



# luxury modern apartments located seconds away from West Byfleet Station



A development by Jemada Homes

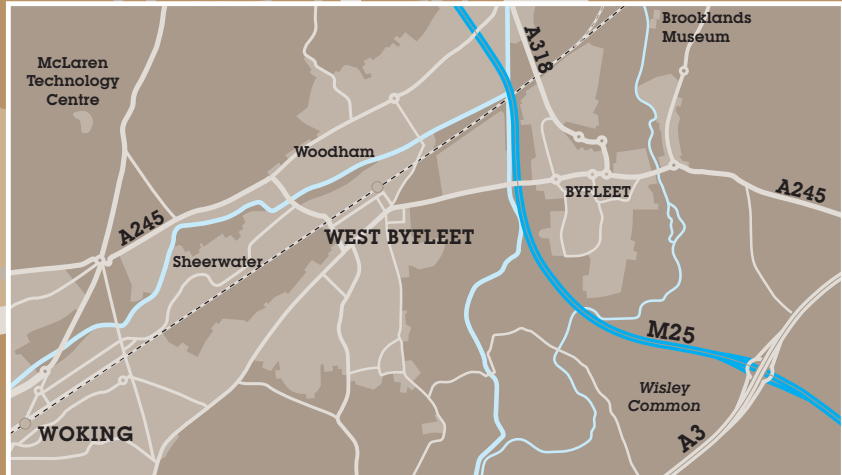
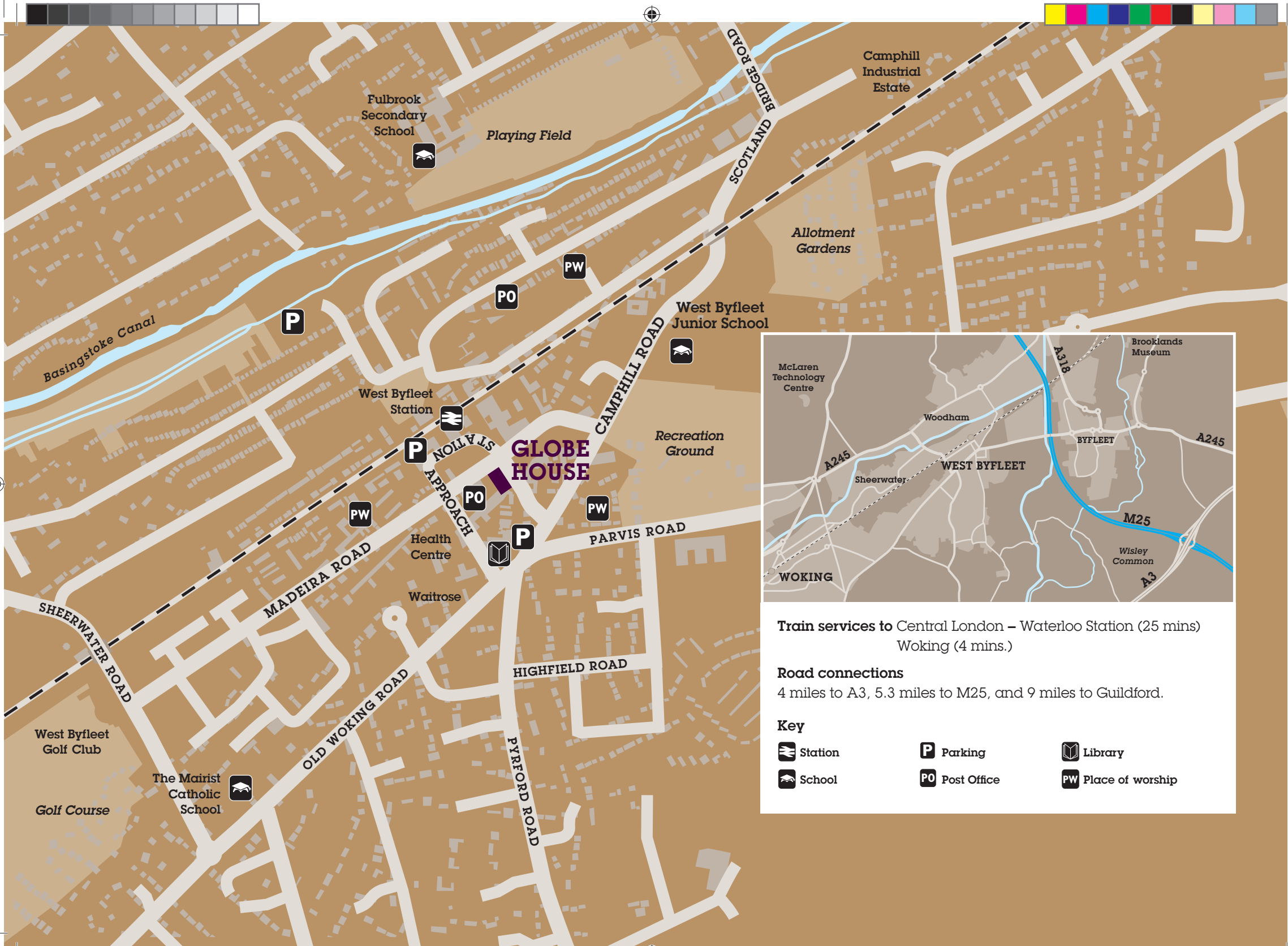




