



ALVASTON
GUILDFORD

PRELIMINARY DETAILS

ALVASTON

GUILDFORD

14 highly contemporary & stylish apartments share a desirable, secure and leafy setting on the fringes of Surrey's county town. Conveniently located less than half-a-mile from the top of Guildford's iconic cobbled High Street, each beautifully-designed and light-filled apartment enjoys private basement parking and lift access.

A striking architectural style presents an array of contoured elevations with delightful combinations of material, texture and colour, whilst full height glazing, terraces and balconies maximise views over the townscape and beyond for many of the homes. Built to Runnymede's customary high standard, high levels of energy efficiency and a premium specification, Alvaston marks an exciting new living experience in central Guildford.


RUNNYMEDE



ALVASTON

GUILDFORD

STYLISH & LUXURIOUS APARTMENT LIVING. A DESIRABLE, LEAFY LOCATION AT THE TOP OF TOWN.

Alvaston enjoys the perfect 'top of town' location, it is central enough to easily reach the malls, department stores, boutiques, cafés, bars, restaurants and independent shops on foot. However, it is also fringe enough to cycle or drive out with ease to access the surrounding Surrey Hills countryside.

Externally, the development is a striking combination of stepped and angular elevations, softened by brickwork terraces of vibrant planting at the ground and lower level. Indeed, the term 'apartment block' has no place here. The appearance is further enhanced with a range of materials, from mellow ochre brick, textures of pale render and warm shades of deep red zinc.

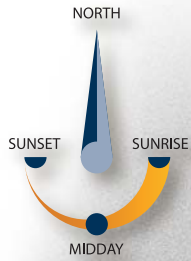
Internally, the development is equally well-planned. A range of one and two bedroom apartments are created with variations to internal layout, whilst the kitchen, living and dining areas are open-plan in each. Full height windows welcome light to flood into

every corner of the interior space and most apartments can access private terraces or balconies. Lift and stairway ascend directly from the secure basement parking to each floor. The penthouse, with its large terraces and incredible views, has private lift access directly into the home.

These apartments will appeal to those looking for an easy to manage lifestyle, located on Clandon Road, part of a desirable, leafy residential area, Alvaston is extremely commuter convenient - reach London Road Station on foot in just 2 minutes with a one hour journey time to Waterloo. Indeed, you can reach the Capital even faster, less than 40 minutes from Guildford's central station, less than a mile away. London Road, moments from Alvaston provides a main route out of town - access the A3 within 4 minutes by car to reach further afield and the motorway network with ease.

