

GU1

A STUNNING COLLECTION
OF 1 & 2 BED APARTMENTS
IN GUILDFORD





GU1

GUILDFORD



A contemporary collection of 22 one-bed and 8 two-bed apartments available for sale on a shared ownership basis, ideally located in the desirable market town of Guildford in Surrey.

GU1

GUILDFORD



GU1 is a well-designed collection of stylish apartments situated in a highly convenient location. The development is moments from Guildford railway station and a short walk from the thriving centre of this popular market town, with its many shops, bars and restaurants.

Using innovative materials and construction techniques, the apartments at GU1 are set in a low maintenance and well-insulated building to avoid energy wastage, helping to keep bills to a minimum.

Residents of GU1 can enjoy living in an area that offers an enviable quality of life, as well as taking advantage of a quick commute into central London by fast train in as little as 37 minutes.



Designed for living



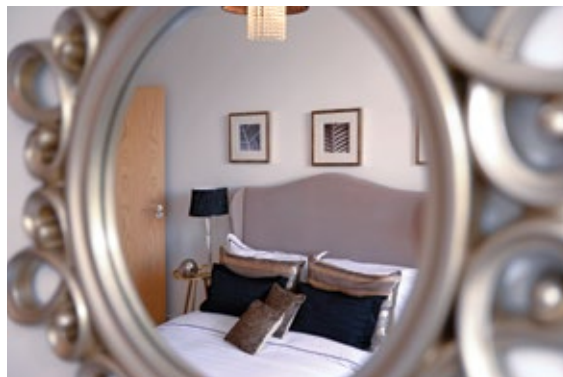
The apartments at GU1 have been designed with modern living firmly in mind. Each apartment comes with a secure allocated parking space and features a sociable open-plan kitchen, dining and living space. All apartments have one double bedroom with the two bed apartments having a generous size second bedroom. Two of the apartments have the added bonus of an en-suite shower room.

If you are looking for a secure contemporary home where you can entertain family and friends, pop out for a bite to eat at a local restaurant, or simply curl up on the sofa and watch a film at the end of a busy day, it's all possible when you live at GU1.





Finished to exacting standards



As you would expect from a development of this calibre, each apartment at GU1 is finished to a very high standard. Decorated in calming tones, neutral carpeting runs throughout the living areas, while quality Gerffloor Texline vinyl flooring in the kitchen and bathroom offers both style and practicality. Bathrooms feature white sanitaryware and Porcelanosa tiling, and kitchens are fitted with sleek Paula Rosa Manhattan units, with coordinating worktops and a range of built-in appliances.

Close to home

Guildford's popular Friary shopping centre is just 10 minutes' walk from the development with its abundance of high street retailers including Topshop, River Island, Hollister, Levi's and Zara, to name but a few. The town centre also boasts a thriving farmers' market and a range of independent boutiques to suit all tastes and budgets.



Guildford is a lively student town with a vibrant social scene and a great choice of bars and restaurants. It also has a flourishing arts scene, with G Live and the Electric Theatre both offering an eclectic mix of live music gigs, comedy, theatre and dance. Spectrum Leisure Complex just outside the town centre offers a wide range of leisure activities, so whether you feel like taking to the ice, having a dip in one of the pools, or scoring a strike while tenpin bowling, it's all possible when you live at GU1.



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White Star

J&M MALONE

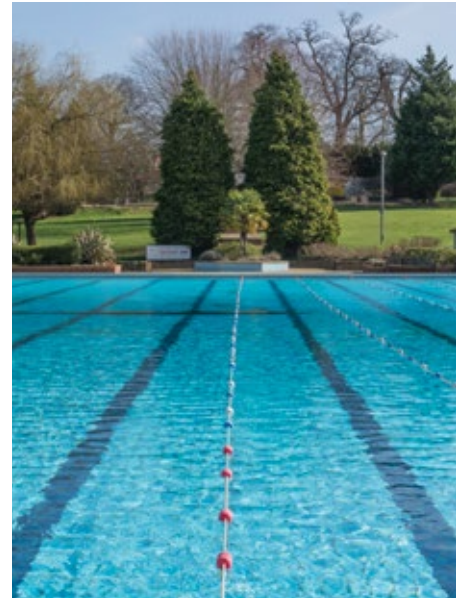
Julia



Out and about

Bustling Guildford is located in the heart of Surrey within easy reach of some of the county's most impressive open spaces. Lovers of the great outdoors will appreciate the close proximity of Loseley Park, along with Painshill Park, the Royal Horticultural Society's world-famous garden at Wisley and The National Trust properties of Clandon, Hatchlands, Polesden Lacey, Claremont Landscape Gardens and Ham House, which are all within easy reach of GU1.

