Runnymede is where the Magna Carta was signed just over 800 years ago, enshrining ideals of democracy, equality and liberty. Today, living in the Borough of Runnymede can offer you personal freedom of a different kind, but in its own way, perhaps just as important.



Here, you're never far away from water – and great opportunities to enjoy yourself



The Pelican at Addlestone – just one of many attractive pubs nearby



With plenty of outdoor space, it's a great location for you to share with friends



The Wey Navigation offers a fine towpath to stroll or cycle along.



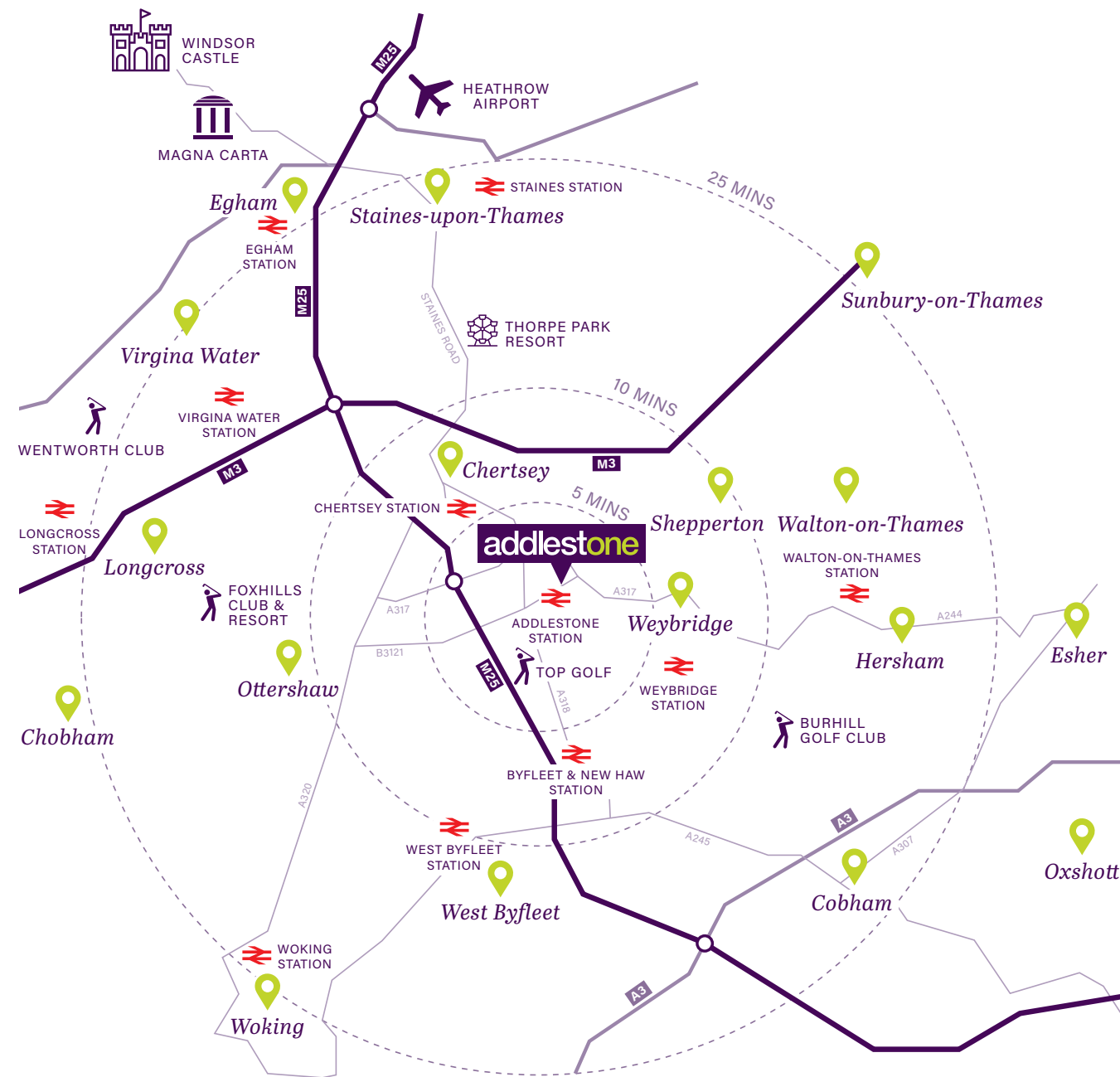
The area is a real cyclists' paradise, including Runnymede Pleasure Ground



A close-up of the Magna Carta Monument, marking one of the most significant events in British history



# ONE LOCATION



Just off the M25 and the M3, close to Heathrow and with an easy rail commute to London – that's what you call one great location.





# WHEREVER YOU'RE GOING, ADDLESTONE **ONE** OFFERS THE PERFECT STARTING PLACE.



Imagine it. You're off to work and the station is just a five-minute walk away, which means you can be in the Capital in under an hour. Perhaps you're travelling by car – the M25 is only two miles distant, while the nearby M3 can take you into Central London, or down to the towns and cities of the South-West. And if you're travelling abroad, the good news is that Heathrow is just 14 minutes by road.

If urban life is close by, then first-class shopping and leisure facilities are closer still. You're also right on the cusp of the countryside, with the Thames to stroll or cycle along (perhaps a little upstream to Runnymede itself). All around you is heritage and beauty. And the world is truly your oyster.



Car	Walking	Train	Airports (by car)
<b>2 MILES</b> M25 / JUNCTION 11	<b>1-3 MINS</b> WAITROSE & TESCO	<b>5 MINS</b> WEYBRIDGE	<b>14 MINS</b> LONDON HEATHROW
<b>11.5 MILES</b> WINDSOR	<b>1.5 MINS</b> LIBRARY	<b>31 MINS</b> WOKING	<b>33 MINS</b> LONDON GATWICK
<b>15 MILES</b> GUILDFORD	<b>6 MINS</b> TRAIN STATION	<b>52 MINS</b> LONDON WATERLOO	<b>50 MINS</b> LONDON LUTON
<b>24 MILES</b> LONDON	<b>13 MINS</b> LEISURE CENTRE	<b>53 MINS</b> GUILDFORD	<b>1HR.20 MINS</b> LONDON CITY

*Timings are taken from Google Maps*



# ONE DEVELOPMENT

Within the development are  
all the first-class facilities  
you would expect.



There is also much else to be found that you  
might never had considered, yet which has  
the potential to become equally indispensable.  
A place in which to live, to work and to relax.  
Somewhere above all in which to enjoy  
yourself and discover new experiences.

**Above:** Artist's impression of new  
retail street view from Station Road  
**Right:** Artist's impression of the view  
down the new Market Street



PHASE ONE  
APARTMENTS



It's where well-known names like Waitrose meet newer experiences such as the six-screen Light Cinema, a new concept in movie-going, with luxury seating as standard, licensed café bar, and superlative digital picture and sound.



the light  
cinema experience



Waitrose

achieve  
ZONE

With 101 bedrooms, the on-site Premier Inn is perfect for accommodating family or friends. It also offers meeting rooms and other business facilities for you and your clients.

For eating out, simply opt for one of the on-site restaurants and bars, while to offset this, just head for a work-out at the brand new Achieve Lifestyle state-of-the-art on-site gym. It's all there waiting for you to experience.



# THE APARTMENTS

The development is attractive on the outside, but just wait until you see the inside of the apartments.



Cleverly designed and spaciouly laid out, you'll soon appreciate the clean lines and careful attention to detail on offer throughout.

From oak plank laminate flooring to integrated appliances and contemporary colours, your apartment is ready for you to move into – but so simple for you to add your own touches or change to your own tastes as you wish.

**Right:** View down Garfield Road





FOR LIVING THAT'S CONTEMPORARY  
AND INVITING. AND ALL VERY  
MUCH YOURS.

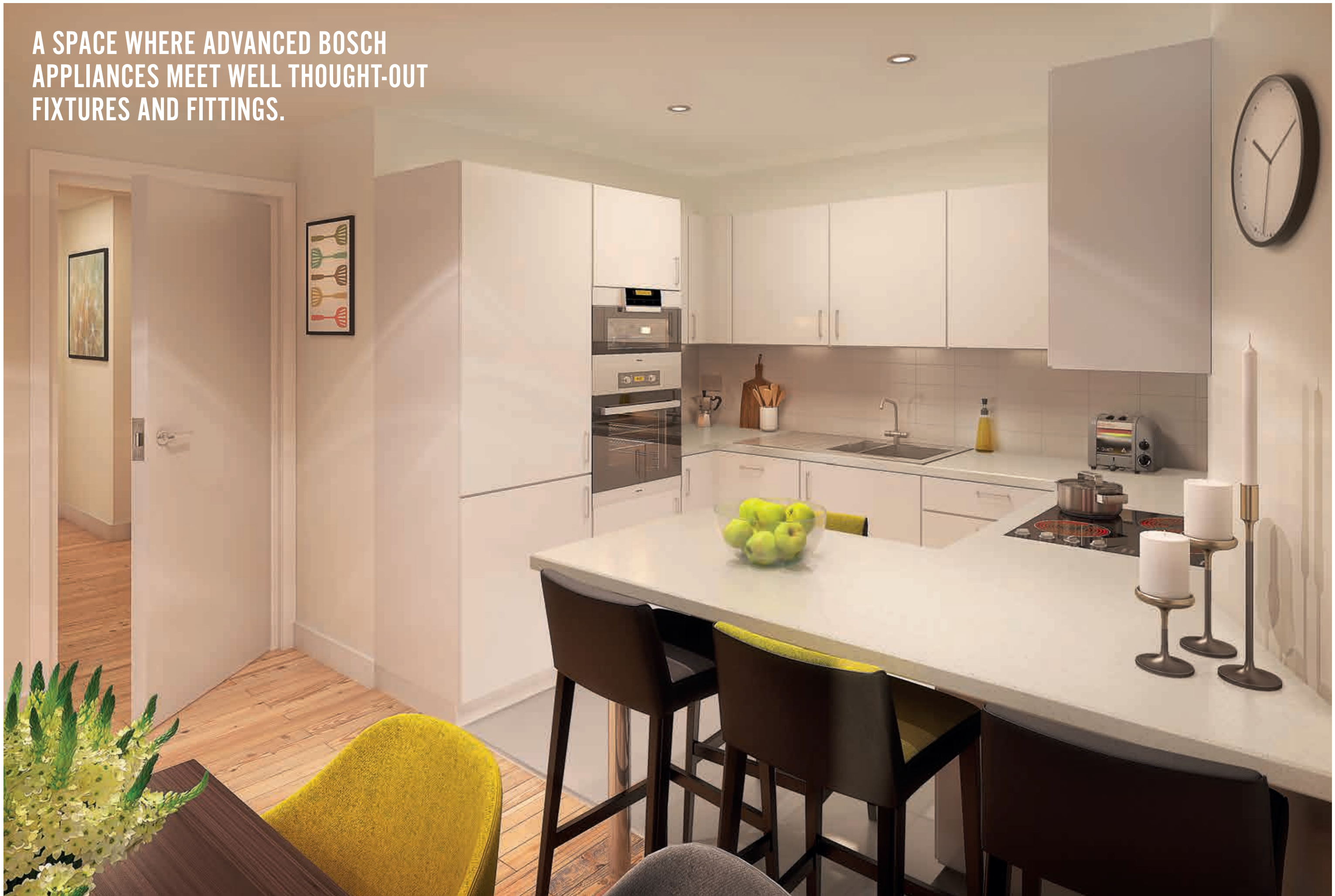








A SPACE WHERE ADVANCED BOSCH  
APPLIANCES MEET WELL THOUGHT-OUT  
FIXTURES AND FITTINGS.





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# NEWCHAPEL HOUSE

APARTMENTS



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A complete collection of no fewer than 24 different designs, covering modern 1, 2 and 3 bedroom luxury apartments, all with generous balconies or extensive outside terracing, and all set in a high quality development.





# GROUND FLOOR

## LOCATION

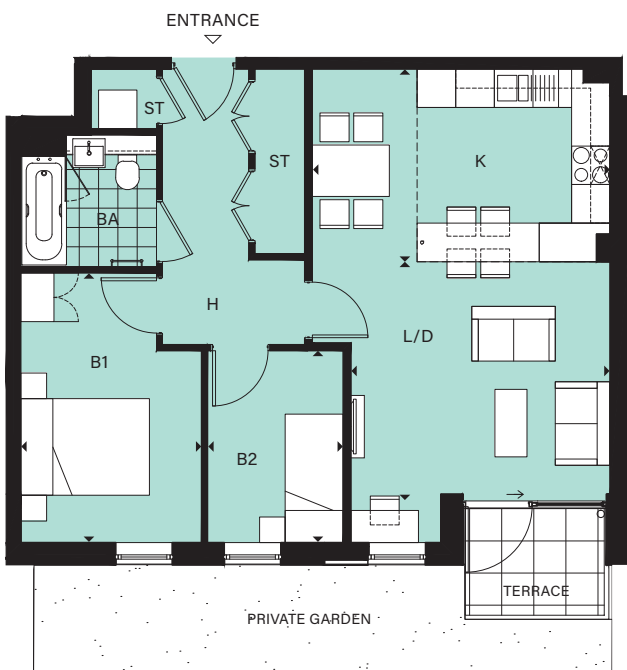


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 1 2 BED / 3 PERSON

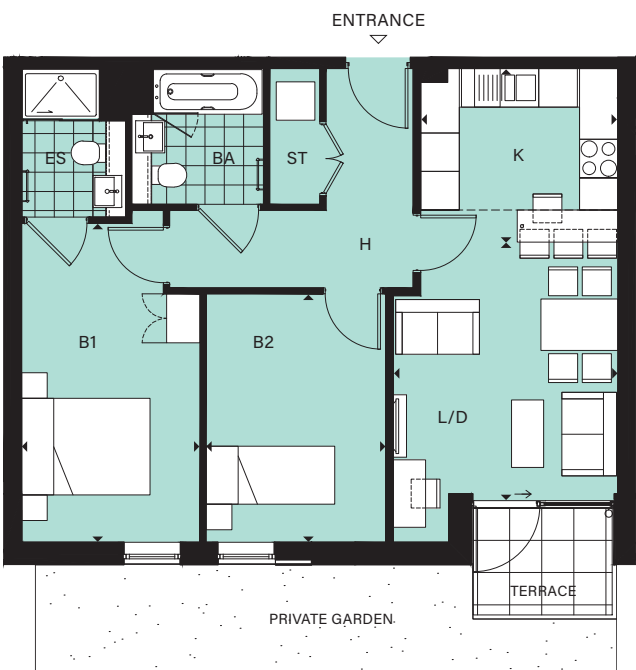


#### DIMENSIONS

Living/Dining (L/D)	4031mm x 3611mm	13'3" x 11'10"
Kitchen (K)	4631mm x 3000mm	15'2" x 9'10"
Bedroom 1 (B1)	2811mm x 4196mm	9'3" x 13'9"
Bedroom 2 (B2)	2108mm x 2986mm	6'11" x 9'10"
Total area *	64.6 sq m	696 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