RAILWAY LINE

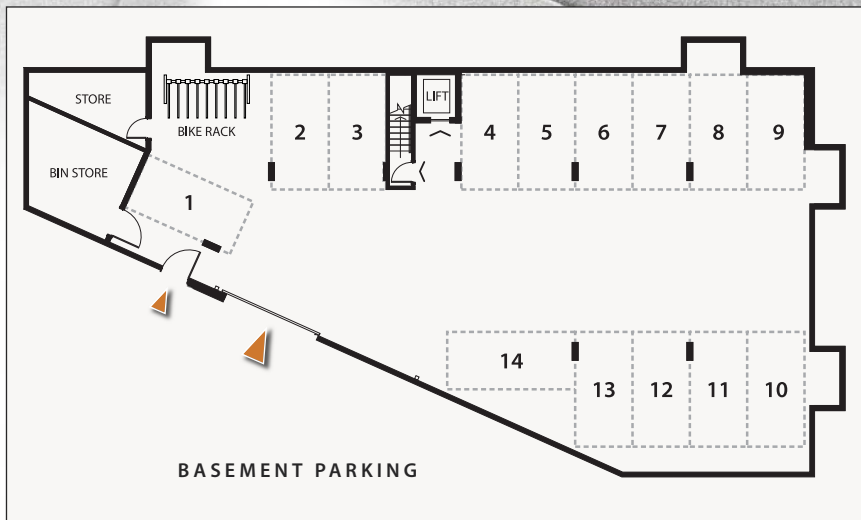
OVER & ABOVE



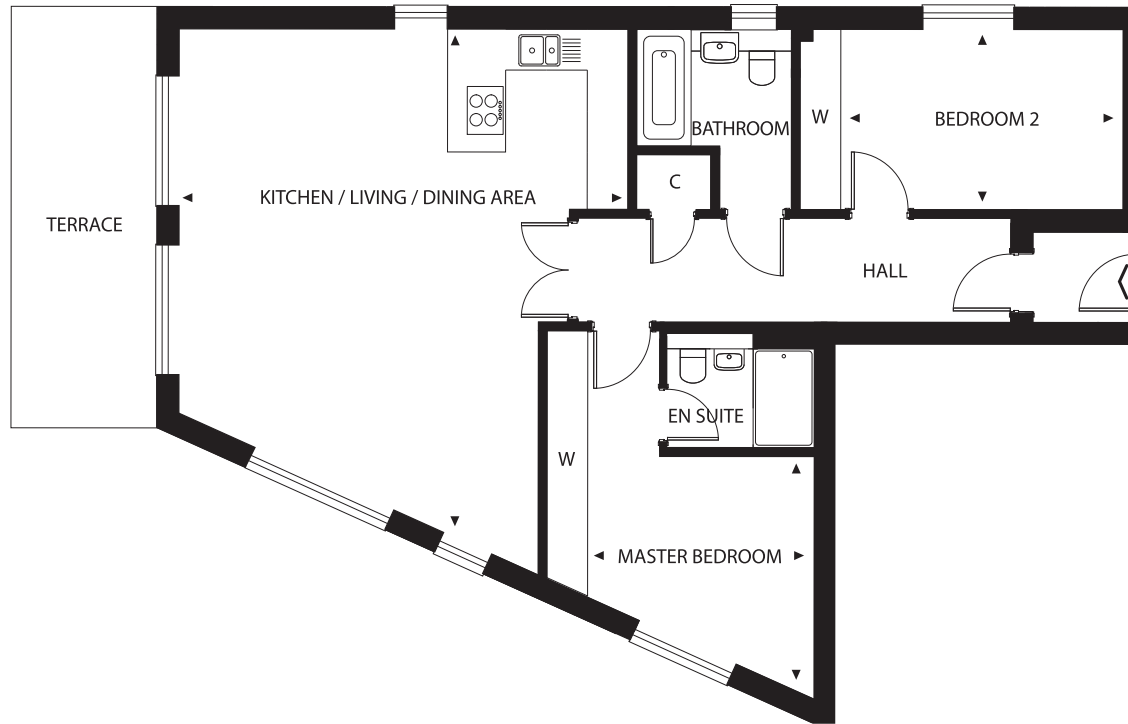
LONDON ROAD

CLANDON ROAD

EXISTING
PROPERTY



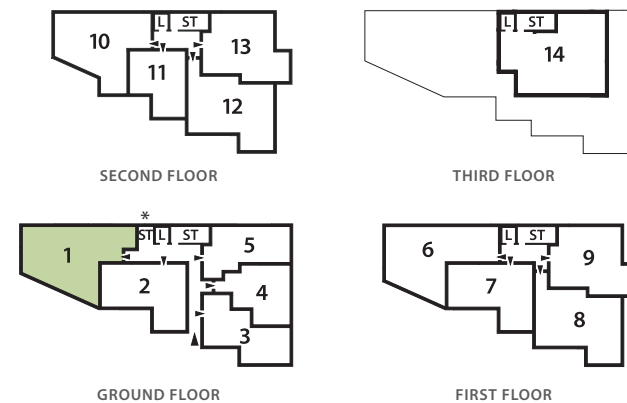
EXISTING
PROPERTY



No.1

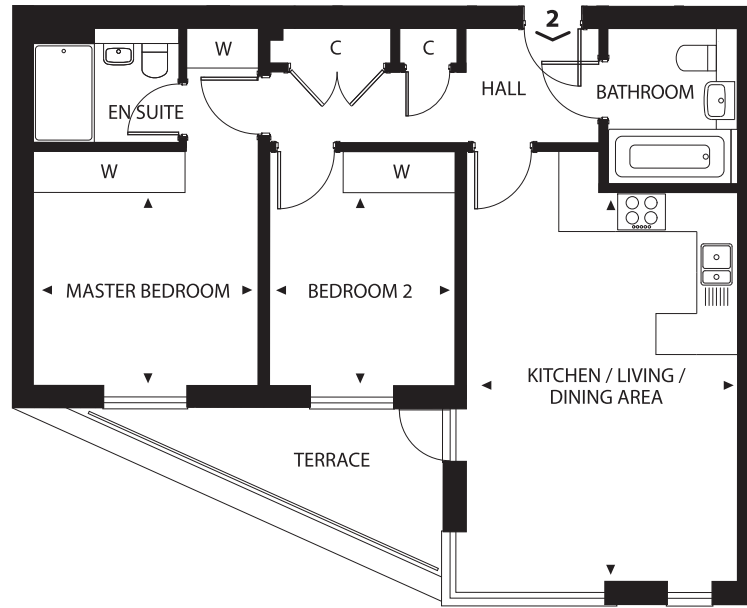
Two bedroom ground floor apartment with private terrace and allocated basement parking.