You can also enjoy some great days out at with Mercedes-Benz World, Thorpe Park, Legoland, Chessington World of Adventures and Windsor Castle all within easy reach of the development.



Guildford offers a great range of schools and the acclaimed University of Surrey is located just outside the town centre. In recent years, the university has earned its place as a top-ten university in major national league table rankings and it has also been named both 'University of the Year' and 'University of the Year for Student Experience' in The Times and Sunday Times Good University Guide 2016.

The University owned Surrey Sports Park provides world class sports facilities and has hosted over 400 sporting events including the 2010 Woman's Rugby World Cup, 2013 Danone Nations Cup and the Paralympics GB Sports Fest.



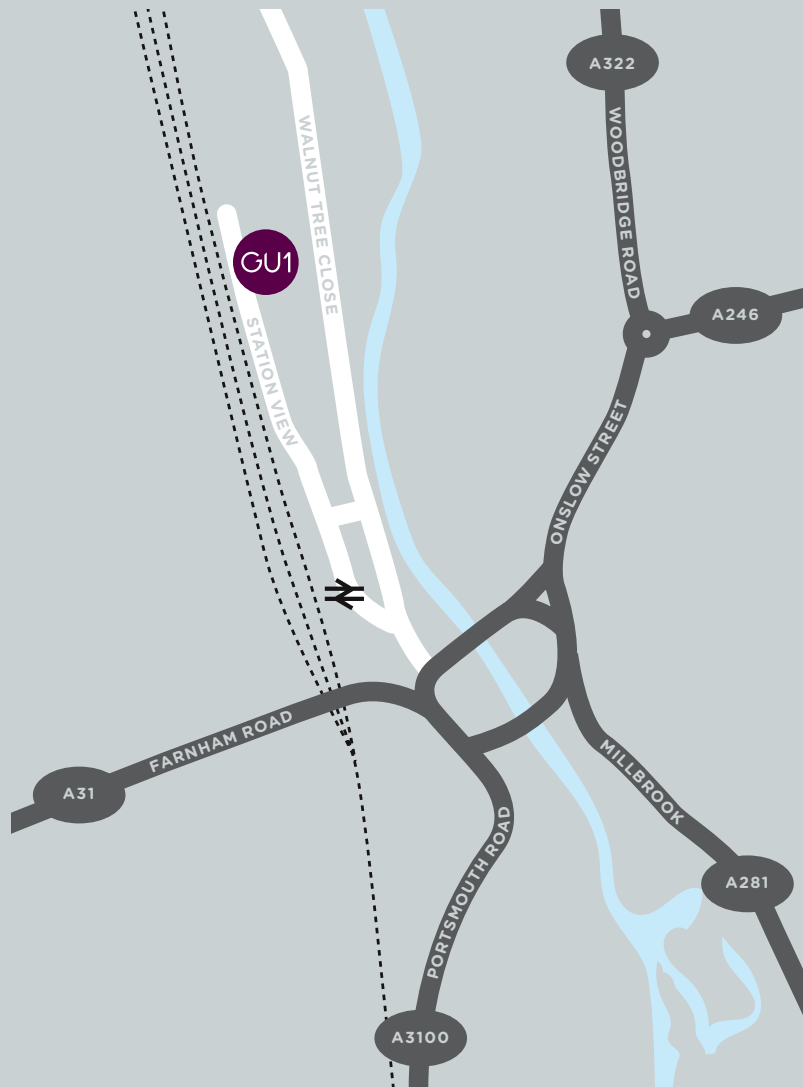
Close to the capital



One of the major benefits of living at GU1 is its close proximity to Guildford railway station. In as little as 37 minutes you can be in central London enjoying the capital's many attractions. Fashionistas in search of the latest designer clothes should head to Bond Street, the King's Road or Knightsbridge for some world-class retail therapy, while art lovers may choose to see an exhibition at the Tate Modern or the Saatchi Gallery. Foodies will rejoice in the plethora of Michelin-starred restaurants in the capital, while theatregoers are positively spoilt for choice with the huge variety of plays and musicals on offer in the West End.

Whatever you like doing, it's within easy reach when you live at GU1.

Supremely well connected



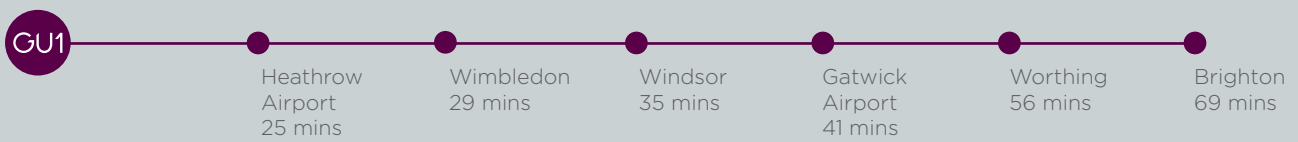
Guildford is located in the heart of Surrey within easy reach of Heathrow and Gatwick Airports and with direct rail links to London and the South Coast. Close to the M25, M3, A3 and A31, Guildford has excellent connections by road to the whole of South East England.