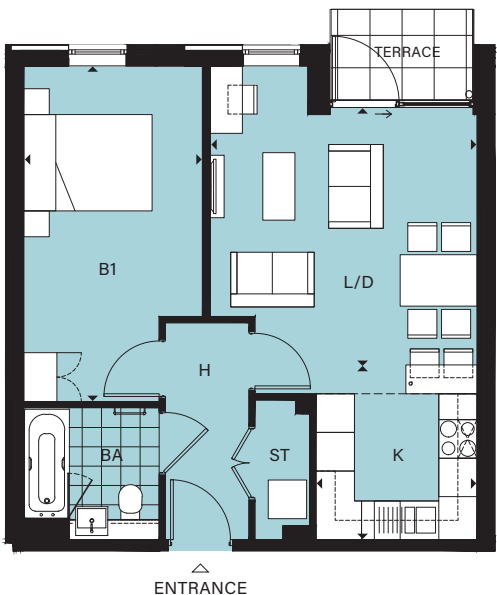
### FLAT 2 2 BED / 3 PERSON



#### DIMENSIONS

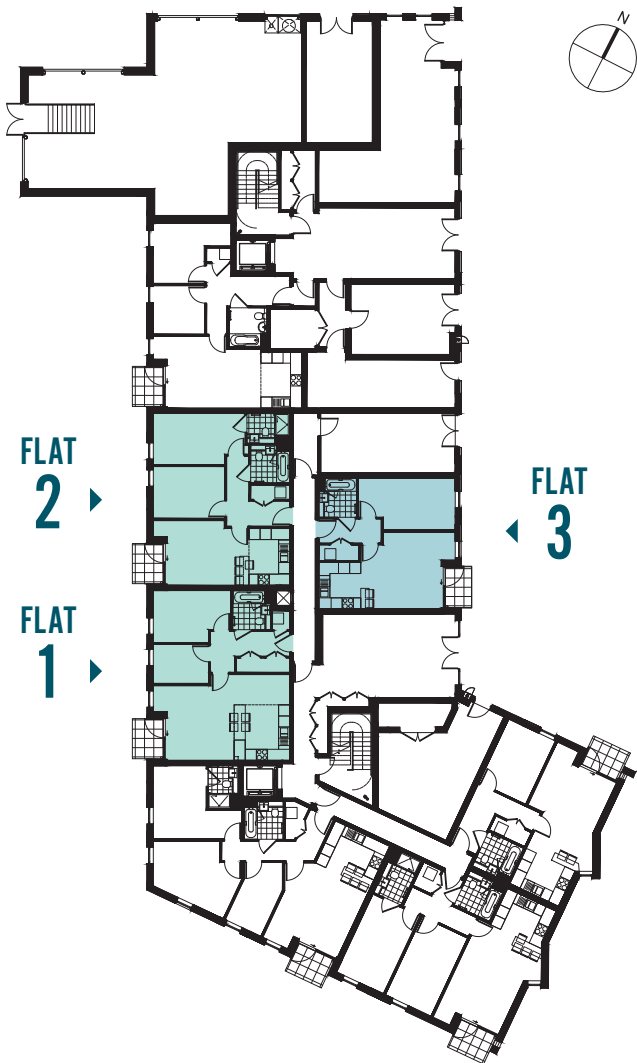
Living/Dining (L/D)	3494mm x 3911mm	11'6" x 11'6"
Kitchen (K)	3067mm x 2700mm	10'1" x 8'10"
Bedroom 1 (B1)	2775mm x 4963mm	9'1" x 16'3"
Bedroom 2 (B2)	2793mm x 3863mm	9'2" x 12'8"
Total area *	66.5 sq m	716 sq ft

### FLAT 3 1 BED / 2 PERSON



#### DIMENSIONS

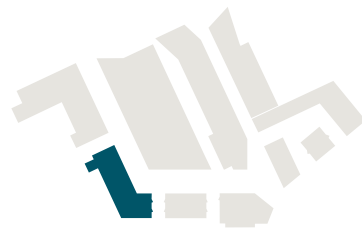
Living/Dining (L/D)	4152mm x 3896mm	13'7" x 12'9"
Kitchen (K)	2512mm x 2715mm	8'3" x 8'11"
Bedroom 1 (B1)	2782mm x 5222mm	9'2" x 17'2"
Bedroom 2 (B2)	n/a	n/a
Total area *	50.2 sq m	540 sq ft





# GROUND FLOOR

## LOCATION

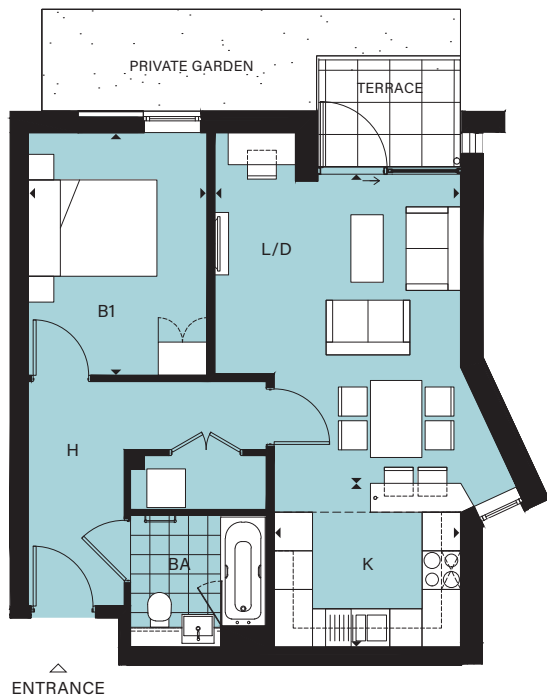


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

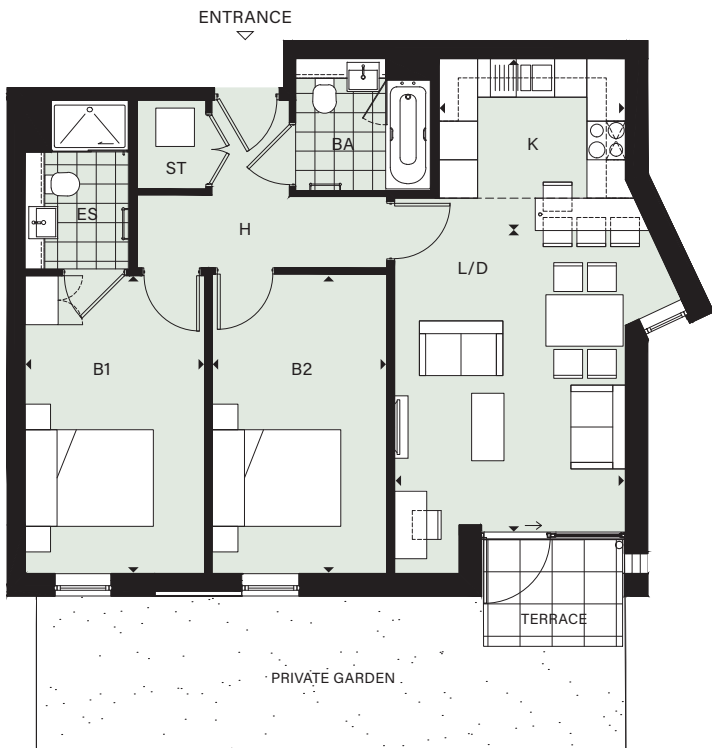
### FLAT 4 1 BED / 2 PERSON



#### DIMENSIONS (FLAT 4)

Living/Dining (L/D)	3824mm x 4704mm	12'7" x 15'5"
Kitchen (K)	2904mm x 2550mm	9'6" x 8'4"
Bedroom 1 (B1)	2781mm x 3779mm	9'1" x 12'5"
Bedroom 2 (B2)	n/a	n/a
Total area *	52.1 sq m	561 sq ft

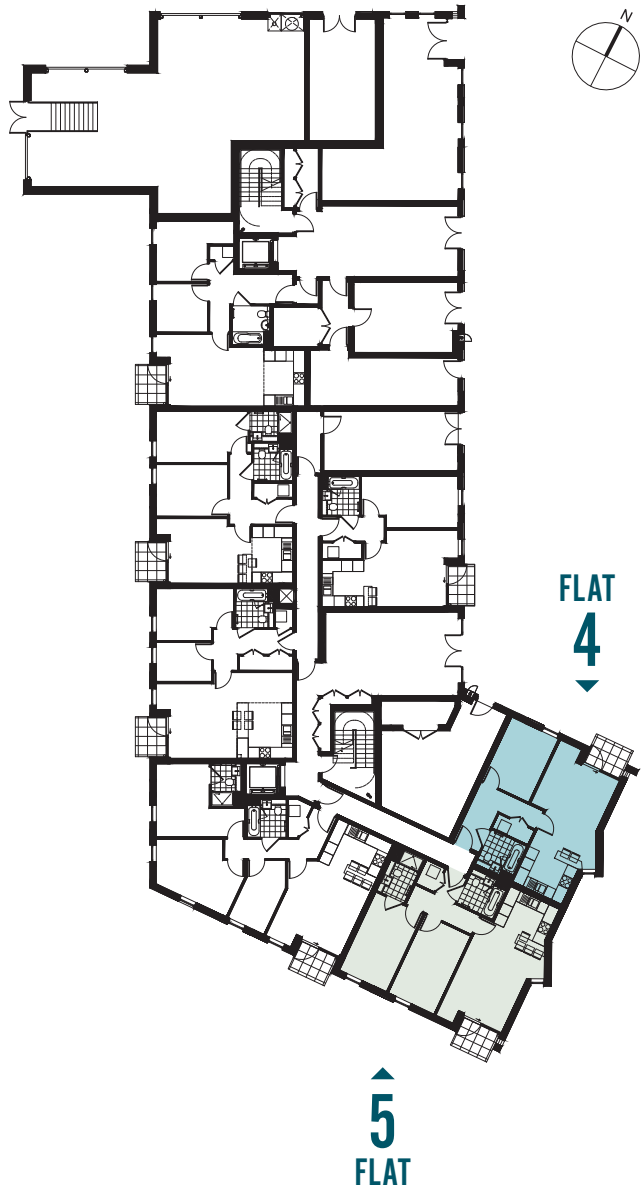
### FLAT 5 2 BED / 4 PERSON



#### DIMENSIONS (FLAT 5)

Living/Dining (L/D)	3596mm x 4582mm	11'10" x 15'0"
Kitchen (K)	2904mm x 2672mm	9'6" x 9'6"
Bedroom 1 (B1)	2794mm x 4634mm	9'2" x 15'2"
Bedroom 2 (B2)	2715mm x 4661mm	8'11" x 15'3"
Total area *	71.4 sq m	769 sq ft

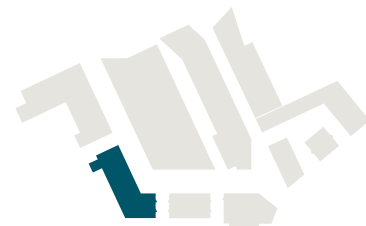
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)





# GROUND FLOOR

## LOCATION

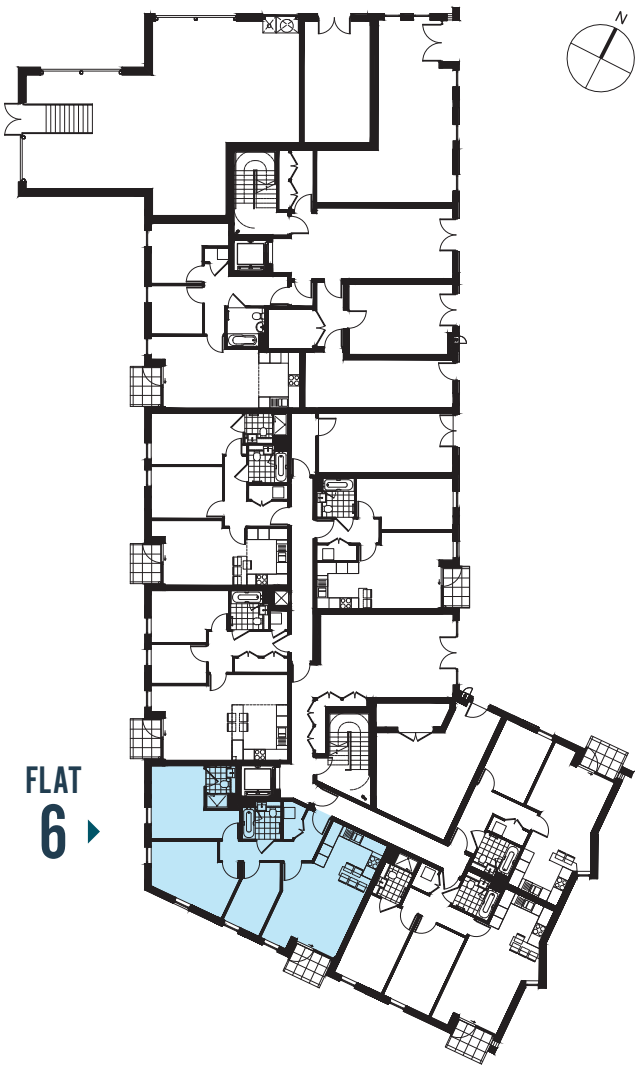


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 6 3 BED / 5 PERSON



### DIMENSIONS

Living/Dining (L/D)	4112mm x 4088mm	13'6" x 13'65"
Kitchen (K)	3234mm x 2523mm	10'7" x 8'3"
Bedroom 1 (B1)	3957mm x 2857mm	13'0" x 9'4"
Bedroom 2 (B2)	3262mm x 3598mm	10'8" x 11'10"
Bedroom 3 (B3)	2120mm x 3705mm	6'11" x 12'2"
Total area*	84.5 sq m	910 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