**Introducing Globe House  
with quality assured design  
that's a pleasure to live  
in. Each apartment is well  
equipped for a modern  
contemporary lifestyle. And,  
all conveniently located for  
travelling by train or road.**













**Train services to** Central London – Waterloo Station (25 mins)  
Woking (4 mins.)

**Road connections**  
4 miles to A3, 5.3 miles to M25, and 9 miles to Guildford.

**Key**

-  Station
-  Post Office
-  Library
-  School
-  Parking
-  Place of worship

## transport & local area

West Byfleet's main line railway station serves Waterloo in around 25 minutes. Just a couple of miles away is the site of the famous Brooklands motor racing circuit, now home to museum and aircraft displays and the new Mercedes World Centre. Road communications here are also excellent with access to the A3 being just under 4 miles, and the M25 about 5.3 miles away.

Within the village there is a Waitrose, several excellent restaurants and local shops catering for most day-to-day needs. Schools in the village include Roman Catholic, Church of England and state primary schools, and of course within a relatively short radius there are numerous other schools including the International School of London.

The area also offers a great selection of some of the finest golf clubs and the Nuffield Health and Leisure centre with pool and West Byfleet Tennis Club are only a short walk away. The town centres of Weybridge and Woking are a short drive away. Woking also has a leisure centre, swimming pool, theatre and multi-screen cinema whilst Guildford town centre is only 9 miles away which is easily accessed via train links and offers excellent shopping facilities.