By Rail



By Road



NB: All journey times quoted are approximate and provided by Google Maps and National Rail.

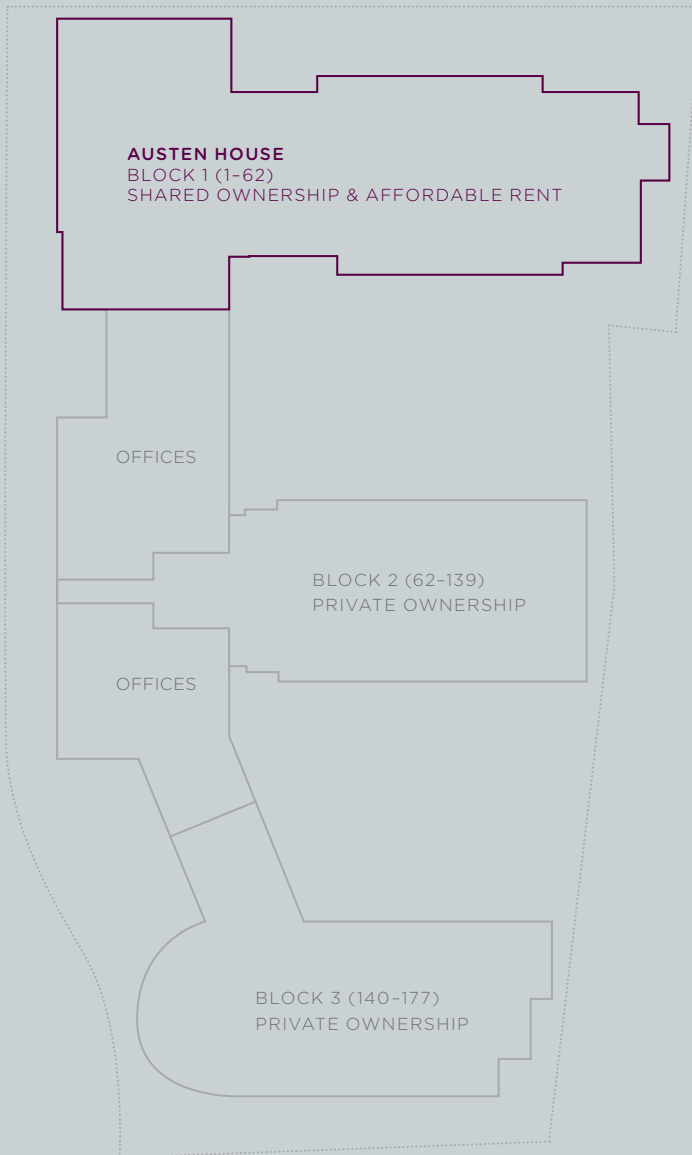
Site Map

The shared ownership units available at GU1 are depicted by the purple block in the site plan below. This block is a mix of Shared Ownership and Affordable Rent units. Blocks 2 and 3 are for private sale and are being marketed separately by Taylor Wimpey.

KEY:

- AFFORDABLE RENT
- SHARED OWNERSHIP

STATION VIEW



GU1 BLOCK 1



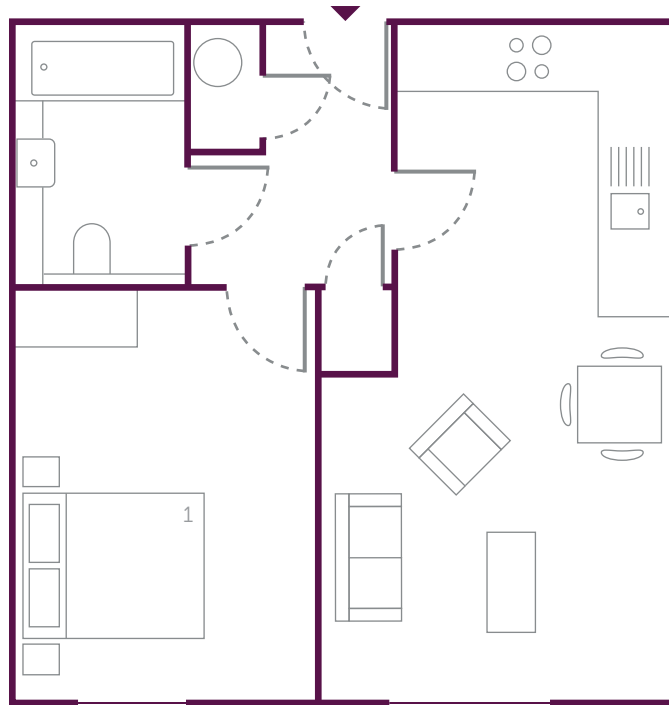
*Plots 1-62 are affordable housing. These plots may be subject to change. Please ask our Sales Team for details.