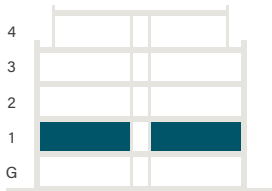


# FIRST FLOOR

## LOCATION

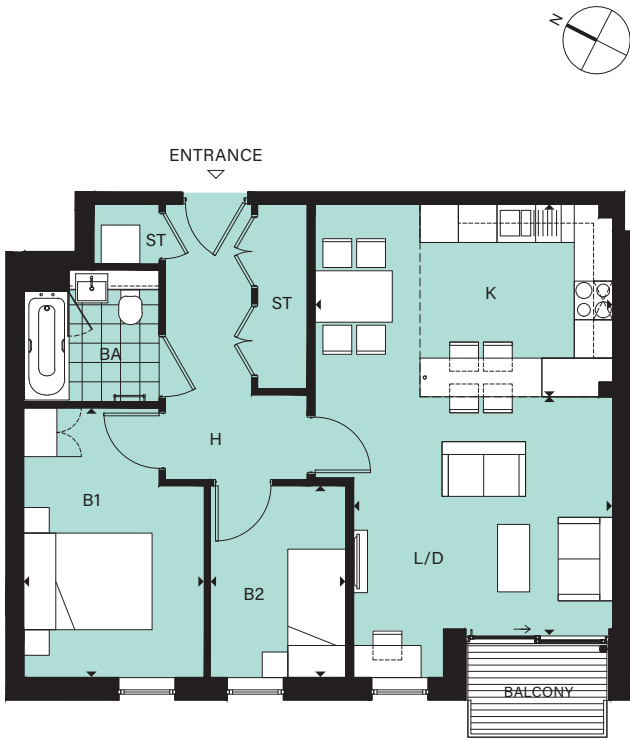


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 7 2 BED / 3 PERSON

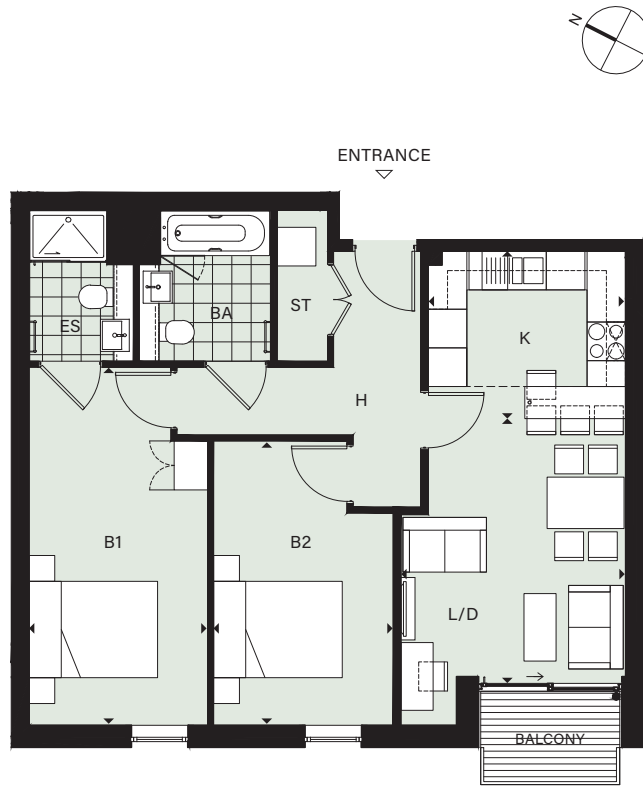


#### DIMENSIONS

Living/Dining (L/D)	4031mm x 3611mm	13'3" x 11'10"
Kitchen (K)	4631mm x 3000mm	15'2" x 9'10"
Bedroom 1 (B1)	2811mm x 4196mm	9'3" x 13'9"
Bedroom 2 (B2)	2108mm x 2986mm	6'11" x 9'10"
Total area *	64.6 sq m	696 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

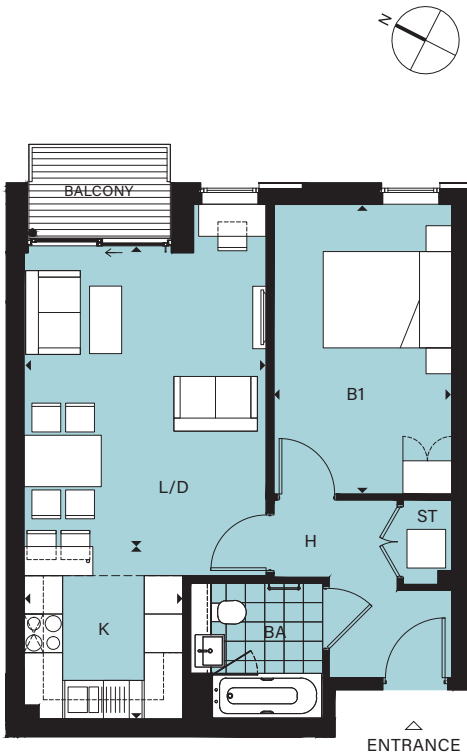
### FLAT 8 2 BED / 4 PERSON



#### DIMENSIONS

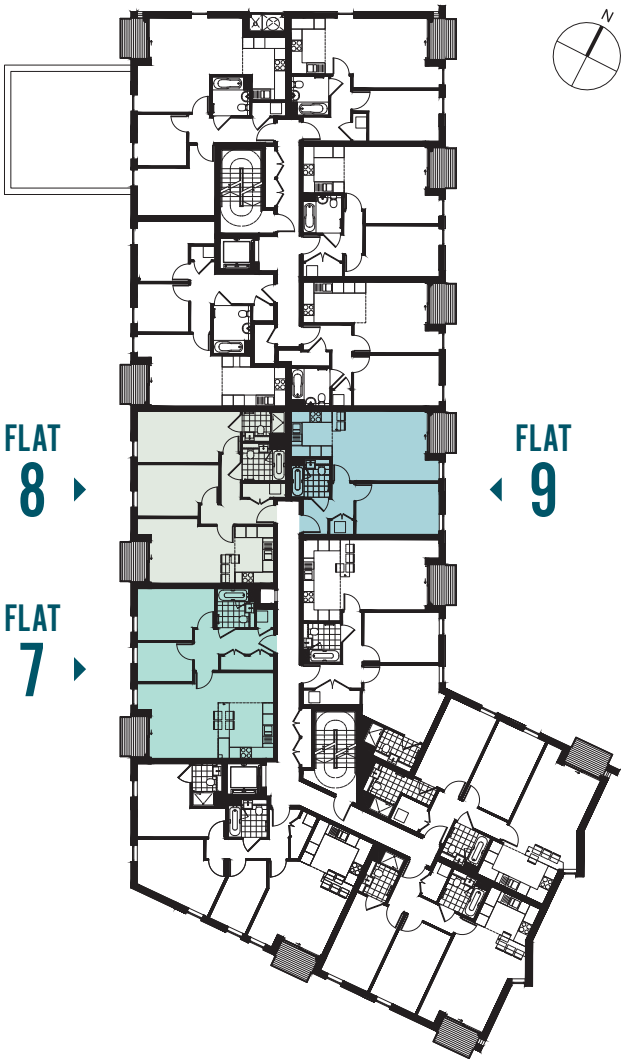
Living/Dining (L/D)	3494mm x 4012mm	11'6" x 13'2"
Kitchen (K)	3067mm x 2600mm	10'1" x 8'6"
Bedroom 1 (B1)	2775mm x 5565mm	9'1" x 18'3"
Bedroom 2 (B2)	2792mm x 4420mm	9'2" x 14'6"
Total area *	69.5 sq m	748 sq ft

### FLAT 9 1 BED / 2 PERSON



#### DIMENSIONS

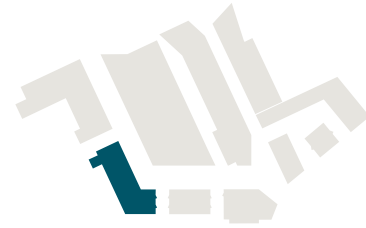
Living/Dining (L/D)	3764mm x 4571mm	12'4" x 15'0"
Kitchen (K)	2469mm x 2682mm	8'1" x 8'10"
Bedroom 1 (B1)	2765mm x 4509mm	9'1" x 14'10"
Bedroom 2 (B2)	n/a	n/a
Total area *	50.2 sq m	540 sq ft



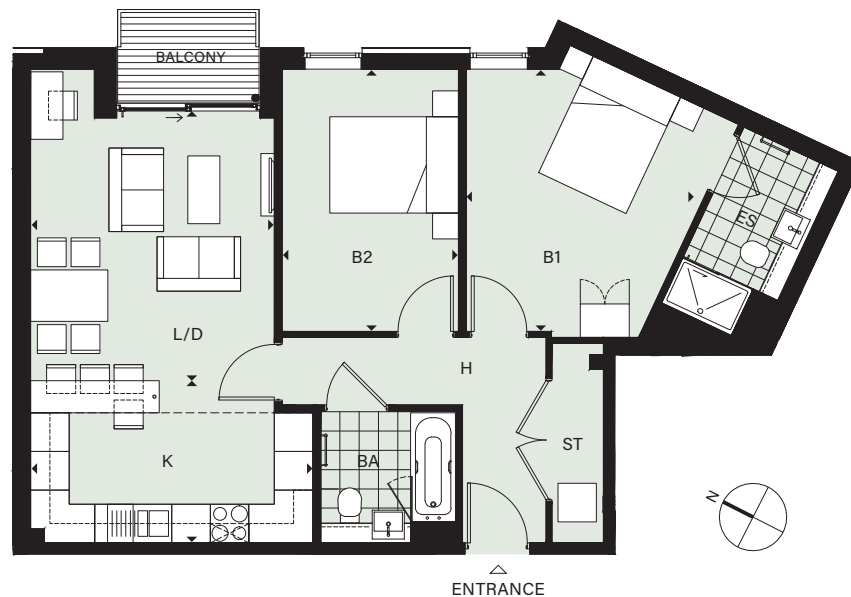


# FIRST FLOOR

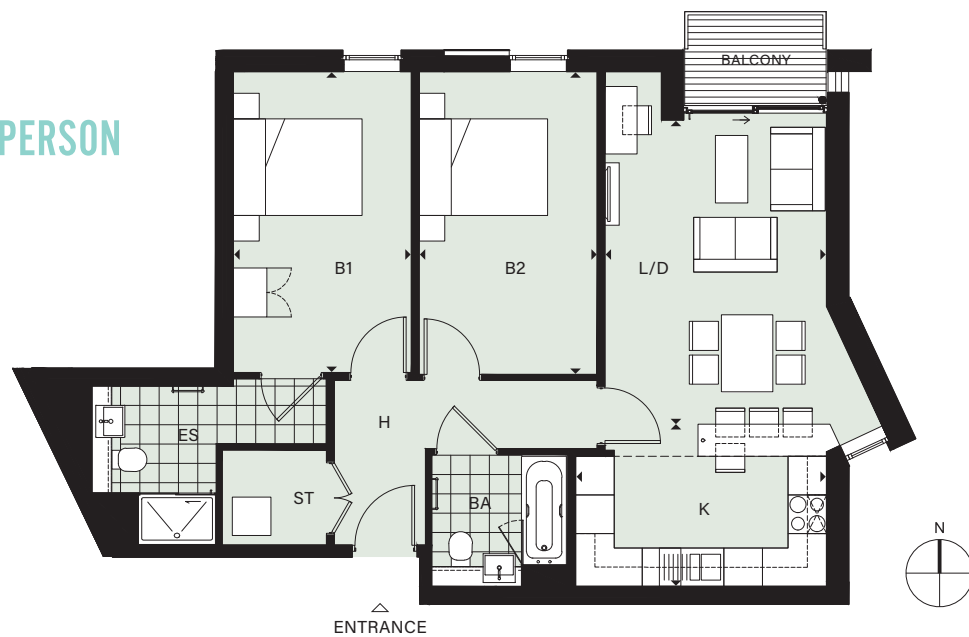
## LOCATION



### FLAT 10 2 BED / 4 PERSON



### FLAT 11 2 BED / 4 PERSON



#### DIMENSIONS (FLAT 10)

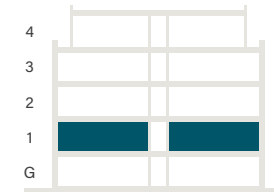
Living/Dining (L/D)	3791mm x 4088mm	12'5" x 13'5"
Kitchen (K)	4391mm x 2523mm	14'5" x 8'3"
Bedroom 1 (B1)	3522mm x 4078mm	11'7" x 13'5"
Bedroom 2 (B2)	2743mm x 4077mm	9'0" x 13'5"
Total area *	74.8 sq m	806 sq ft

#### DIMENSIONS (FLAT 11)

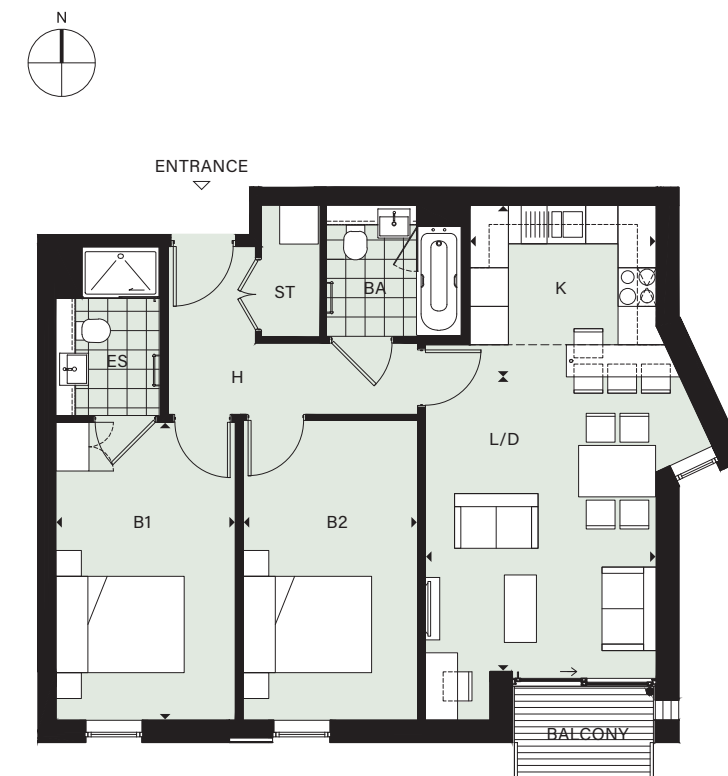
Living/Dining (L/D)	3448mm x 4731mm	11'4" x 15'6"
Kitchen (K)	3903mm x 2523mm	12'10" x 8'3"
Bedroom 1 (B1)	2765mm x 4683mm	9'1" x 15'4"
Bedroom 2 (B2)	2770mm x 4710mm	9'1" x 15'5"
Total area *	77.1 sq m	831 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

## STOREY



### FLAT 12 2 BED / 4 PERSON



#### DIMENSIONS

Living/Dining (L/D)	3596mm x 4582mm	11'10" x 15'0"
Kitchen (K)	2904mm x 2672mm	9'6" x 8'9"
Bedroom 1 (B1)	2794mm x 4634mm	9'2" x 15'2"
Bedroom 2 (B2)	2715mm x 4661mm	8'11" x 15'3"
Total area *	72.0 sq m	776 sq ft