© Brooklands Museum

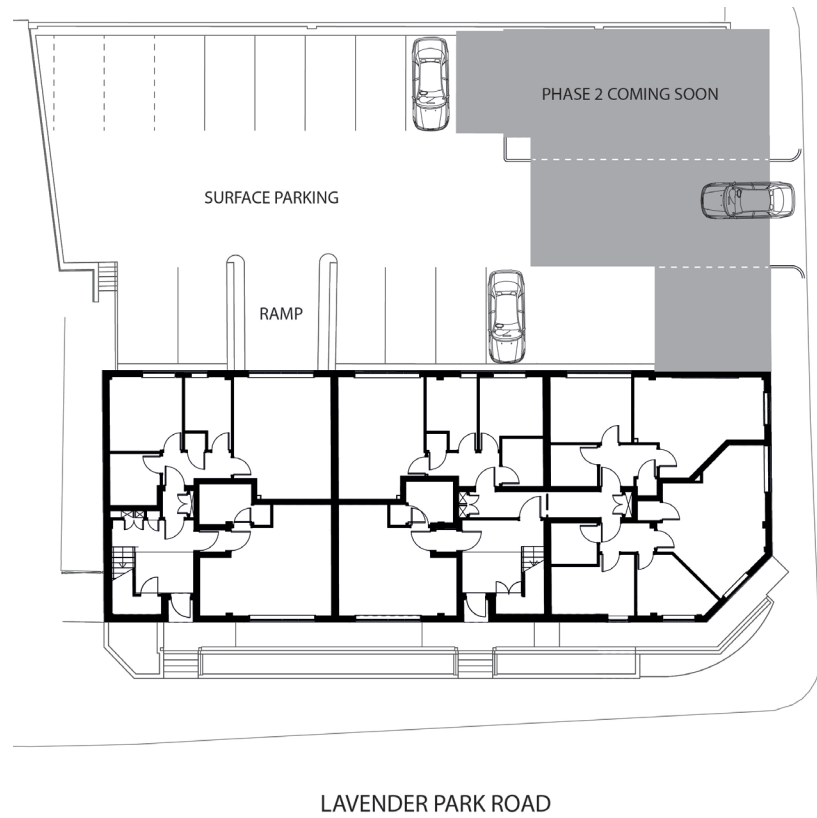


# modern living in luxury

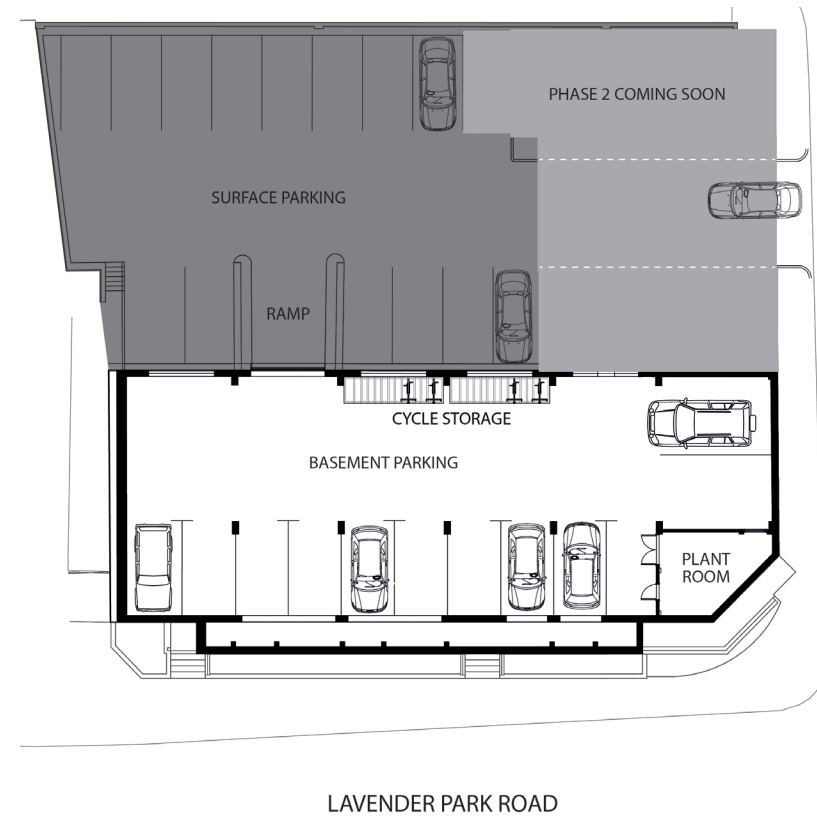


The apartments are arranged from ground to second floor equipped with modern conveniences. The developments are ideally suited for first time buyers or investors with a mix of studio, 1 and 2 bedroom apartments.

- choice of luxurious apartment styles
- car park access operated by electronic gated system
- engineered timber flooring
- all floors with new double glazed, aluminium framed windows
- fully integrated kitchen appliances with a Quartz worktop, high gloss kitchen units with integrated handles
- smart heating controls via a wireless interface/app.
- colour video entryphone security
- ramp access to ground floor flats
- cycle parking racks
- high speed broadband cabled for Virgin Media and BT
- Checkmate 10 year new home warranty
- surface and basement car parking



Surface Parking – Ground level



Parking – Lower Ground Level



## modern living in luxury

Each apartment is specified, finished and equipped for modern living. Rooms have been carefully designed around contemporary functionality.