Second Floor Apartment 26

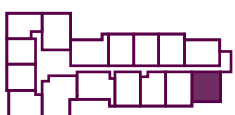
1 Bed 1 Bath
48.1 sqm (518 sqft)

Kitchen/Living
3.64 x 7.06 m

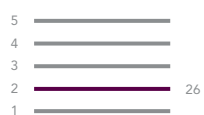
Bedroom 1
3.12 x 4.28 m



FLOORPLATE



FLOOR LEVEL



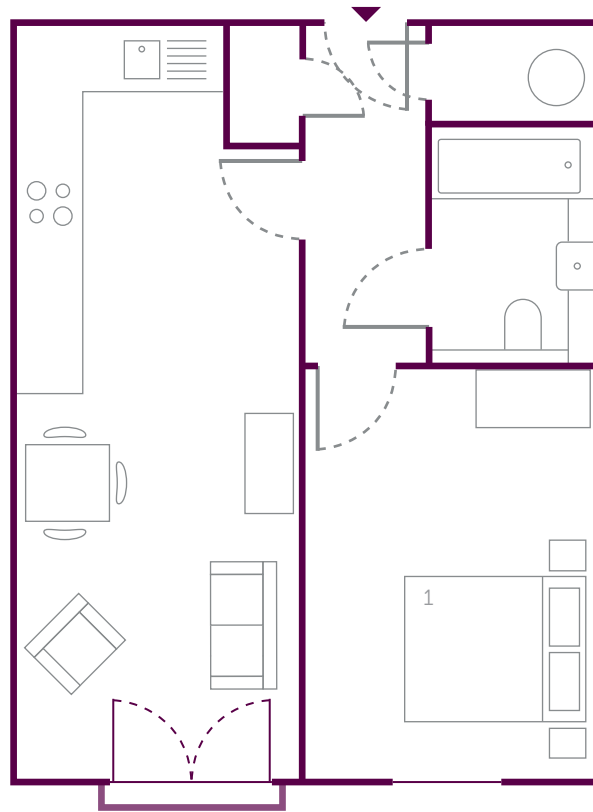
All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only.

Second, Third & Fourth Floor Apartments 27, 29, 38, 39*, 40, 41, 43, 52, 53*, 55

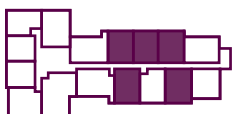
1 Bed 1 Bath
47.6 sqm (512 sqft)

Kitchen/Living
2.89 x 7.76 m

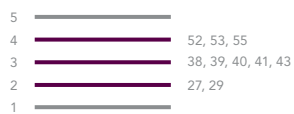
Bedroom 1
3.04 x 4.24 m



FLOORPLATE



FLOOR LEVEL



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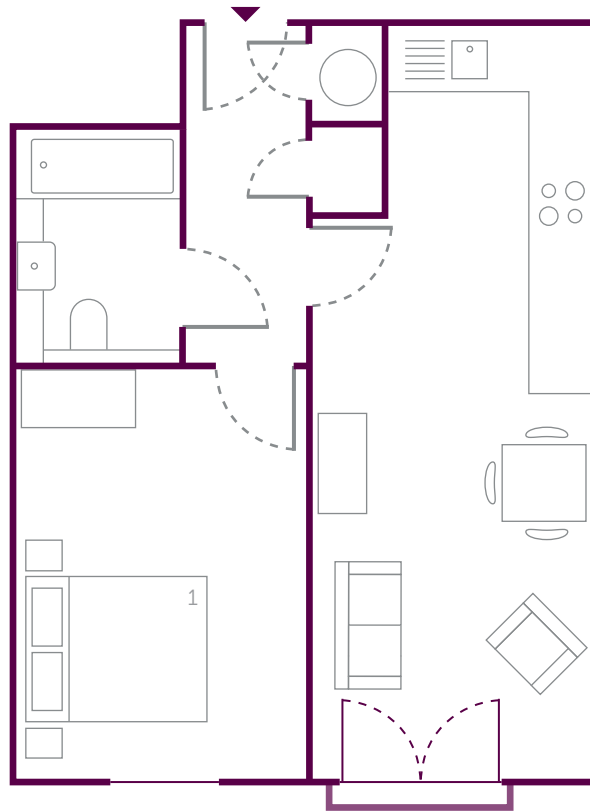
*Apartments 39 and 53 are mirror layouts of the layout shown.