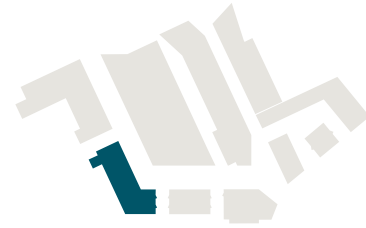
## NEWCHAPEL HOUSE FLOOR PLANS





# FIRST FLOOR

## LOCATION



## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

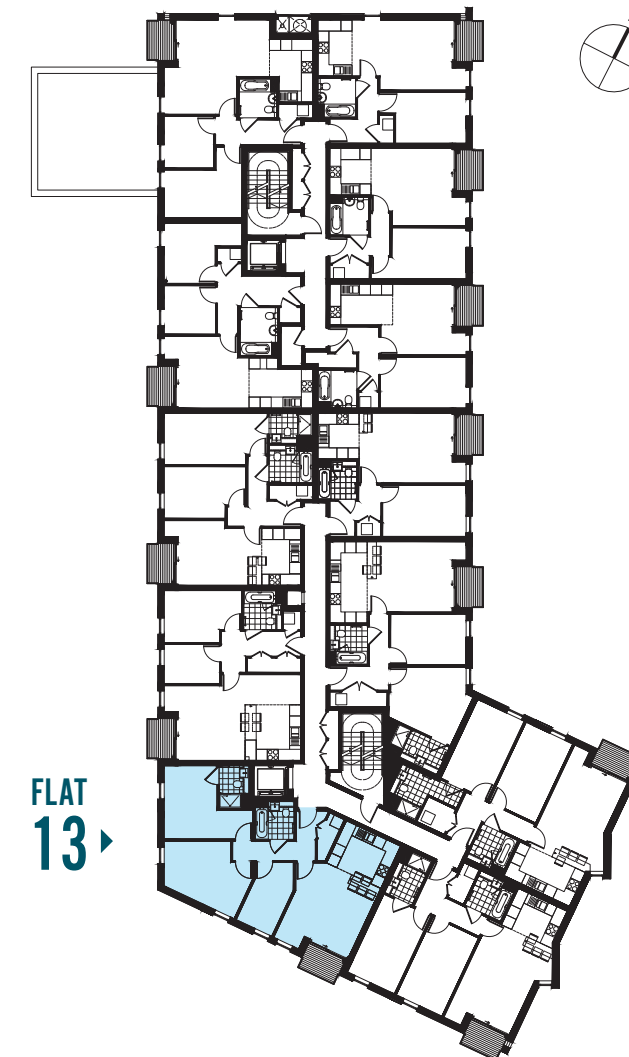
### FLAT 13 3 BED / 5 PERSON



### DIMENSIONS

Living/Dining (L/D)	4112mm x 3589mm	13'6" x 11'9"
Kitchen (K)	3234mm x 3023mm	10'7" x 9'11"
Bedroom 1 (B1)	3957mm x 2852mm	13'0" x 9'4"
Bedroom 2 (B2)	3262mm x 3597mm	10'8" x 11'10"
Bedroom 3 (B3)	2120mm x 3705mm	6'11" x 12'2"
<b>Total area*</b>	<b>83.9 sq m</b>	<b>904 sq ft</b>

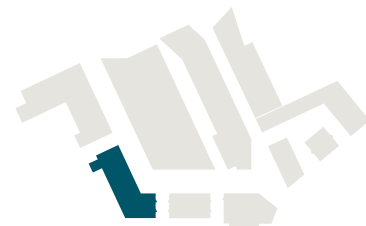
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



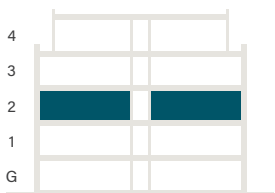


# SECOND FLOOR

## LOCATION

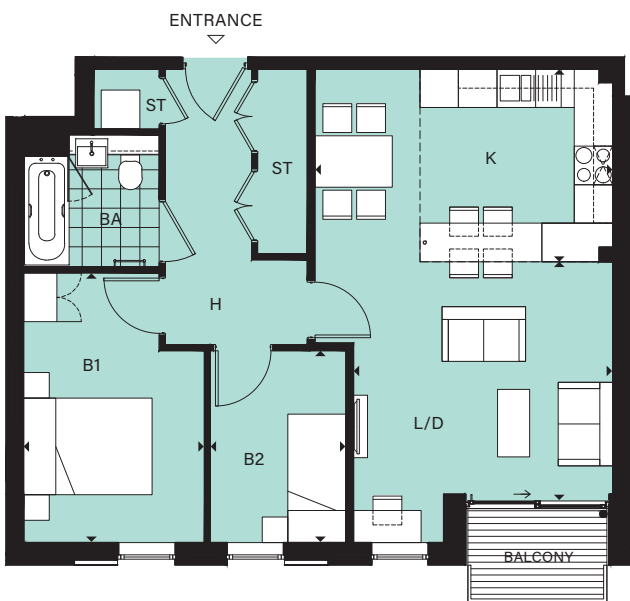


## STOREY



# NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 14 2 BED / 3 PERSON

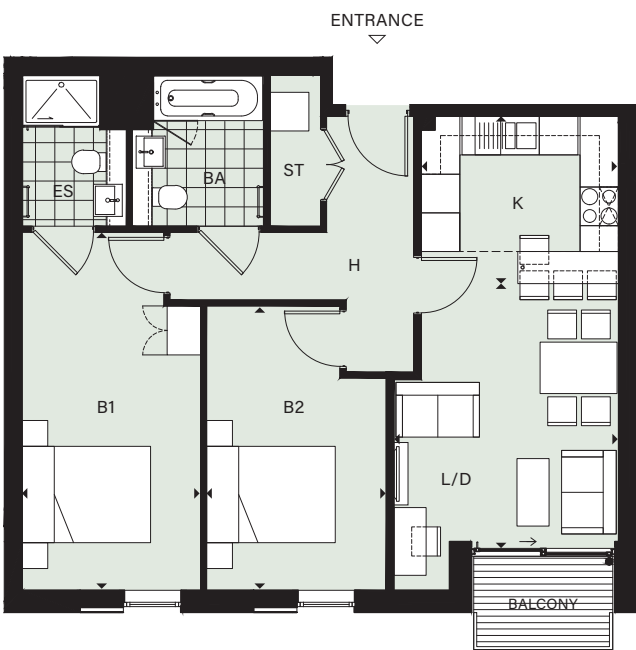


#### DIMENSIONS

Living/Dining (L/D)	4031mm x 3611mm	13'3" x 11'10"
Kitchen (K)	4631mm x 3000mm	15'2" x 9'10"
Bedroom 1 (B1)	2811mm x 4196mm	9'3" x 13'9"
Bedroom 2 (B2)	2108mm x 2986mm	6'11" x 9'10"
Total area *	64.6 sq m	696 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

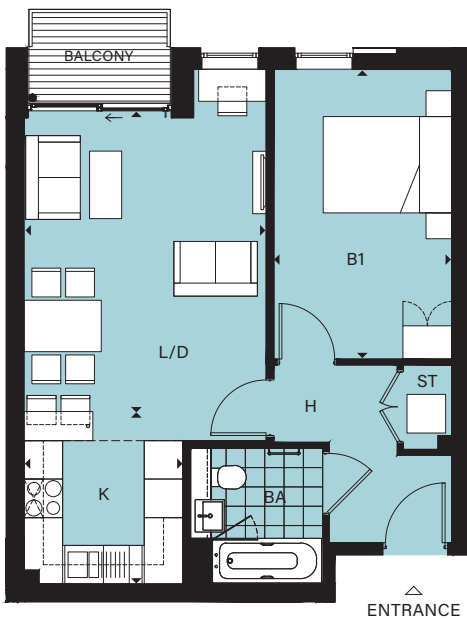
### FLAT 15 2 BED / 4 PERSON



#### DIMENSIONS

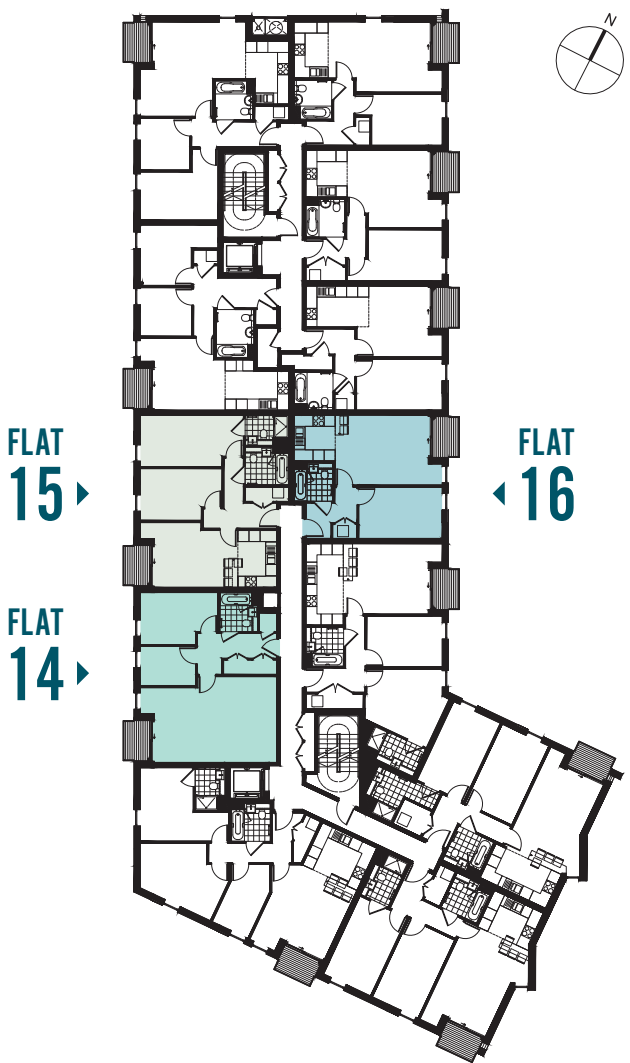
Living/Dining (L/D)	3494mm x 4012mm	11'6" x 13'2"
Kitchen (K)	3067mm x 2600mm	10'1" x 8'6"
Bedroom 1 (B1)	2775mm x 5565mm	9'1" x 18'3"
Bedroom 2 (B2)	2792mm x 4420mm	9'2" x 14'6"
Total area *	69.5 sq m	748 sq ft

### FLAT 16 1 BED / 2 PERSON



#### DIMENSIONS

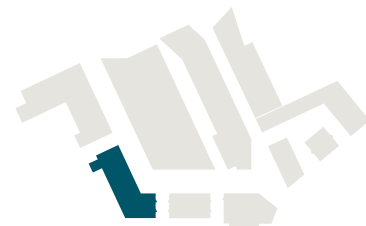
Living/Dining (L/D)	3764mm x 4571mm	12'4" x 15'0"
Kitchen (K)	2469mm x 2682mm	8'1" x 8'10"
Bedroom 1 (B1)	2765mm x 4509mm	9'1" x 14'10"
Bedroom 2 (B2)	n/a	n/a
Total area *	50.2 sq m	540 sq ft





# SECOND FLOOR

## LOCATION

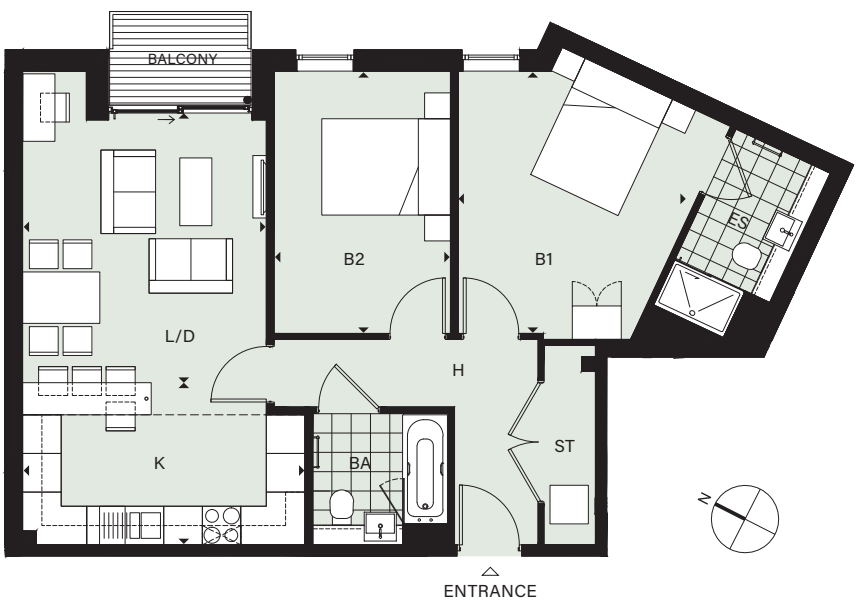


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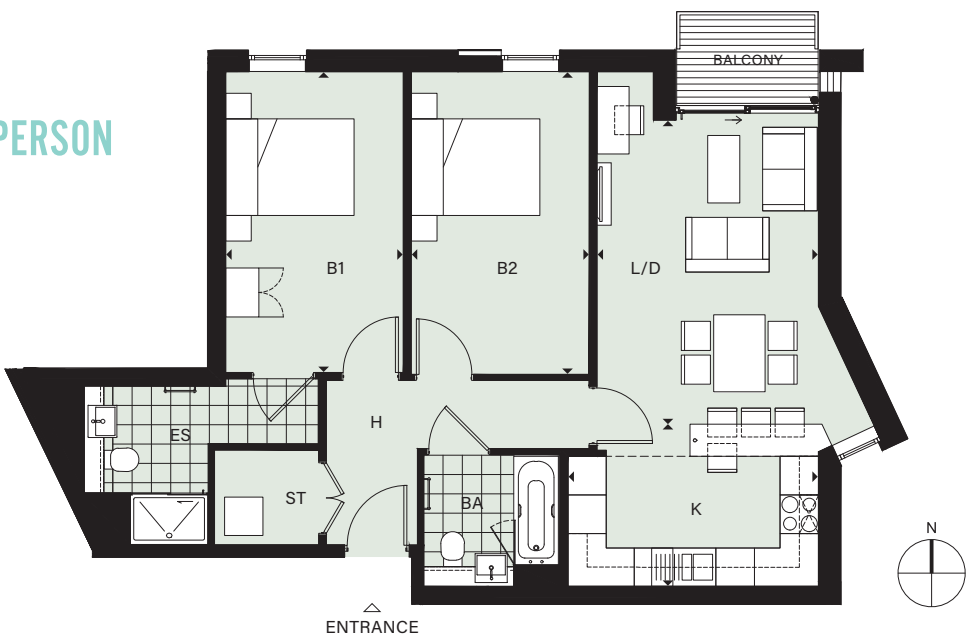