Kitchen / Living / Dining Area	7.50m x 6.55m
Master Bedroom	3.50m x 3.30m
Bedroom 2	4.15m x 2.60m



*ST: Stairs to basement parking ST: Communal stairs L: Lift



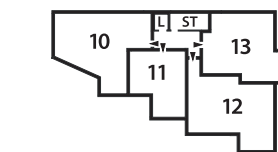


Ground Floor

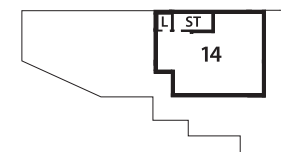
No.2

Two bedroom ground floor apartment with private terrace and allocated basement parking.

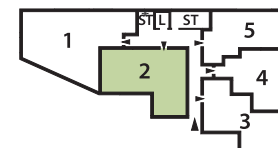
Kitchen / Living / Dining Area	5.70m x 4.00m
Master Bedroom	3.30m x 2.80m
Bedroom 2	2.80m x 2.70m



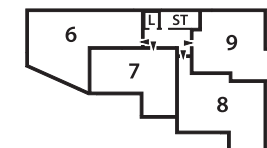
SECOND FLOOR



THIRD FLOOR

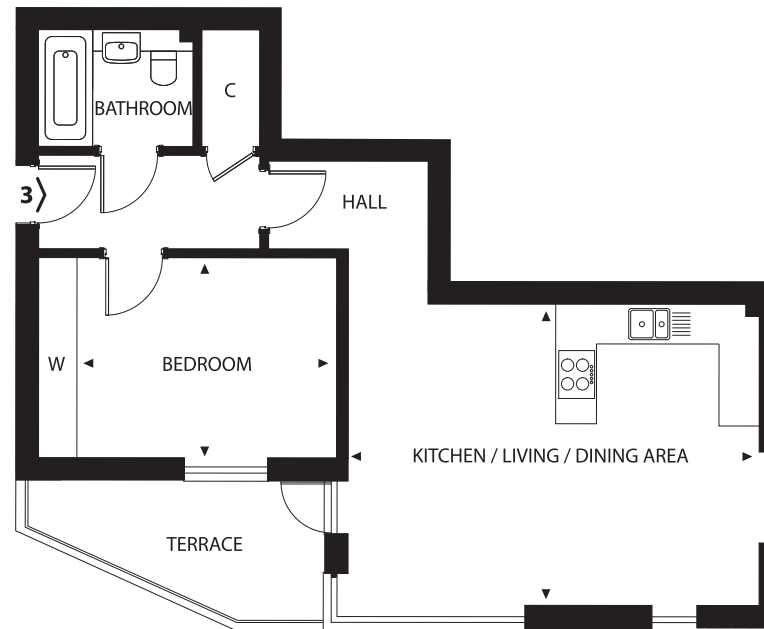


GROUND FLOOR



FIRST FLOOR



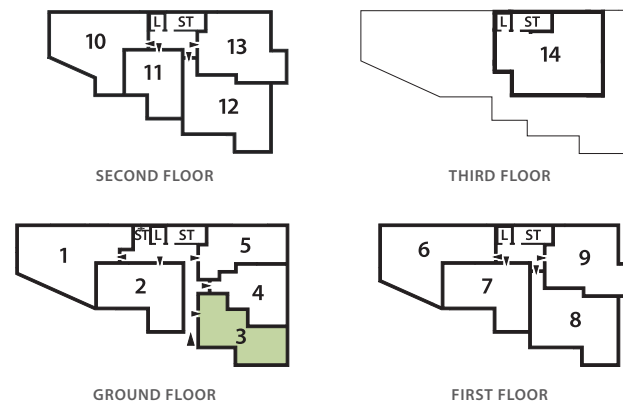


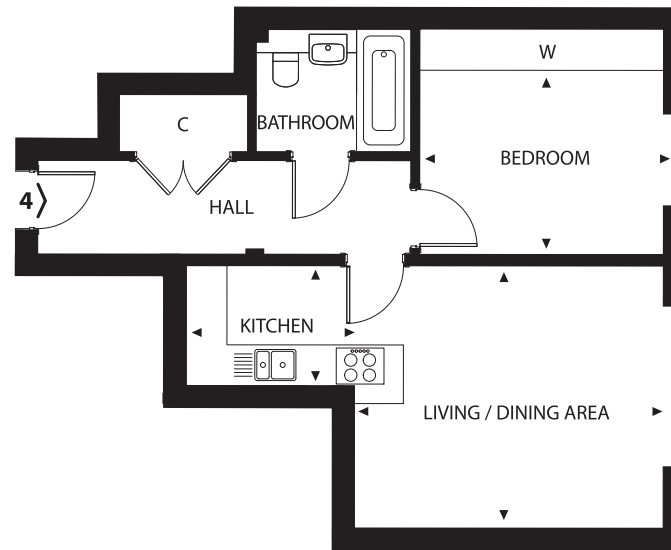
Ground Floor

No.3

One bedroom ground floor apartment with private terrace and allocated basement parking.

Kitchen / Living / Dining Area	6.00m x 4.40m