Second, Third & Fourth Floor Apartments 28, 42, 54

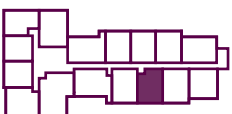
1 Bed 1 Bath
46.0 sqm (495 sqft)

Kitchen/Living
2.95 x 7.91 m

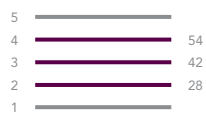
Bedroom 1
3.04 x 4.28 m



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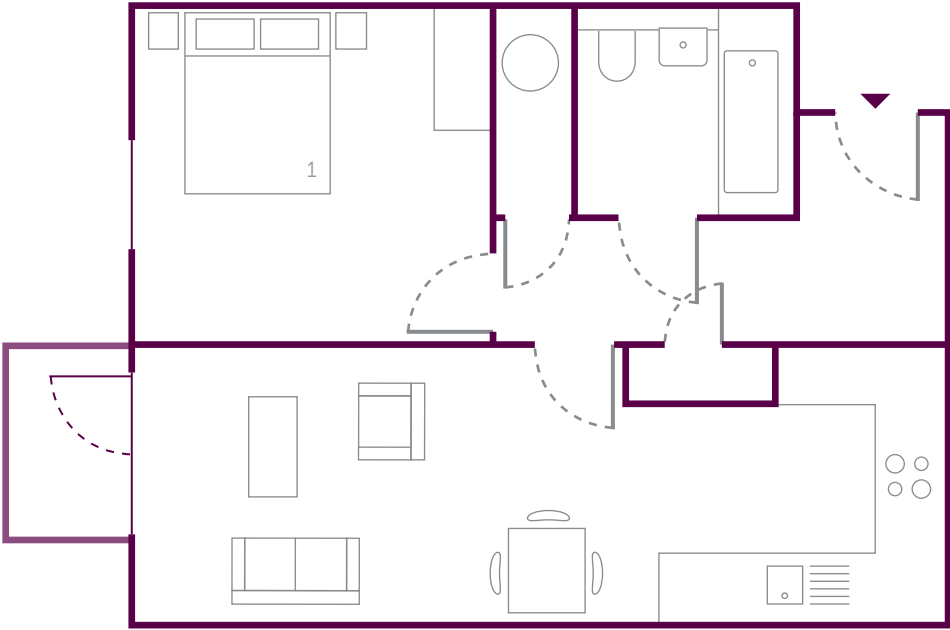
Third & Fourth Floor Apartments 46, 58

1 Bed 1 Bath
51.0 sqm (549 sqft)

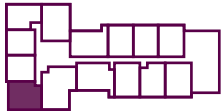
Kitchen/Living
2.80 x 8.31 m

Bedroom 1
3.63 x 3.43 m

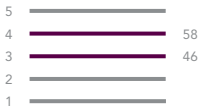
Balcony
1.20 x 2.00 m



FLOORPLATE



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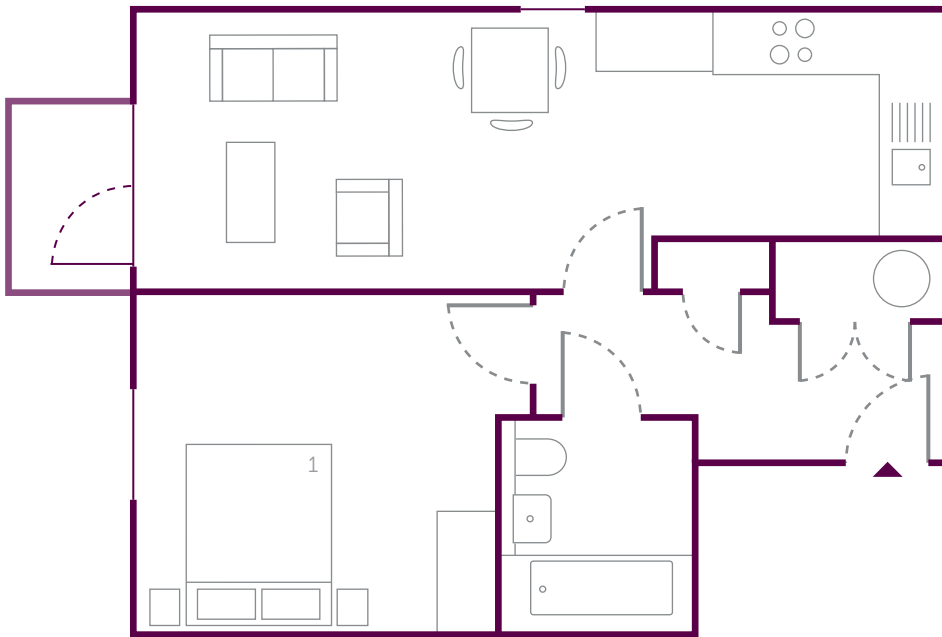
Third & Fourth Floor Apartments 49, 61