## NEWCHAPEL HOUSE FLOOR PLANS

**FLAT 17**  
2 BED / 4 PERSON



**FLAT 18**  
2 BED / 4 PERSON



### DIMENSIONS (FLAT 17)

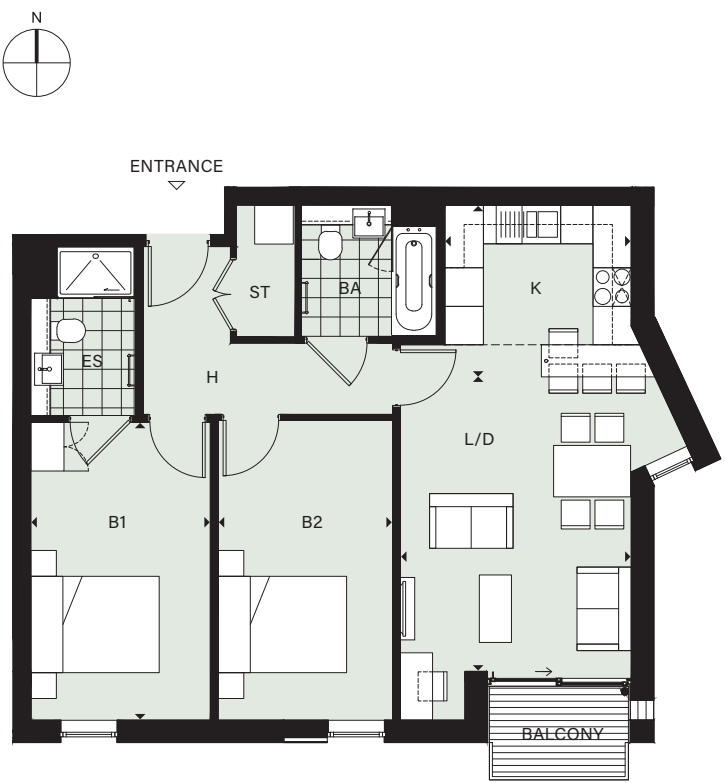
Living/Dining (L/D)	3791mm x 4088mm	12'5" x 13'5"
Kitchen (K)	4391mm x 2523mm	14'5" x 8'3"
Bedroom 1 (B1)	3522mm x 4078mm	11'7" x 13'5"
Bedroom 2 (B2)	2743mm x 4077mm	9'0" x 13'5"
Total area *	74.8 sq m	806 sq ft

### DIMENSIONS (FLAT 18)

Living/Dining (L/D)	3448mm x 4731mm	11'4" x 15'6"
Kitchen (K)	3903mm x 2523mm	12'10" x 8'3"
Bedroom 1 (B1)	2765mm x 4683mm	9'1" x 15'4"
Bedroom 2 (B2)	2770mm x 4710mm	9'1" x 15'5"
Total area *	77.1 sq m	831 sq ft

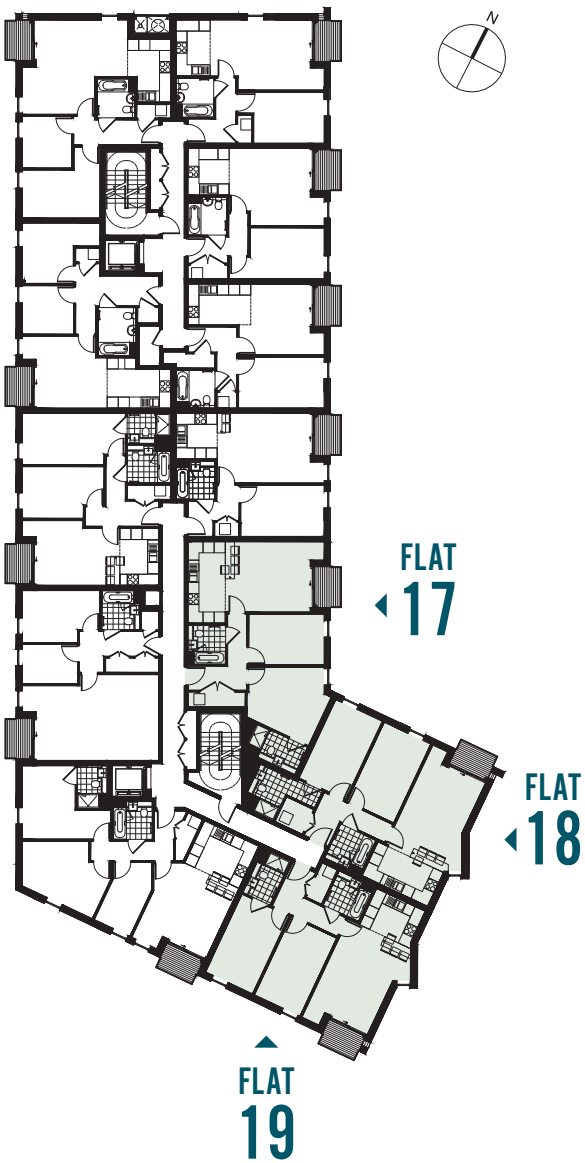
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

**FLAT 19**  
2 BED / 4 PERSON



### DIMENSIONS

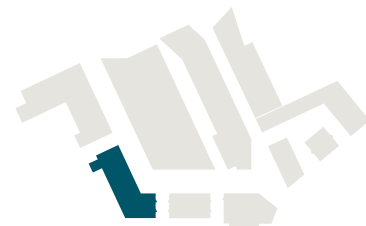
Living/Dining (L/D)	3596mm x 4582mm	11'10" x 15'0"
Kitchen (K)	2904mm x 2672mm	9'6" x 8'9"
Bedroom 1 (B1)	2794mm x 4634mm	9'2" x 15'2"
Bedroom 2 (B2)	2715mm x 4661mm	8'11" x 15'3"
Total area *	72.0 sq m	776 sq ft



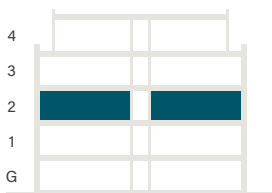


# SECOND FLOOR

## LOCATION



## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

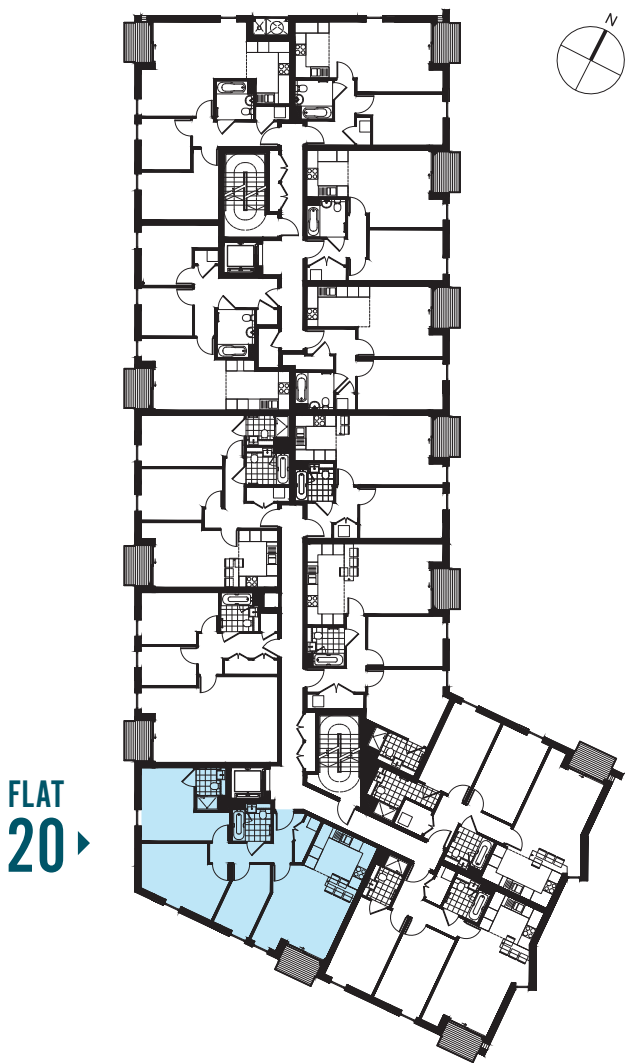
### FLAT 20 3 BED / 5 PERSON



### DIMENSIONS

Living/Dining (L/D)	4112mm x 3589mm	13'6" x 11'9"
Kitchen (K)	3234mm x 3023mm	10'7" x 9'11"
Bedroom 1 (B1)	3957mm x 2852mm	13'0" x 9'4"
Bedroom 2 (B2)	3262mm x 3597mm	10'8" x 11'10"
Bedroom 3 (B3)	2120mm x 3705mm	6'11" x 12'2"
Total area*	83.9 sq m	904 sq ft

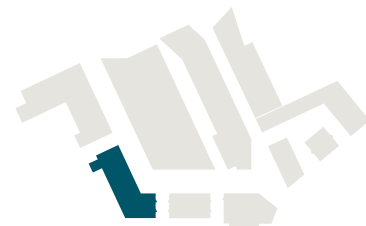
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



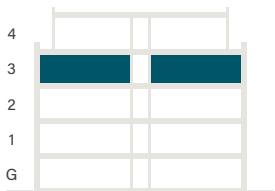


# THIRD FLOOR

## LOCATION

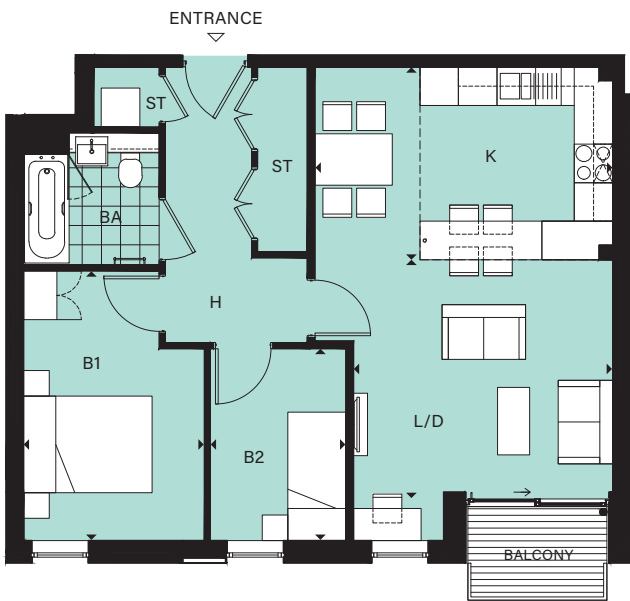


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 21 2 BED / 3 PERSON

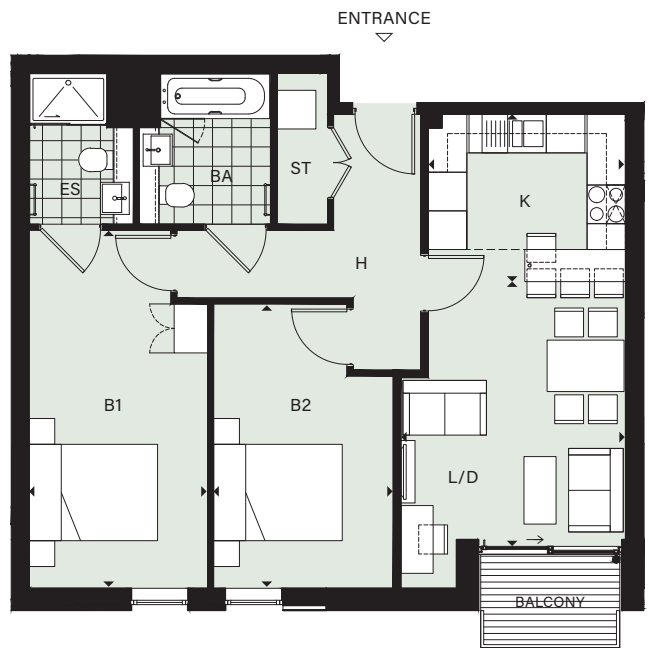


#### DIMENSIONS

Living/Dining (L/D)	4031mm x 3611mm	13'3" x 11'10"
Kitchen (K)	4631mm x 3000mm	15'2" x 9'10"
Bedroom 1 (B1)	2811mm x 4196mm	9'3" x 13'9"
Bedroom 2 (B2)	2108mm x 2986mm	6'11" x 9'10"
Total area*	64.6 sq m	696 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

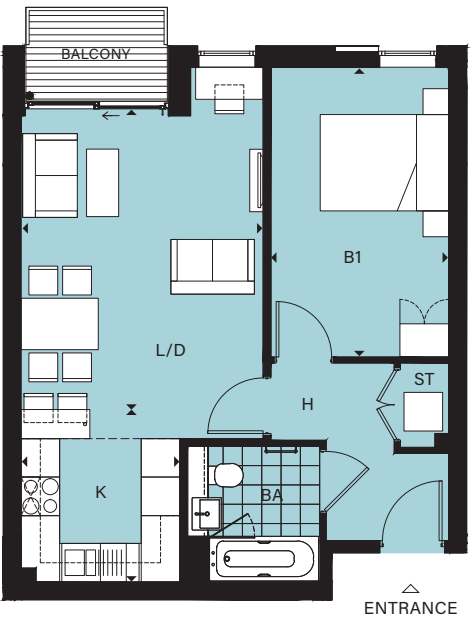
### FLAT 22 2 BED / 4 PERSON



#### DIMENSIONS

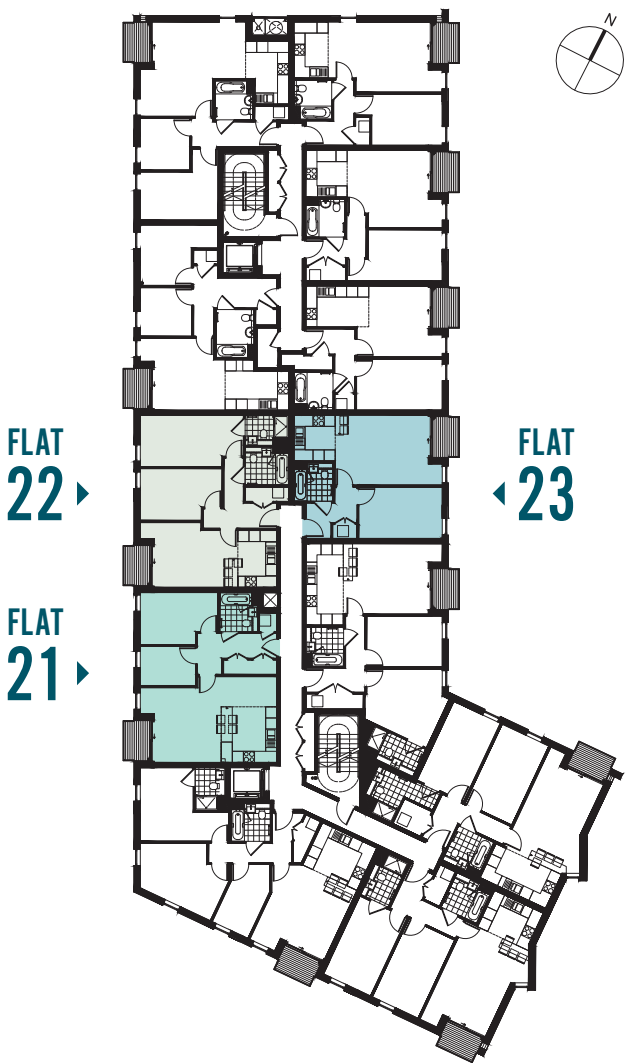
Living/Dining (L/D)	3494mm x 4012mm	11'6" x 13'2"
Kitchen (K)	3067mm x 2600mm	10'1" x 8'6"
Bedroom 1 (B1)	2775mm x 5565mm	9'1" x 18'3"
Bedroom 2 (B2)	2792mm x 4420mm	9'2" x 14'6"
Total area*	69.5 sq m	748 sq ft