Bedroom	3.80m x 2.90m





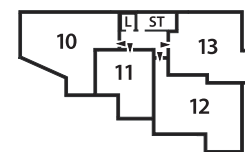
Ground Floor

No.4

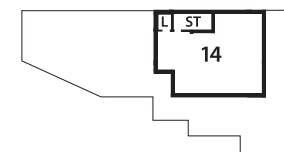
One bedroom ground floor apartment
with allocated basement parking.

Kitchen	2.40m x 1.80m
Living / Dining Area	4.50m x 3.85m
Bedroom	3.55m x 2.80m

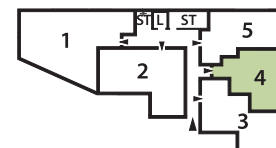
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



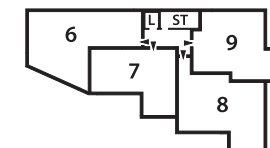
SECOND FLOOR



THIRD FLOOR



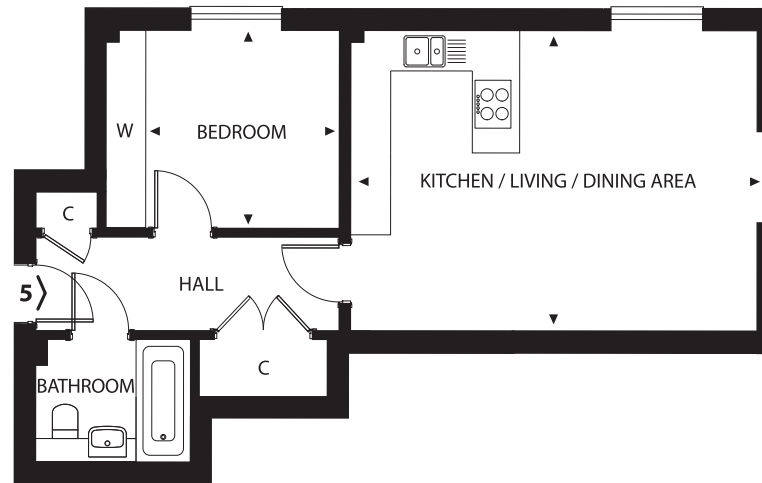
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift





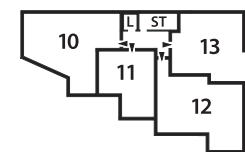
Ground Floor

No.5

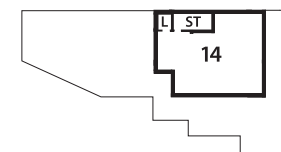
One bedroom ground floor apartment
with allocated basement parking.

Kitchen / Living / Dining Area	5.95m x 4.40m
Bedroom	2.90m x 2.85m

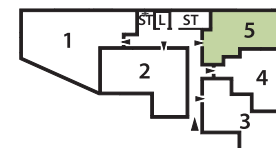
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