1 Bed 1 Bath
47.8 sqm (515 sqft)

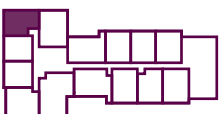
Kitchen/Living
2.79 x 8.31 m

Bedroom 1
3.47 x 4.03 m

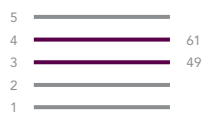
Balcony
1.20 x 2.00 m



FLOORPLATE



FLOOR LEVEL



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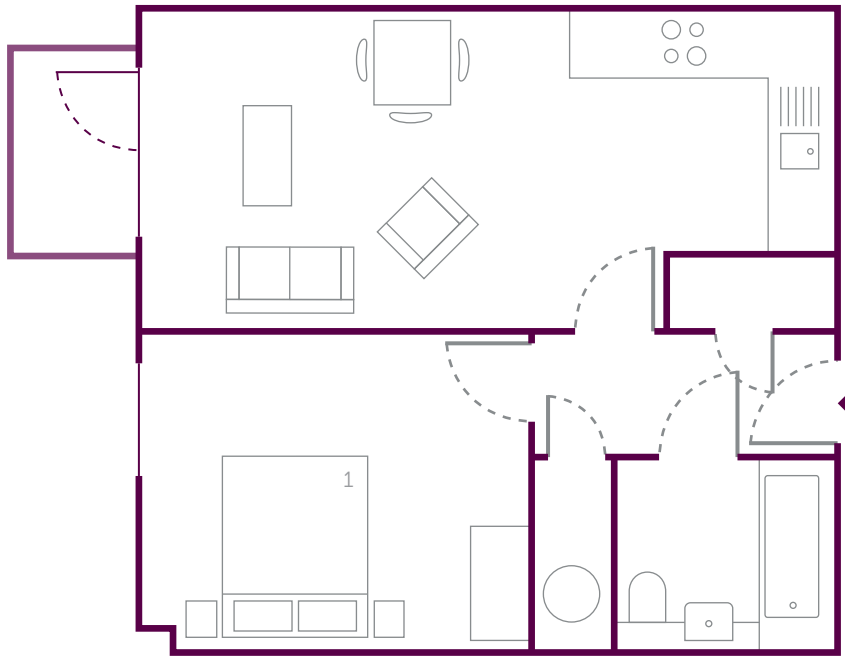
Third & Fourth Floor Apartments 47, 48*, 59, 60*

1 Bed 1 Bath
46.3 sqm (498 sqft)

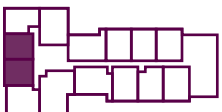
Kitchen/Living
3.23 x 7.04 m

Bedroom 1
3.24 x 3.96 m

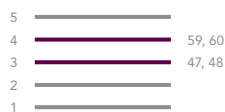
Balcony
1.20 x 2.00 m



FLOORPLATE



FLOOR LEVEL



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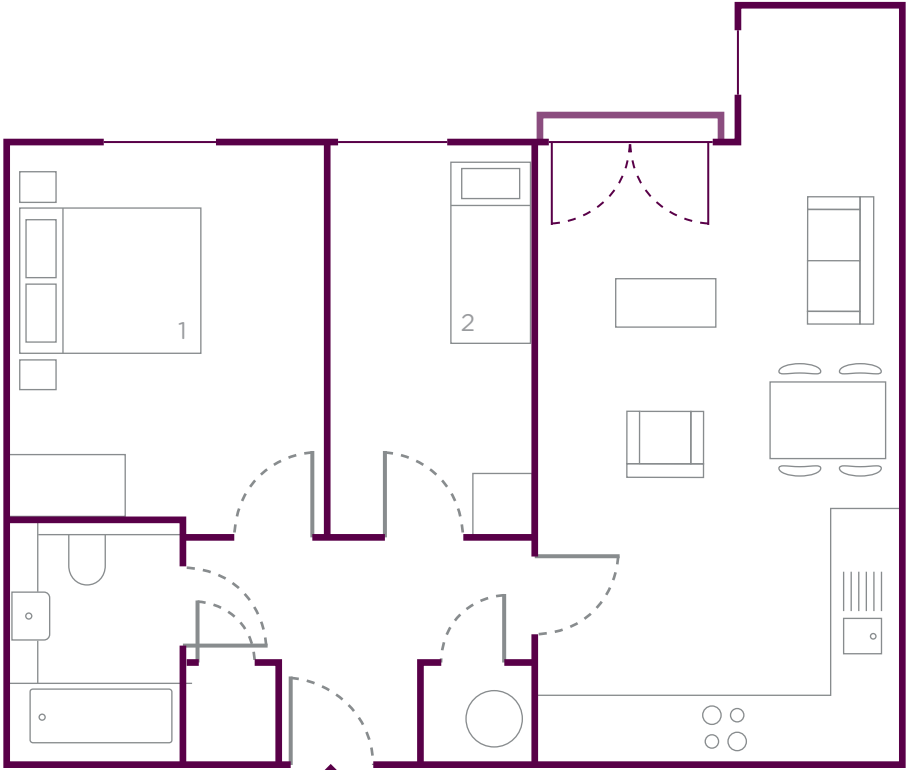
Third & Fourth Floor Apartments 37, 51