### FLAT 23 1 BED / 2 PERSON



#### DIMENSIONS

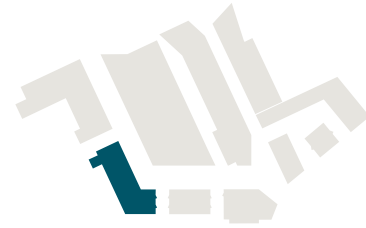
Living/Dining (L/D)	3764mm x 4571mm	12'4" x 15'0"
Kitchen (K)	2469mm x 2682mm	8'1" x 8'10"
Bedroom 1 (B1)	2765mm x 4509mm	9'1" x 14'10"
Bedroom 2 (B2)	n/a	n/a
Total area*	50.2 sq m	540 sq ft



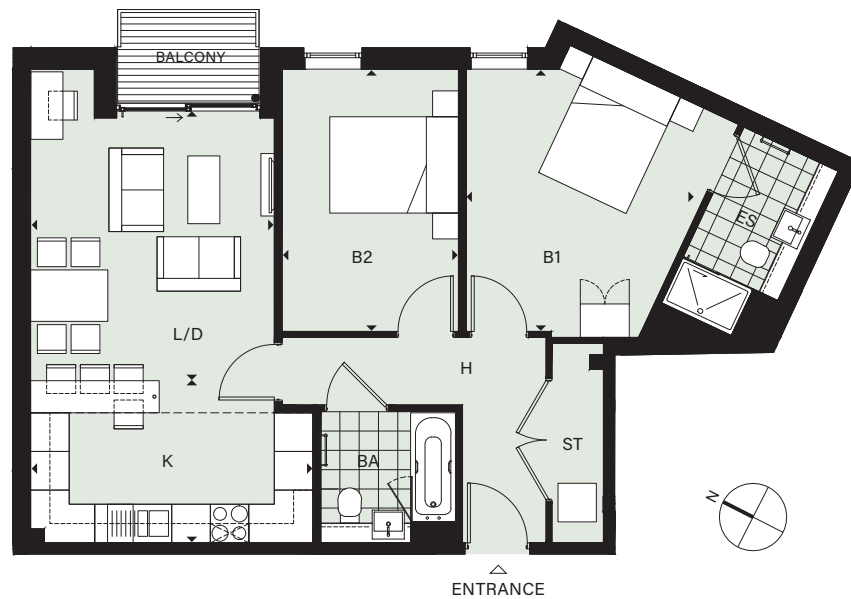


# THIRD FLOOR

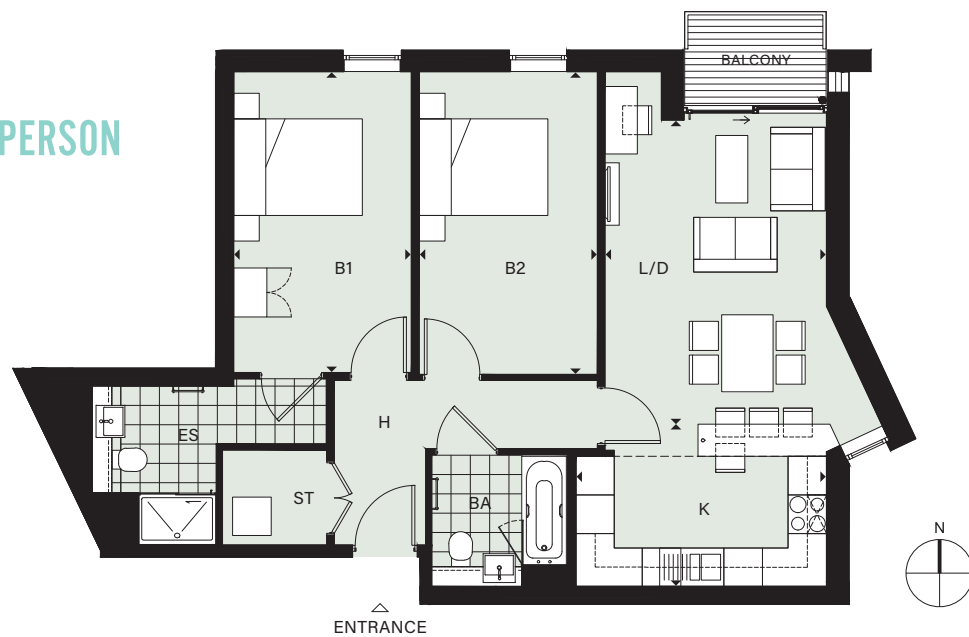
## LOCATION



FLAT 24  
2 BED / 4 PERSON



FLAT 25  
2 BED / 4 PERSON



### DIMENSIONS (FLAT 24)

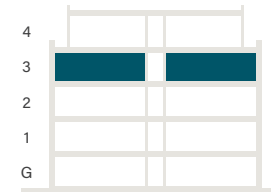
Living/Dining (L/D)	3791mm x 4088mm	12'5" x 13'5"
Kitchen (K)	4391mm x 2523mm	14'5" x 8'3"
Bedroom 1 (B1)	3522mm x 4078mm	11'7" x 13'5"
Bedroom 2 (B2)	2743mm x 4077mm	9'0" x 13'5"
Total area*	74.8 sq m	806 sq ft

### DIMENSIONS (FLAT 25)

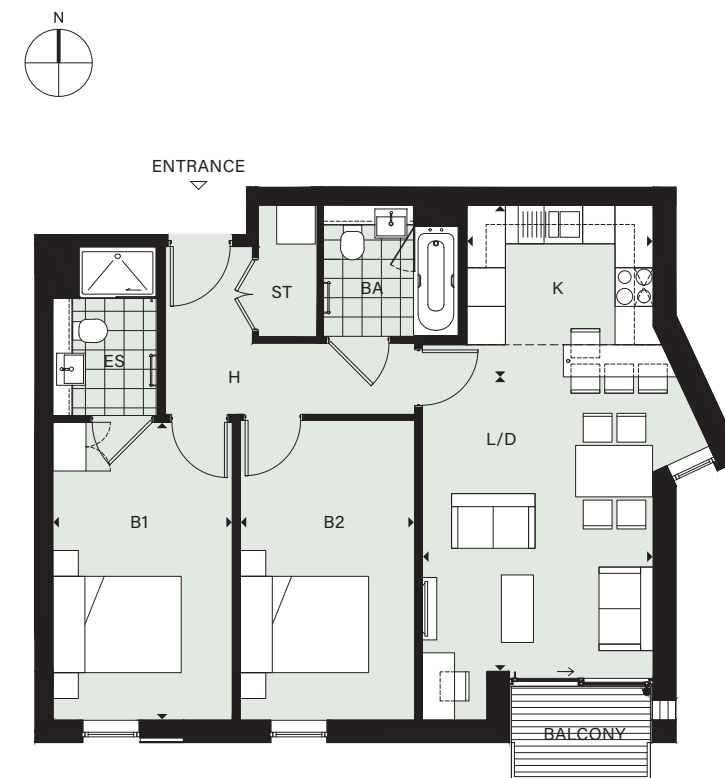
Living/Dining (L/D)	3448mm x 4731mm	11'4" x 15'6"
Kitchen (K)	3903mm x 2523mm	12'10" x 8'3"
Bedroom 1 (B1)	2765mm x 4683mm	9'1" x 15'4"
Bedroom 2 (B2)	2770mm x 4710mm	9'1" x 15'5"
Total area*	77.1 sq m	831 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

## STOREY



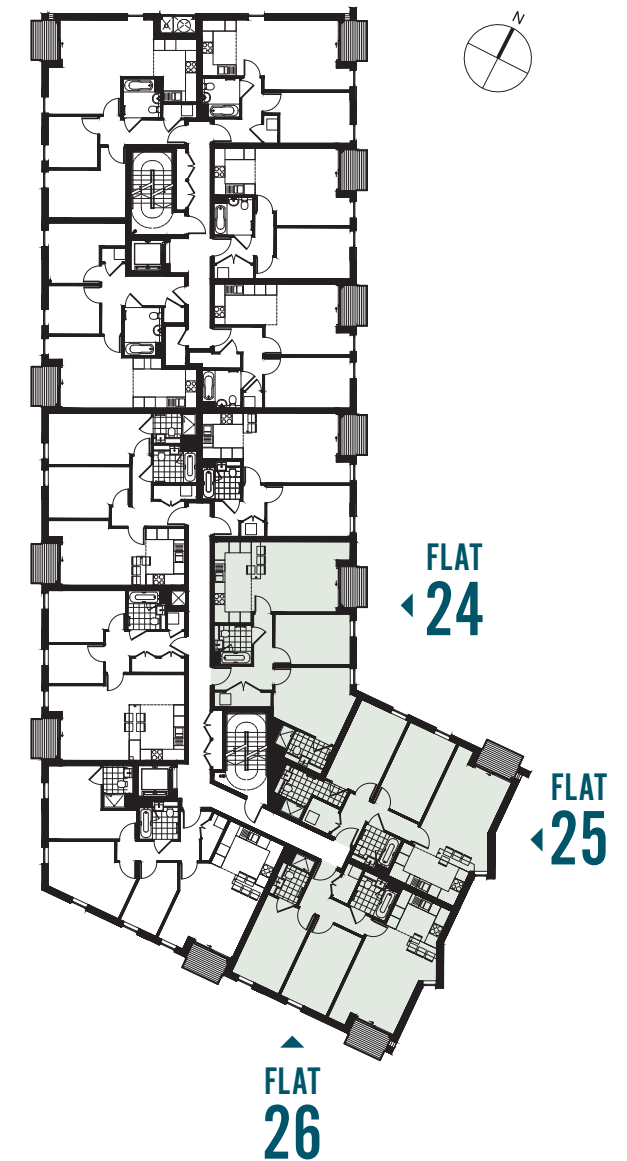
FLAT 26  
2 BED / 4 PERSON



### DIMENSIONS

Living/Dining (L/D)	3596mm x 4582mm	11'10" x 15'0"
Kitchen (K)	2904mm x 2672mm	9'6" x 8'9"
Bedroom 1 (B1)	2794mm x 4634mm	9'2" x 15'2"
Bedroom 2 (B2)	2715mm x 4661mm	8'11" x 15'3"
Total area*	72.0 sq m	776 sq ft

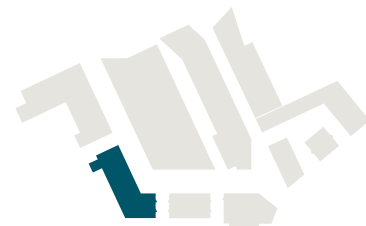
## NEWCHAPEL HOUSE FLOOR PLANS



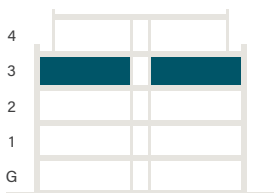


# THIRD FLOOR

## LOCATION



## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

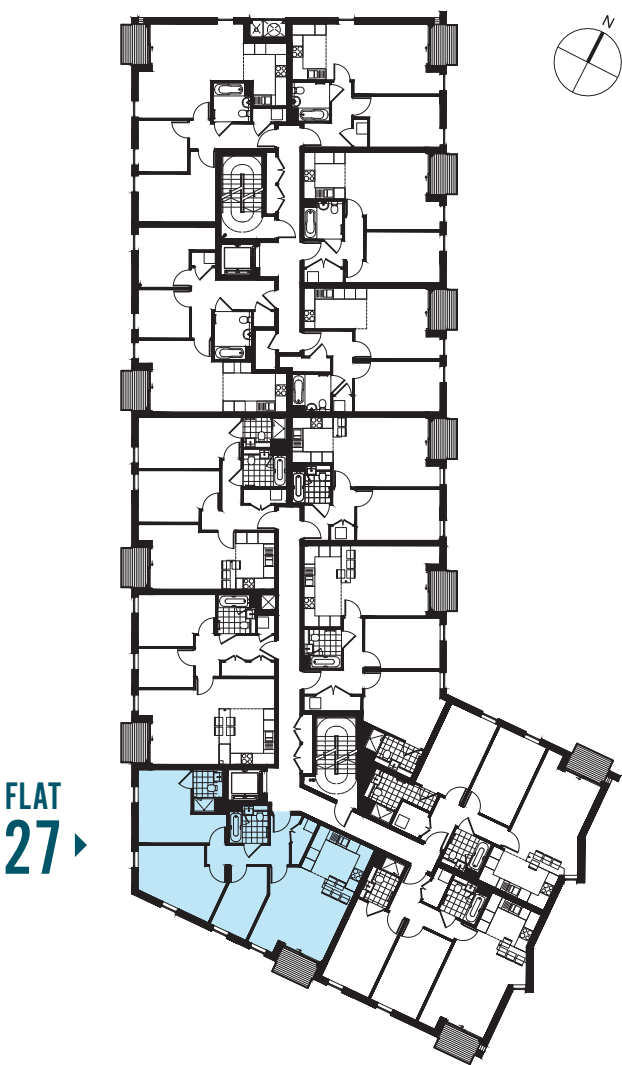
### FLAT 27 3 BED / 5 PERSON



### DIMENSIONS

Living/Dining (L/D)	4112mm x 3589mm	13'6" x 11'9"
Kitchen (K)	3234mm x 3023mm	10'7" x 9'11"
Bedroom 1 (B1)	3957mm x 2852mm	13'0" x 9'4"
Bedroom 2 (B2)	3262mm x 3597mm	10'8" x 11'10"
Bedroom 3 (B3)	2120mm x 3705mm	6'11" x 12'2"
Total area*	83.9 sq m	904 sq ft

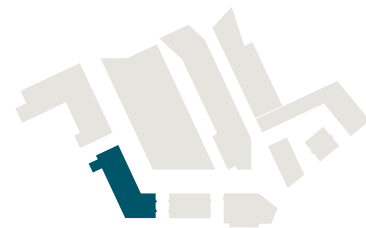
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