Open plan kitchen-living spaces have hard wearing wood flooring. Separate utility cupboard housing HWC and washing/dryer machine. The family bathrooms have large porcelain wall and floor tiling and are furnished with stylish Sanitaryware. Illuminated mirrors come with integrated demister and shaver sockets. All bedrooms have night function blue LEDs and come with fully fitted carpets throughout.

Except for the studios all internal rooms within flats are accessed via an entrance hallway with wood flooring and LED lighting. Carpeted stairs and common corridors to all levels have glazed balustrades and stainless steel handrails.



Open plan living spaces with high gloss kitchen units and engineered wood flooring





Modern bathrooms are furnished with white sanitaryware and an illuminated mirror with integrated demister

Spacious bedrooms have fully fitted carpets throughout



**WiFi smart heating controls**

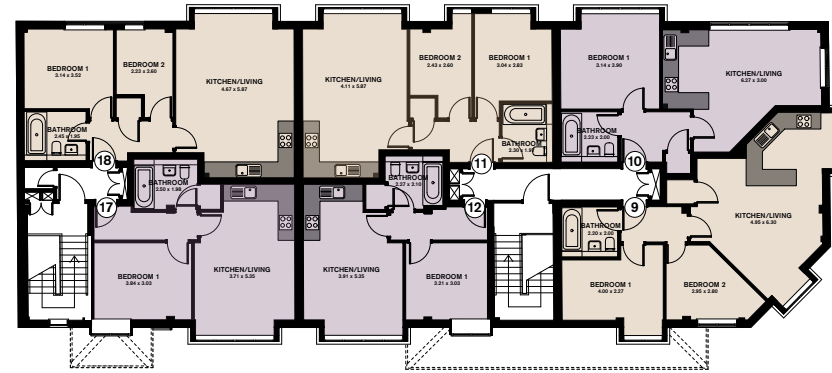
Control your heating anywhere, anytime with the EHC app (available for all Apple and Android smartphones). Switch heaters on and off, control and limit the temperature and electricity consumption per heater.