2 Bed 1 Bath
60.1 sqm (647 sqft)

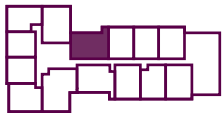
Kitchen/Living
3.72 x 7.71 m

Bedroom 1
3.23 x 3.97 m

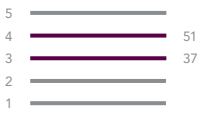
Bedroom 2
2.13 x 3.97 m



FLOORPLATE



FLOOR LEVEL



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Third & Fourth Floor Apartments 44, 56

2 Bed 1 Bath
60.7 sqm (653 sqft)

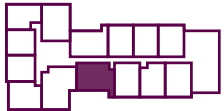
Kitchen/Living
3.90 x 7.85 m

Bedroom 1
3.40 x 3.89 m

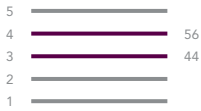
Bedroom 2
2.12 x 3.89 m



FLOORPLATE



FLOOR LEVEL



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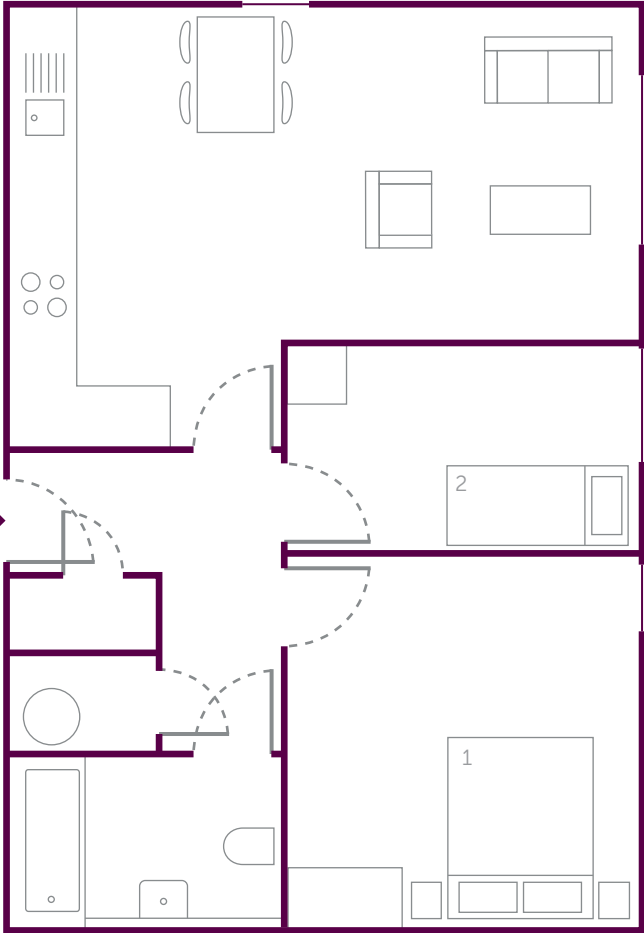
Third & Fourth Floor Apartments 50, 62