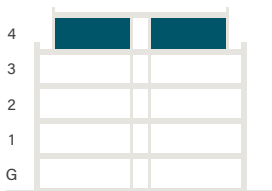


# FOURTH FLOOR

## LOCATION

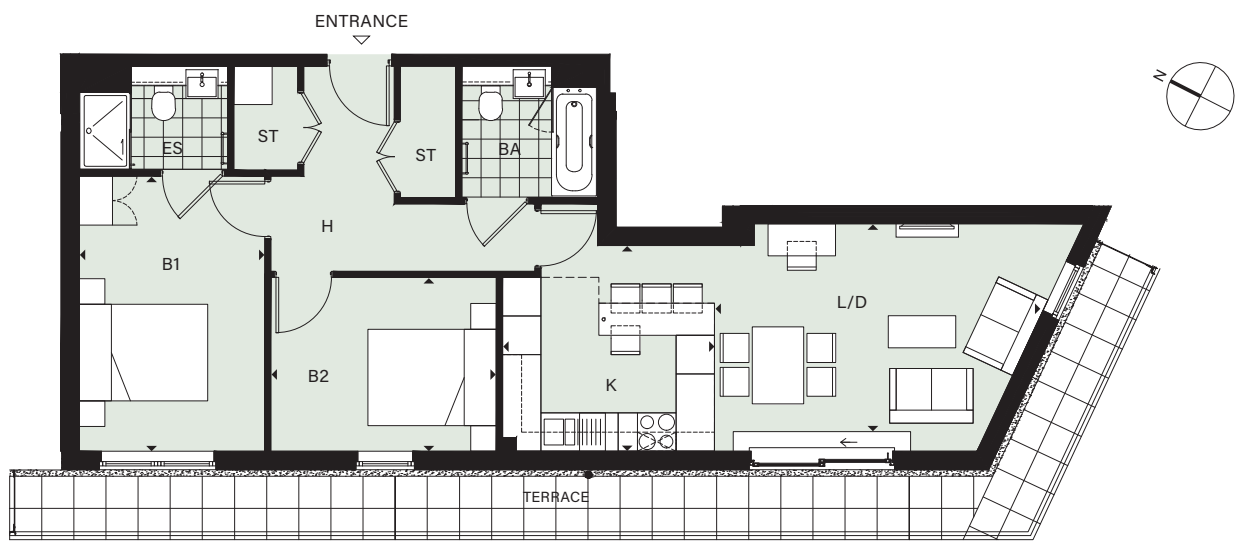


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

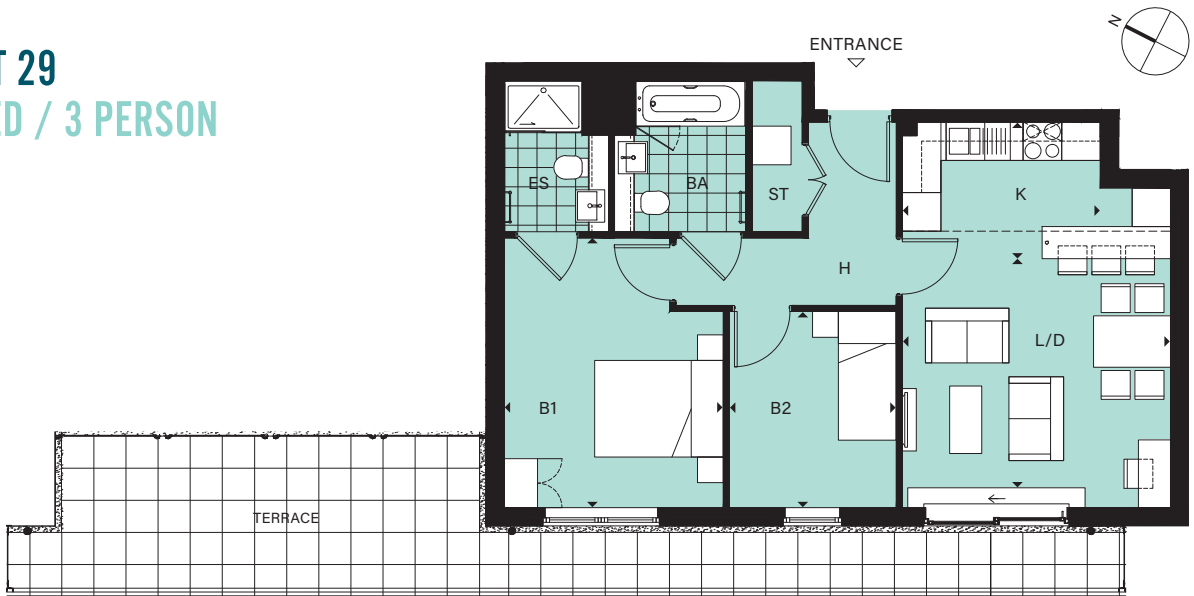
### FLAT 28 2 BED / 4 PERSON



#### DIMENSIONS (FLAT 28)

Living/Dining (L/D)	4913mm x 3233mm	16'1" x 10'7"
Kitchen (K)	3300mm x 3201mm	10'10" x 10'6"
Bedroom 1 (B1)	2887mm x 4281mm	9'6" x 14'1"
Bedroom 2 (B2)	3510mm x 2706mm	11'6" x 8'1"
Total area *	71.4 sq m	769 sq ft

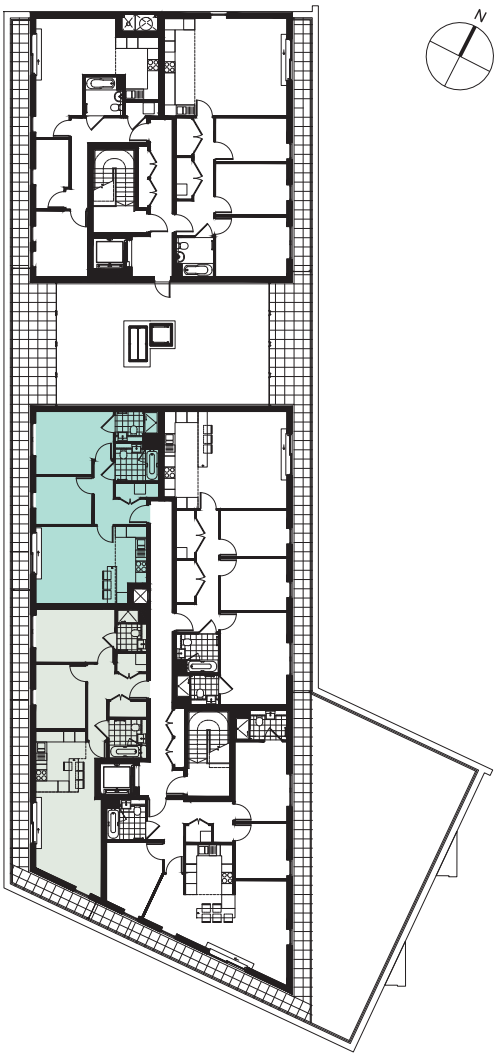
### FLAT 29 2 BED / 3 PERSON



#### DIMENSIONS (FLAT 29)

Living/Dining (L/D)	4174mm x 3561mm	13'8" x 11'8"
Kitchen (K)	3080mm x 2127mm	10'1" x 7'0"
Bedroom 1 (B1)	3406mm x 4193mm	11'2" x 13'9"
Bedroom 2 (B2)	2595mm x 3048mm	8'6" x 10'0"
Total area *	63.9 sq m	688 sq ft

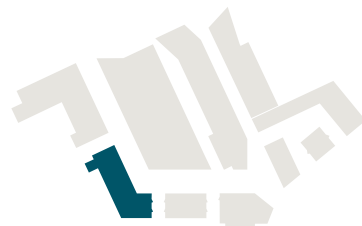
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



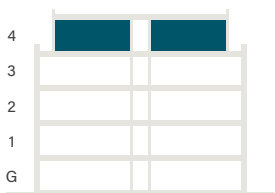


# FOURTH FLOOR

## LOCATION

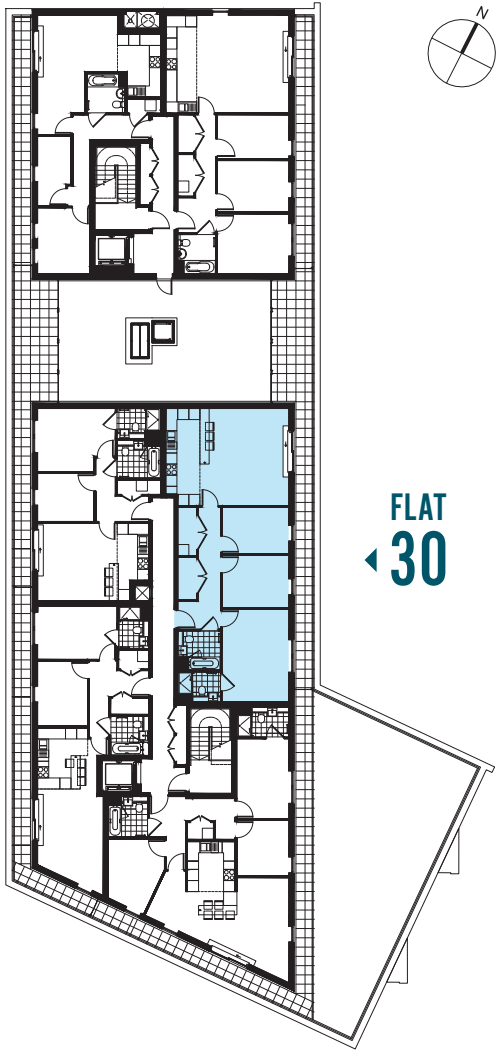


## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

### FLAT 30 3 BED / 5 PERSON



### DIMENSIONS

Living/Dining (L/D)	5236mm x 3988mm	17'2" x 13'11"
Kitchen (K)	5236mm x 2342mm	17'2" x 7'8"
Bedroom 1 (B1)	4990mm x 3590mm	16'4" x 11'9"
Bedroom 2 (B2)	2820mm x 3590mm	9'3" x 11'9"
Bedroom 3 (B3)	2500mm x 3590mm	8'2" x 11'9"
Total area*	97.8 sq m	1053 sq ft

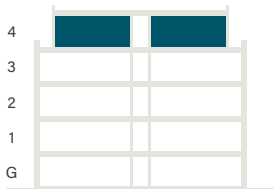
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

# FOURTH FLOOR

## LOCATION



## STOREY



## NEWCHAPEL HOUSE FLOOR PLANS

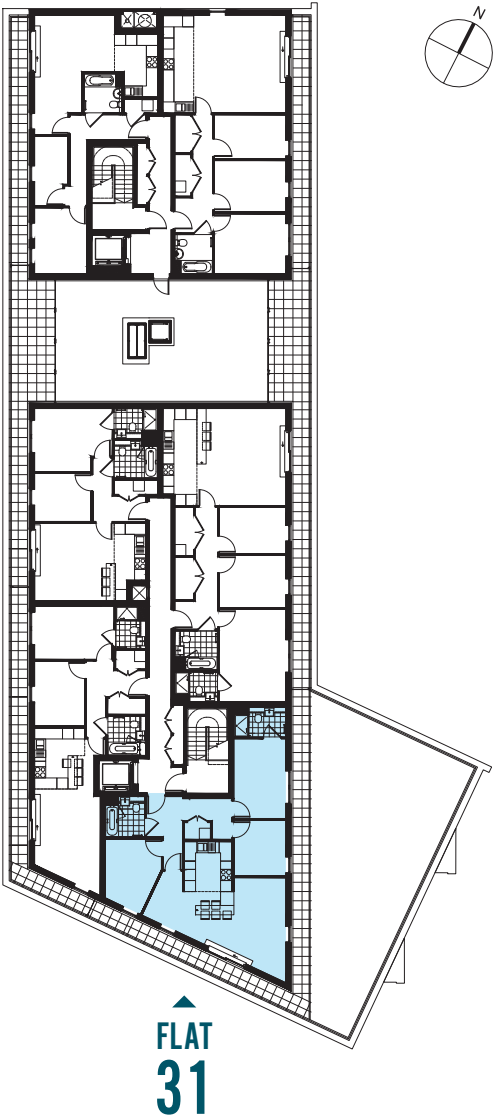
### FLAT 31 3 BED / 5 PERSON



#### DIMENSIONS

Living/Dining (L/D)	4945mm x 2799mm	16'3" x 9'2"
Kitchen (K)	3949mm x 2548mm	12'11" x 8' 4"
Bedroom 1 (B1)	4300mm x 2799mm	14'1" x 9'2"
Bedroom 2 (B2)	3403mm x 3025mm	9'11" x 9'11"
Bedroom 3 (B3)	3005mm x 2799mm	9'10" x 9'2"
Total area*	88.7 sq m	955 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)





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# DUNSFOLD HOUSE

APARTMENTS



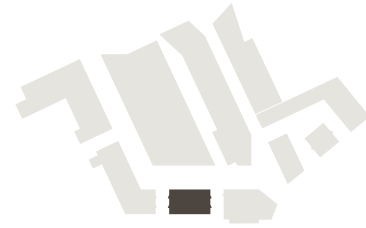
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Five choices of 2 bedroom apartments, all with significant outside terrace space or a spacious balcony, and all located within a compact high quality development.

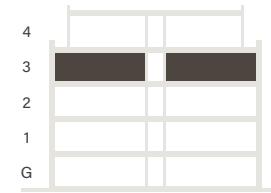


# THIRD FLOOR

## LOCATION

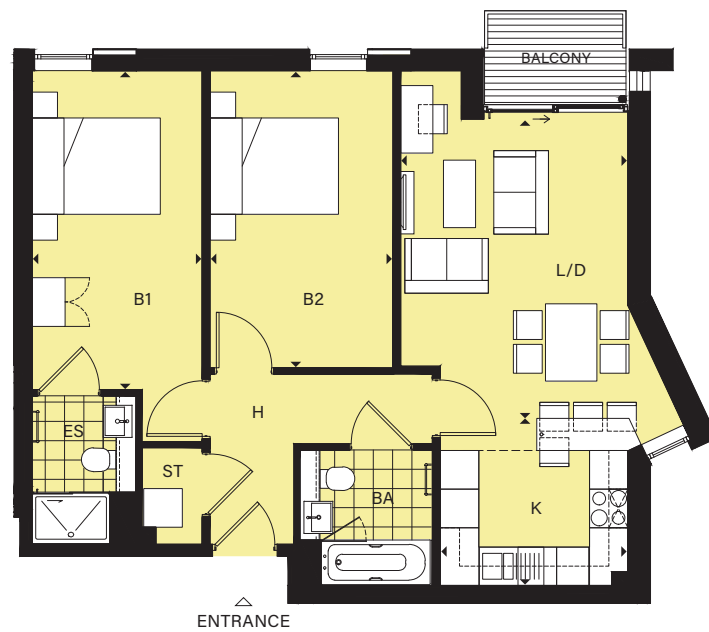


## STOREY



## DUNSFOLD HOUSE FLOOR PLANS

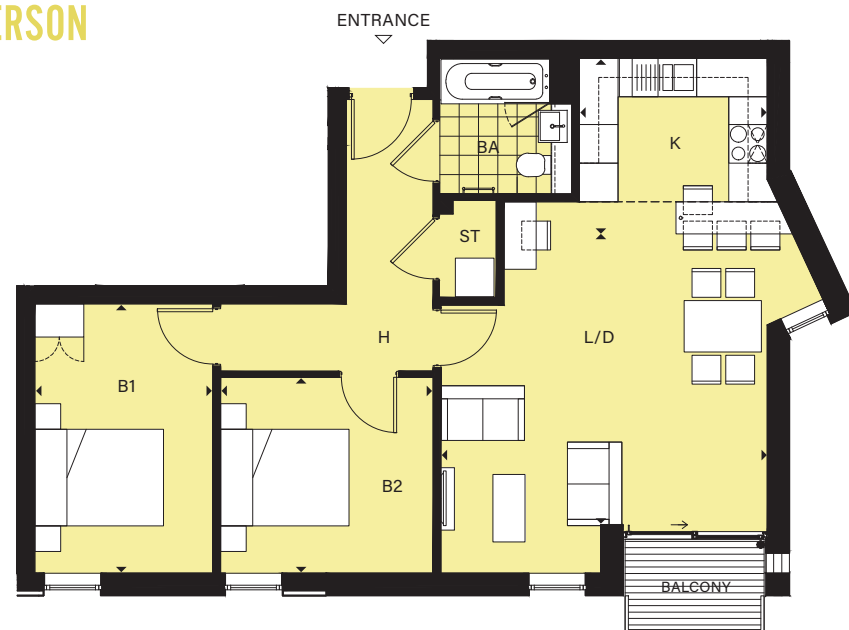
### FLAT 18 2 BED / 4 PERSON



#### DIMENSIONS (FLAT 18)

Living/Dining (L/D)	3536mm x 4654mm	11'7" x 15'3"
Kitchen (K)	2922mm x 2600mm	9'7" x 8'6"
Bedroom 1 (B1)	2651mm x 4962mm	8'8" x 16'3"
Bedroom 2 (B2)	2845mm x 4624mm	9'4" x 15'2"
Total area *	70.8 sq m	762 sq ft