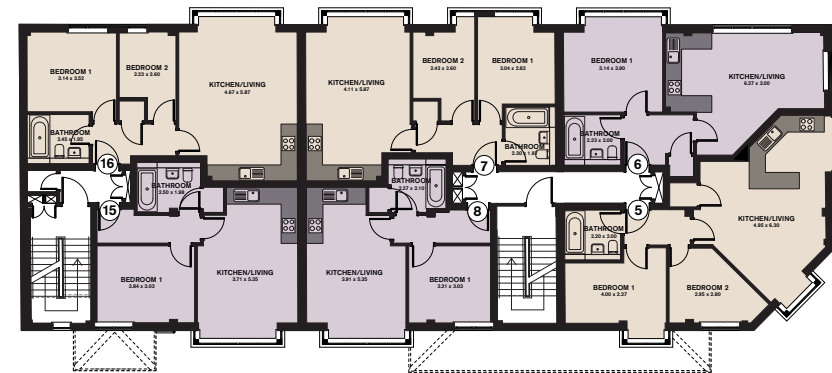


# studio, 1 & 2 bedroom apartments

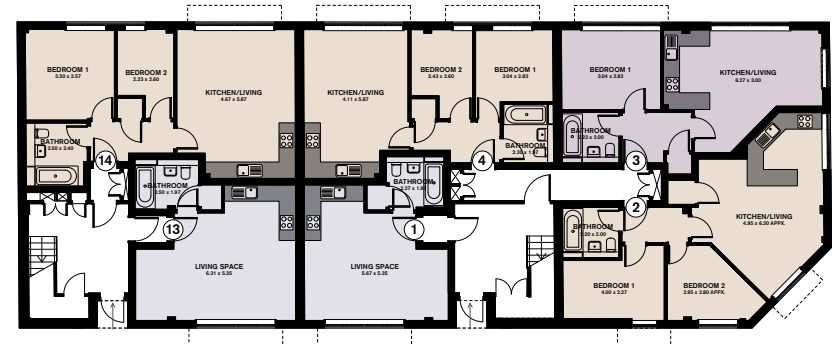
Floor	Flat	Type	Area		Key
			sqm	sqft	
Gnd	1	Studio	30.0	323	■
Gnd	13	Studio	33.5	360	■
Gnd	3	1 Bedroom	47.0	506	■
Gnd	4	2 Bedroom	52.0	560	■
Gnd	2	2 Bedroom	56.5	608	■
Gnd	14	2 Bedroom	59.0	635	■
1st	8	1 Bedroom	41.5	447	■
1st	15	1 Bedroom	45.0	484	■
1st	6	1 Bedroom	49.0	527	■
1st	7	2 Bedroom	56.0	602	■
1st	16	2 Bedroom	59.0	635	■
1st	5	2 Bedroom	60.5	651	■
2nd	12	1 Bedroom	42.5	457	■
2nd	17	1 Bedroom	46.0	495	■
2nd	10	1 Bedroom	49.0	527	■
2nd	11	2 Bedroom	56.0	602	■
2nd	18	2 Bedroom	59.0	635	■
2nd	9	2 Bedroom	60.5	651	■