2 Bed 1 Bath
60.8 sqm (654 sqft)

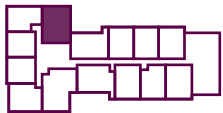
Kitchen/Living
4.65 x 6.38 m

Bedroom 1
3.76 x 3.72 m

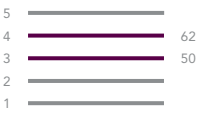
Bedroom 2
2.10 x 3.62 m



FLOORPLATE



FLOOR LEVEL



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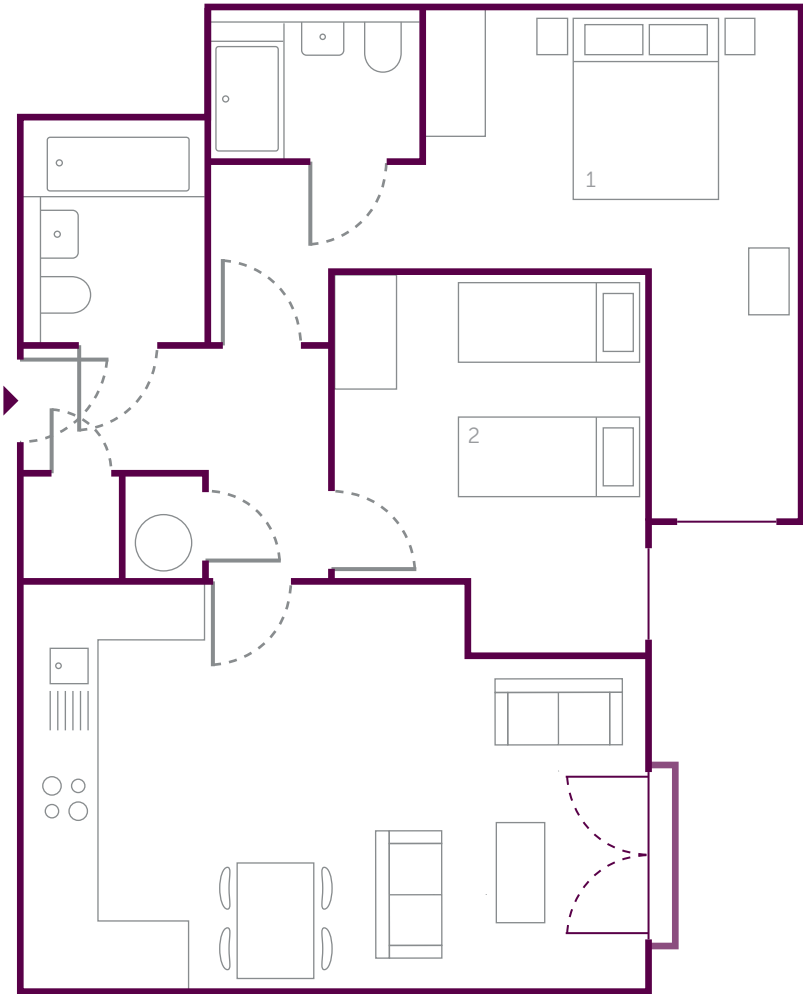
Third & Fourth Floor Apartments 45, 57

2 Bed 1 Bath
71.4 sqm (769 sqft)

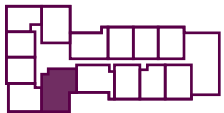
Kitchen/Living
3.39 x 6.28 m

Bedroom 1
5.85 x 5.10 m

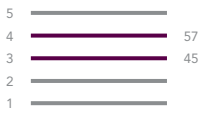
Bedroom 2
3.15 x 4.01 m



FLOORPLATE



FLOOR LEVEL



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Specifications

Kitchen

- High quality fitted kitchen units from Paula Rosa—Manhattan H Range with Co-ordinated worktops and up stands; in 3 colour ways which have been pre selected for each plot
- Zanussi stainless steel integrated single electric fan oven and Electrolux extractor hood with stainless steel splash back
- Zanussi 4 ring electric hob
- Integrated fridge/freezer
- Integrated washer/dryer
- Dishwasher plumbing to selected plots
- Texline Vinyl flooring

Bathroom

- En suite shower rooms to plots 45 & 57 only
- White fitted sanitaryware
- Porcelanosa wall tiles in 3 colour ways which have been pre selected
- Bath screen
- Thermostatically controlled shower mixer to bath
- Shaver socket & Mirror
- Texline vinyl flooring

External

- One allocated parking space to each plot in basement
- Lockable cycle store
- Access to communal terrace areas
- Communal bin store with recycling facilities
- Video entry phone system

Internal

- Neutral colour carpets throughout except wet areas
- PVCu Double glazed windows throughout
- Mains operated smoke and CO2 detectors
- Radiators with thermostatic controls
- BT points to the living room and master bedroom, (independent contract required per unit)
- Wiring for Sky+ in living and master bedroom, (independent contract required per unit)
- Vent—Axia home ventilation system

General

- 12 year NHBC Warranty

How to buy

To be eligible to purchase a home at GU1 you must live or work in the borough of Guildford and be registered with Guildford borough council. Applicants can log on to www.guildfordhomechoice.org.uk where you can then bid on our properties at GU1. You will also need to be registered with the local Homebuy agent BPHA which you can do by visiting www.helptobuyese.org.uk.



Contact

For further information about purchasing a home at GU1 please contact the sales team:

T: 01932 235801

E: sales@paragonchg.co.uk



Disclaimer: Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. Internal finishes at GU1 may differ. Floorplans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.



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