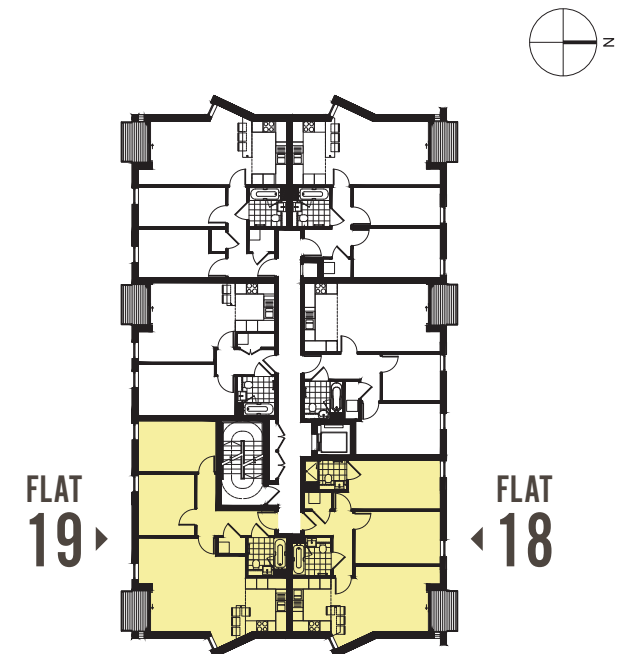
### FLAT 19 2 BED / 4 PERSON



#### DIMENSIONS (FLAT 19)

Living/Dining (L/D)	5077mm x 4522mm	16'8" x 14'10"
Kitchen (K)	2922mm x 2732mm	9'7" x 9'0"
Bedroom 1 (B1)	2765mm x 4192mm	9'1" x 13'9"
Bedroom 2 (B2)	3307mm x 3046mm	10'10" x 10'0"
Total area *	71 sq m	765 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



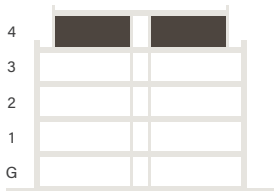


# FOURTH FLOOR

## LOCATION

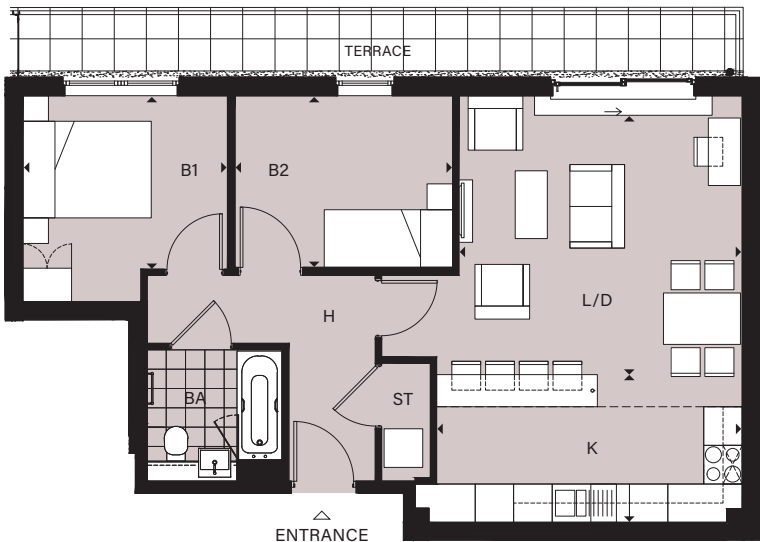


## STOREY



## DUNSFOLD HOUSE FLOOR PLANS

### FLAT 24 2 BED / 3 PERSON

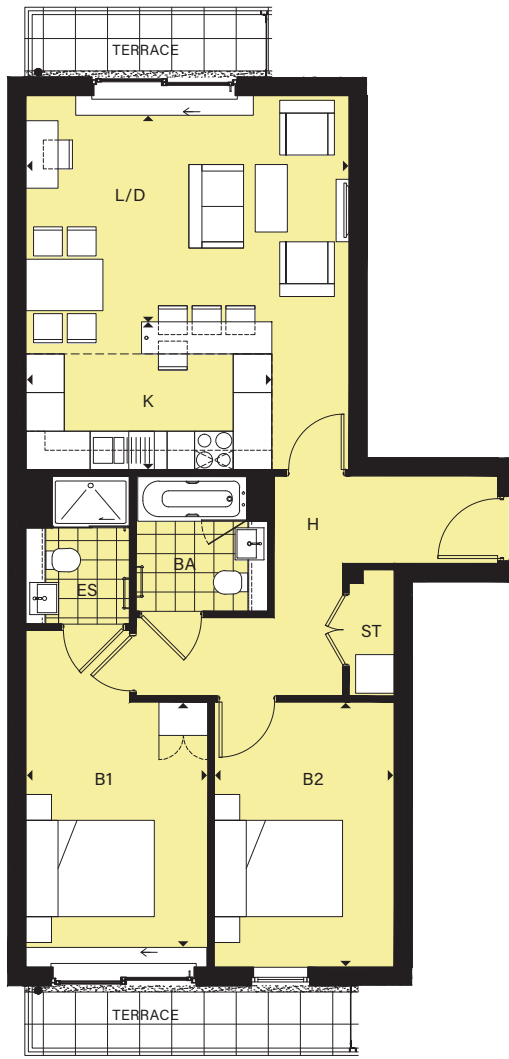


#### DIMENSIONS

Living/Dining (L/D)	4410mm x 4030mm	14'6" x 13'3"
Kitchen (K)	4756mm x 2300mm	15'7" x 7'7"
Bedroom 1 (B1)	3183mm x 2701mm	10'5" x 8'10"
Bedroom 2 (B2)	3385mm x 2674mm	11'1" x 8'9"
Total area*	64.9 sq m	699 sq ft

\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)

### FLAT 27 2 BED / 4 PERSON



### FLAT 27

#### DIMENSIONS

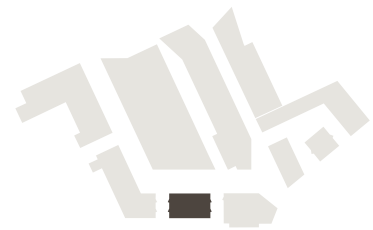
Living/Dining (L/D)	5026mm x 3212mm	16'6" x 10'6"
Kitchen (K)	3826mm x 2300mm	12'7" x 7'7"
Bedroom 1 (B1)	2833mm x 3817mm	9'4" x 12'6"
Bedroom 2 (B2)	2801mm x 4124mm	9'2" x 13'6"
Total area*	75.7 sq m	815 sq ft



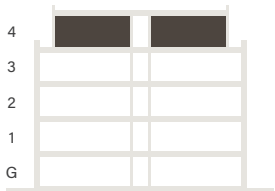
### FLAT 24

# FOURTH FLOOR

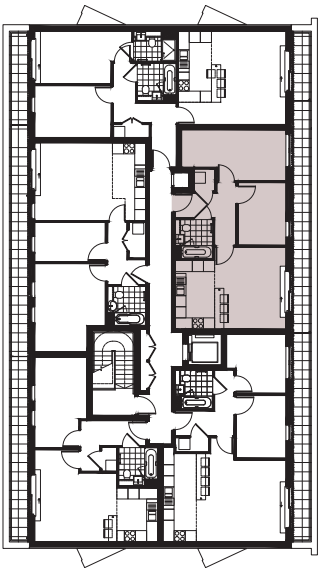
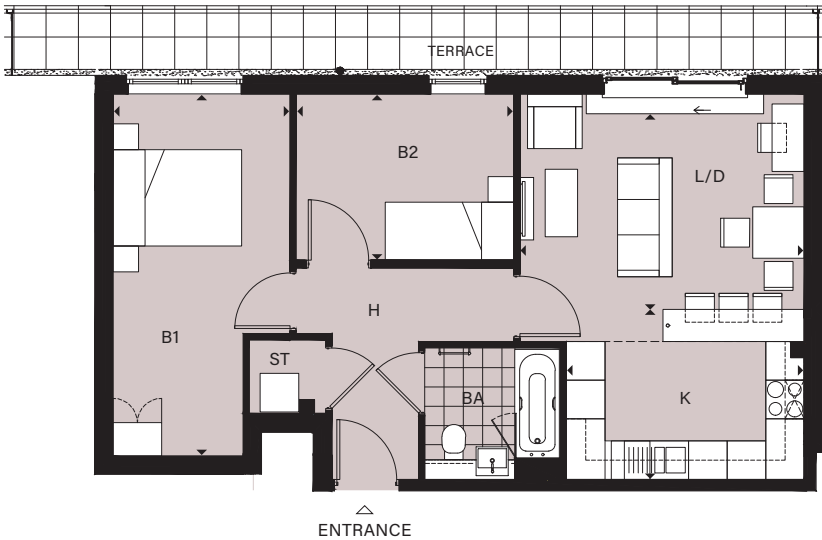
## LOCATION



## STOREY



### FLAT 28 2 BED / 3 PERSON



FLAT  
28

## DIMENSIONS

Living/Dining (L/D)	4425mm x 3043mm	14'6" x 10'0"
Kitchen (K)	3699mm x 2645mm	12'2" x 8'8"
Bedroom 1 (B1)	2755mm x 5631mm	9'0" x 18'6"
Bedroom 2 (B2)	3384mm x 2584mm	11'1" x 8'6"
Total area*	62.3 sq m	671 sq ft

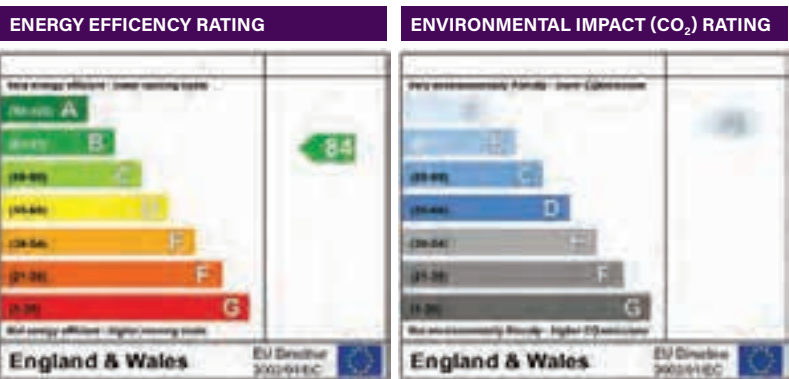
\* Includes Bath (BA), Store (ST), Hallway (H), En-suite (ES)



# APARTMENT SPECIFICATION



## ONE HEATING SYSTEM



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

We offer a central heating system that really is central. Your heating and hot water requirements will all be supplied by our on-site Energy Centre, which also powers all external lighting. A system like this is advantageous in that it eliminates the need for maintaining boilers or other systems within individual properties. The adjacent Energy Performance Certificate (EPC) ratings are actual figures for a typical 2-bed-3-person flat in this development.

## ONE MORE STYLISH PAD TO GO WITH YOURS.



The heating and hot water may be remote, but don't worry, you're very much in charge. Meet Incontro, an intelligent energy management system that comes as standard in all apartments. It includes an integrated programmer and room thermostat, remote setting, monitoring and alarm plus credit billing, all via a simple, stylish touchpad. That way, you're in control of both your heating and your costs.

INCONTRU

## ADVANCED KITCHENS

All kitchen appliances are Bosch and include fully integrated double fan oven with hood and filter, fridge freezer and dishwasher, as well as a free-standing washer dryer in hallway cupboard.

Units include soft close doors and drawers, while with modern ceramic floor tiles and diamond white composite quartz work surfaces, your kitchen is both stylish and practical, from top to bottom.



## LUXURIOUS BATHROOMS

As always, details matter. Which is why all bathrooms feature Bauhaus built-in vanity units, chrome finish towel rails, soft close WC seats, an electric shaver point and high quality ceramic floor tiles. So relax, run yourself a bath, lie back and enjoy your surroundings. You deserve it.







## EVERY DETAIL COVERED

Both inside and outside your apartment, we've thought of everything. For example, the durable yet attractive floor coverings, including oak plank laminate flooring, while to show everything to best advantage there are chrome finish LED down lights. All balconies are glass-fronted, delivering style, security, light and durability in equal measure.

Colour video entry units and keyless block entry plus light-filled, contemporary communal areas deliver both an easy welcome and discreet security. This is backed up by an external security video camera system that's monitored 24/7. In each block there are lifts to all floors, while outside there are secure bike stores.

## PEACE OF MIND AS STANDARD

Keeping everything running smoothly is an on-site development management team. And for ultimate reassurance, the building is covered by NHBC warranty, the standard-setting body and leading new home construction warranty and insurance provider.





addlestone

PHASE ONE



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**PHASE ONE**  
**NEWCHAPEL &**  
**DUNSFOLD HOUSE**

**CONTACT US**  
**OR COME AND VISIT OUR**  
**MARKETING SUITE**

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 [www.rbc.co.uk](http://www.rbc.co.uk)

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 +44 (0) 01932 640 036

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 [sales@rbc.co.uk](mailto:sales@rbc.co.uk)

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 Sat Nav - KT15 2AH

**addlestone**

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact us to ascertain the availability of any particular property.