Second Floor

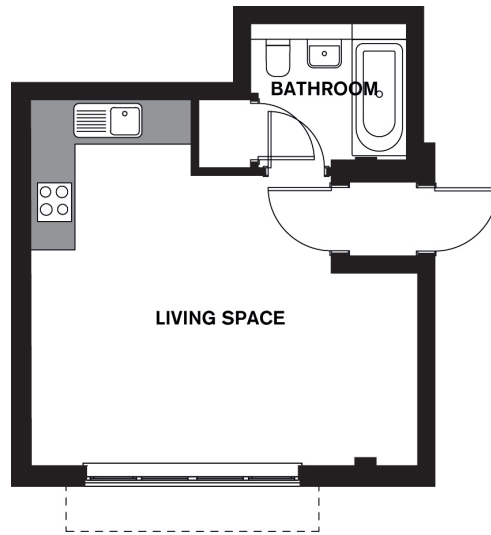


First Floor

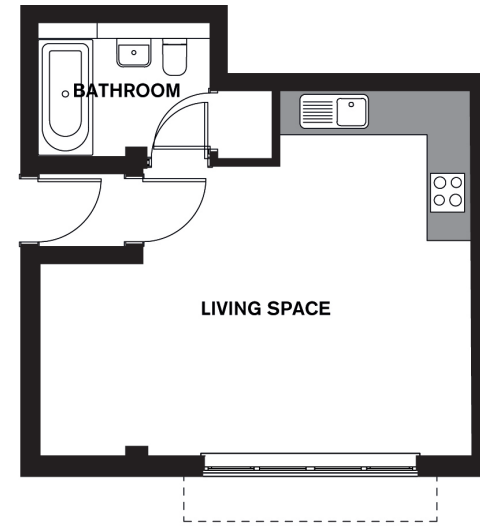


Ground Floor

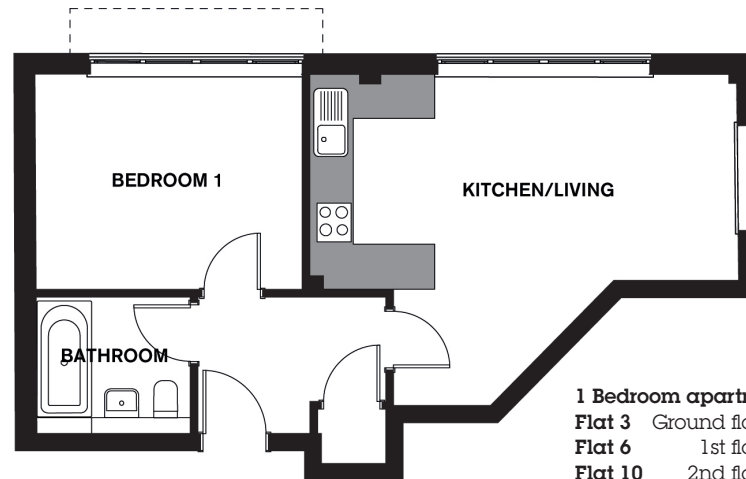




**Studio apartment**  
**Flat 1** Ground floor (Total area 30 sqm 323 sqft)

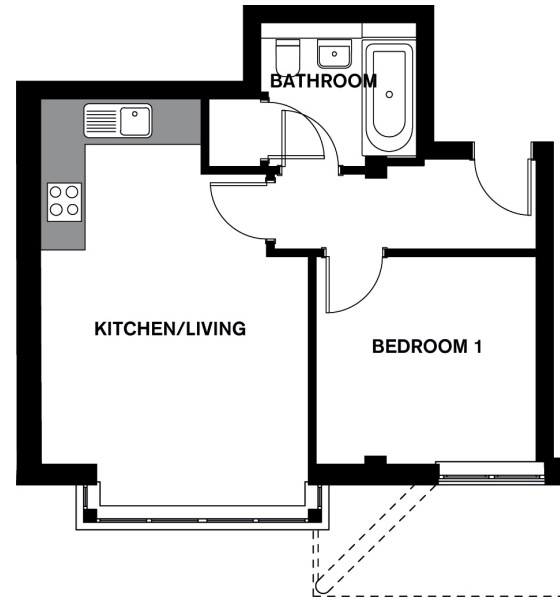


**Studio apartment**  
**Flat 13** Ground floor (Total area 33.5 sqm 360 sqft)



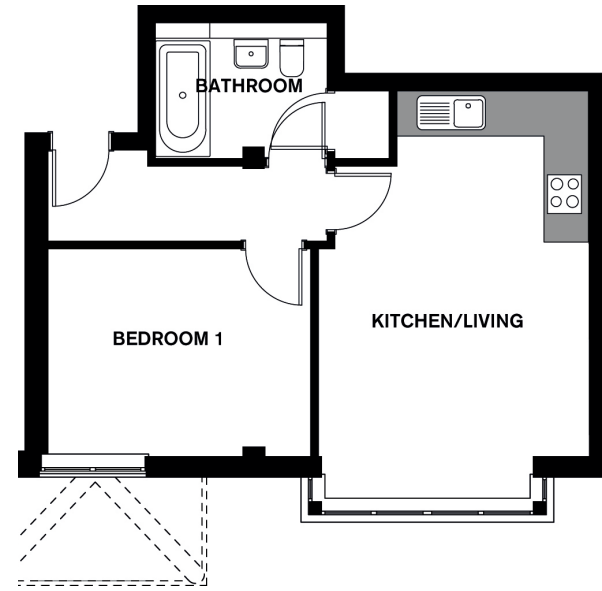
**1 Bedroom apartments**  
**Flat 3** Ground floor (Total area 47 sqm 506 sqft)  
**Flat 6** 1st floor (Total area 49 sqm 527 sqft)  
**Flat 10** 2nd floor (Total area 49 sqm 527 sqft)





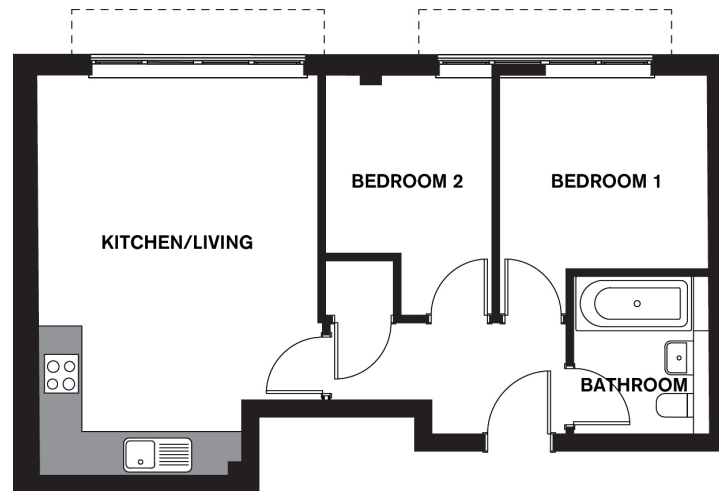
**1 Bedroom apartments**

- Flat 8** 1st floor (Total area 41.5 sqm 447 sqft)
- Flat 12** 2nd floor (Total area 42.5 sqm 457 sqft)



**1 Bedroom apartments**

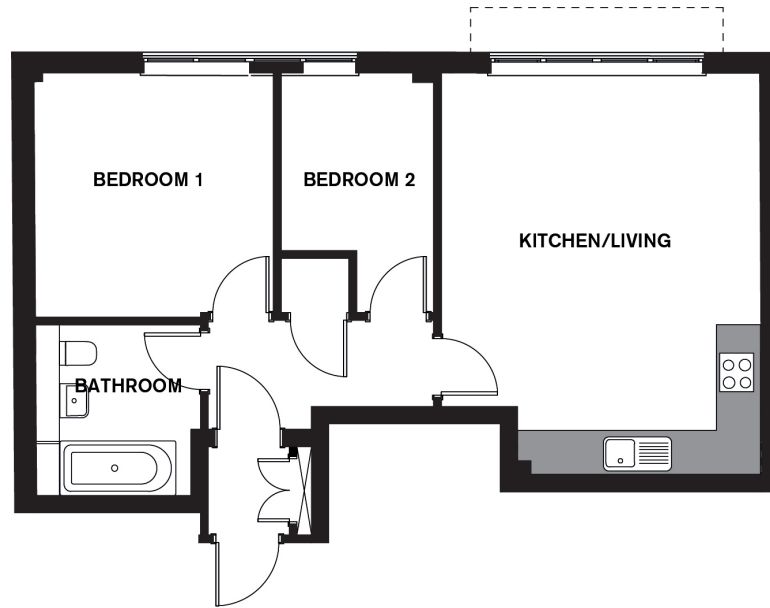
- Flat 15** 1st floor (Total area 45 sqm 484 sqft)
- Flat 17** 2nd floor (Total area 46 sqm 495 sqft)



**2 Bedroom apartments**

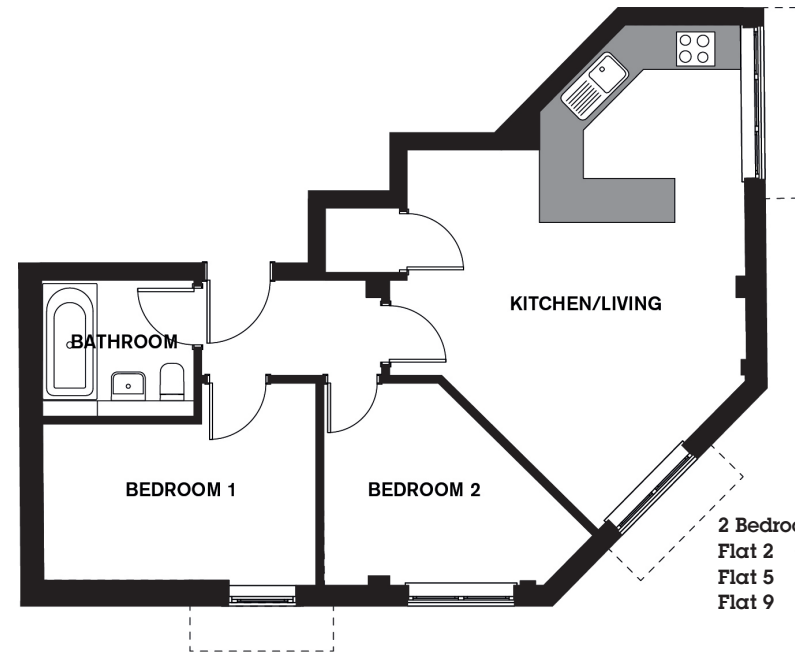
- Flat 4** Ground floor (Total area 52 sqm 560sqft)
- Flat 7** 1st floor (Total area 56 sqm 602 sqft)
- Flat 11** 2nd floor (Total area 56 sqm 602 sqft)





**2 Bedroom apartments**

- Flat 14** Ground floor (Total area 52 sqm 560 sqft)
- Flat 16** 1st floor (Total area 59 sqm 635 sqft)
- Flat 18** 2nd floor (Total area 59 sqm 635 sqft)



**2 Bedroom apartments**

- Flat 2** Ground floor (Total area 56.5 sqm 608 sqft)
- Flat 5** 1st floor (Total area 60.5 sqm 651 sqft)
- Flat 9** 2nd floor (Total area 60.5 sqm 651 sqft)



# specifications

## GENERAL

- Walls and ceilings in white matt finish
- Gloss white door linings, skirtings and architraves
- Engineered timber flooring to living/dining, kitchen and hall areas
- stainless steel door furniture
- brushed metal switch and socket plates
- Recessed LED low energy downlighting generally, track light to kitchen, pendant fittings to bedrooms
- Night function LEDs in hallways
- Terrestrial TV and telephone sockets to living rooms and bedrooms
- Cabled for high speed broadband Virgin Media and BT
- Double glazing throughout

## BATHROOMS

- White sanitary-ware throughout
- Underfloor heating
- Bath with integrated filler, thermostatic shower column with fixed head and handset, and glass shower screen
- Night-lights on PIR timer sensors to provide low intensity light during the night when the areas are in use
- Chrome heated towel rail
- Illuminated mirror with integrated shaver socket and demister
- Large 600x300 format matt finish ivory colour wall tiling
- Large 600x300 format matt finish light grey colour floor tiling
- Monobloc taps

## KITCHENS

- Fully integrated Zanussi appliances to include washer/dryer, fridge/freezer, oven, hob, and dishwasher\*
  - White gloss unit doors with handleless design
  - Quartz worktops and upstands
  - Stainless steel 1.5 bowl inset sink with monobloc tap
- \* NB: Full set of appliances may not apply to studio apartments. Microwave by Neue

## BEDROOMS

- Fully fitted carpets throughout

## HEATING

- Heating controlled via wireless interface app.

## SECURITY

- Colour video entryphone system to each apartment
- Car park access operated by electronic gated system

## COMMUNAL AREAS

- Tiling and matwell to communal entrance areas, with recessed external access letter boxes
- Carpeted stairs and common corridors to all levels, with glazed balustrades and stainless steel handrails
- Low energy wall and ceiling lighting
- Surface and basement car parking
- Cycle parking racks



# Globe House – luxurious and contemporary studios, 1 & 2 bedroom apartments offering exceptional value to first time buyers, owner/occupiers or investors.



## Help to Buy Equity Loan

Help to Buy Equity Loan is a government scheme. It is designed to help anyone to purchase their first home or move up the property ladder as they have limited equity.

The Help to Buy Equity Loan launched on April 1, 2013 and available until 2020, is open to both first-time buyers and homemovers.

The buyer is only required to raise 5% of the property value as a deposit. The government will provide a further loan of up to 20% through the Homes and Communities Agency (HCA). With a combined deposit of

up to 25%, you will then have access to more attractive mortgage rates from lenders participating in the scheme.

For the first five years, the government's 20% slice is interest-free. In year six, you will be charged 1.75% which will climb at a rate of 1% of that figure plus any increase in inflation (as measured by the Retail Prices Index (RPI)), every year thereafter.

Borrowers can choose to repay the Equity Loan at any time, without penalty. You can pay back either 10% or 20% of the total amount, so

long as the loan is worth at least 10% of the value of your home.

If you don't repay the equity loan while you are still living in the property, when you come to sell it, the government will reclaim its 20% stake in your home at its current value.

Help to Buy Equity Loan only applies to properties worth up to £600,000 but the property must be a new-build home. The property purchased must also be your only residence. You cannot use Help to Buy to purchase a buy-to-let property.





**Globe House** Lavender Park Road West Byfleet Surrey KT14 6ND



For more information call  
**Massimo Lanzalaco**  
at Seymour Estates  
**01932 354494**



The building comes with a  
Checkmate 10 year new home warranty



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