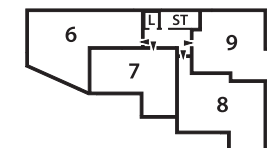
SECOND FLOOR



THIRD FLOOR



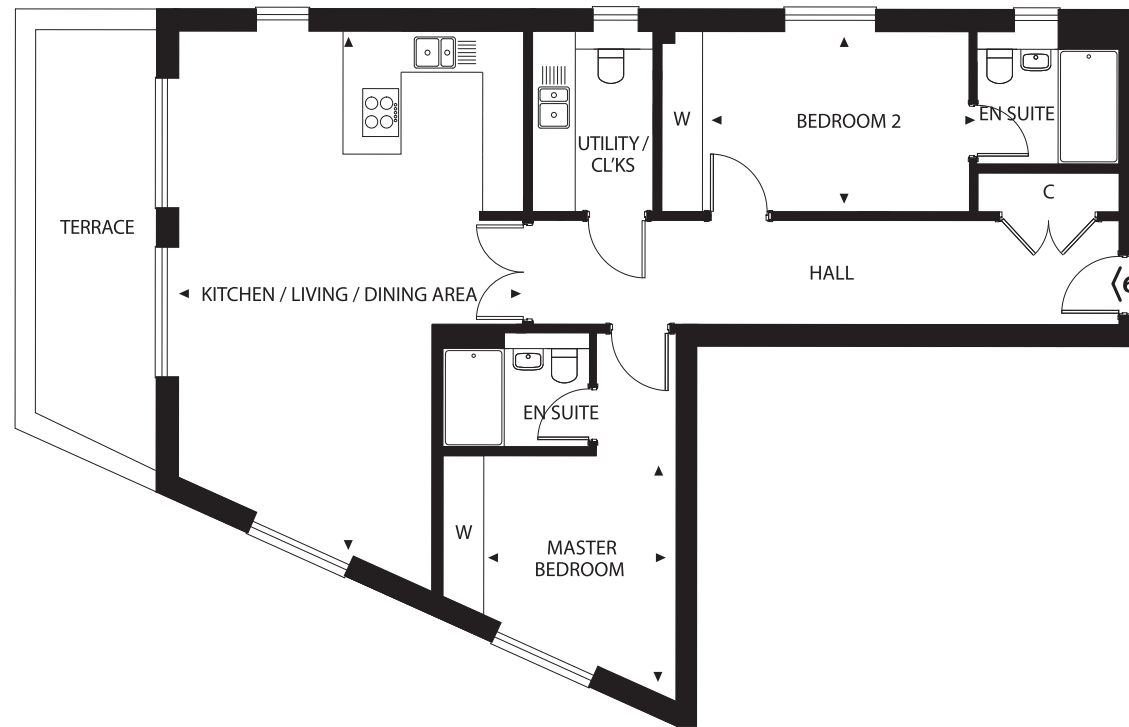
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift





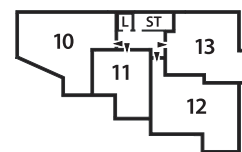
First Floor

No.6

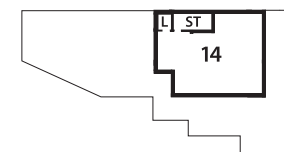
Two bedroom first floor apartment with private terrace and allocated basement parking.

Kitchen / Living / Dining Area	7.80m x 5.00m
Master Bedroom	3.50m x 2.80m
Bedroom 2	3.90m x 2.65m

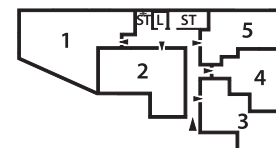
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



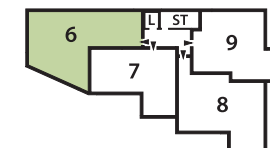
SECOND FLOOR



THIRD FLOOR



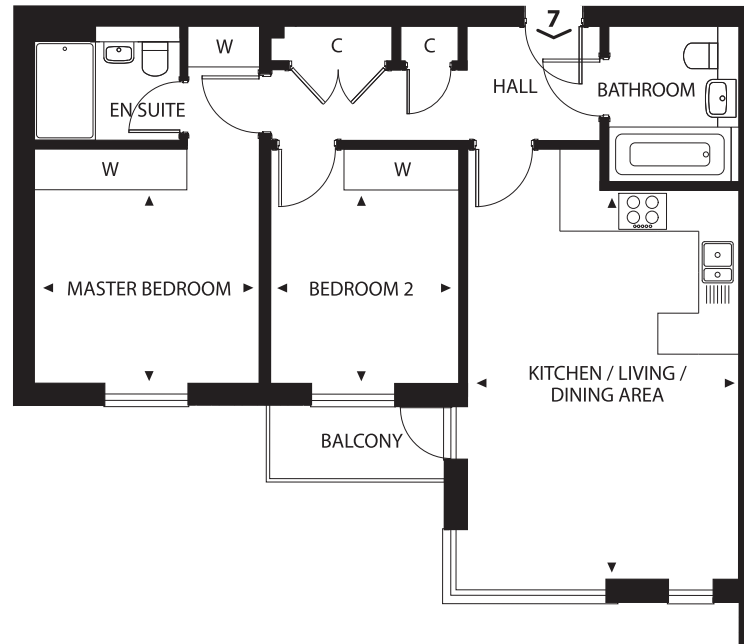
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift



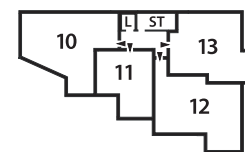


First Floor

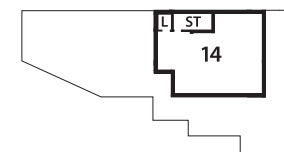
No.7

Two bedroom first floor apartment with balcony and allocated basement parking.

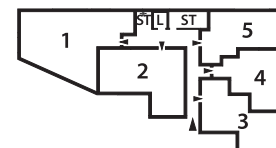
Kitchen / Living / Dining Area	5.75m x 4.00m
Master Bedroom	3.30m x 2.85m
Bedroom 2	2.80m x 2.75m



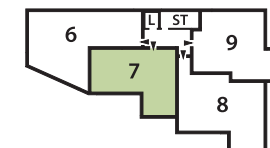
SECOND FLOOR



THIRD FLOOR

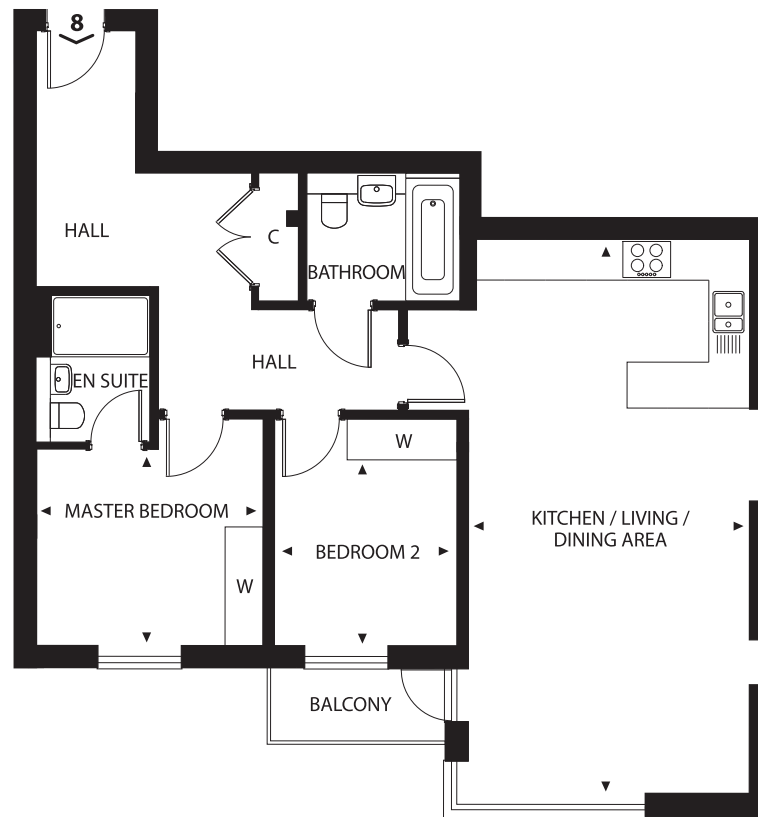


GROUND FLOOR



FIRST FLOOR



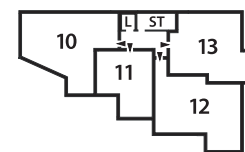


First Floor

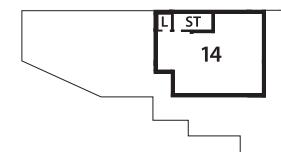
No.8

Two bedroom first floor apartment with balcony and allocated basement parking.

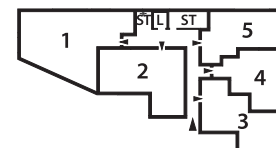
Kitchen / Living / Dining Area	8.20m x 4.15m
Master Bedroom	3.30m x 2.90m
Bedroom 2	2.75m x 2.65m



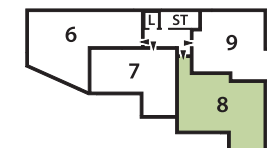
SECOND FLOOR



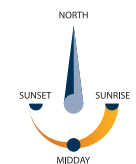
THIRD FLOOR

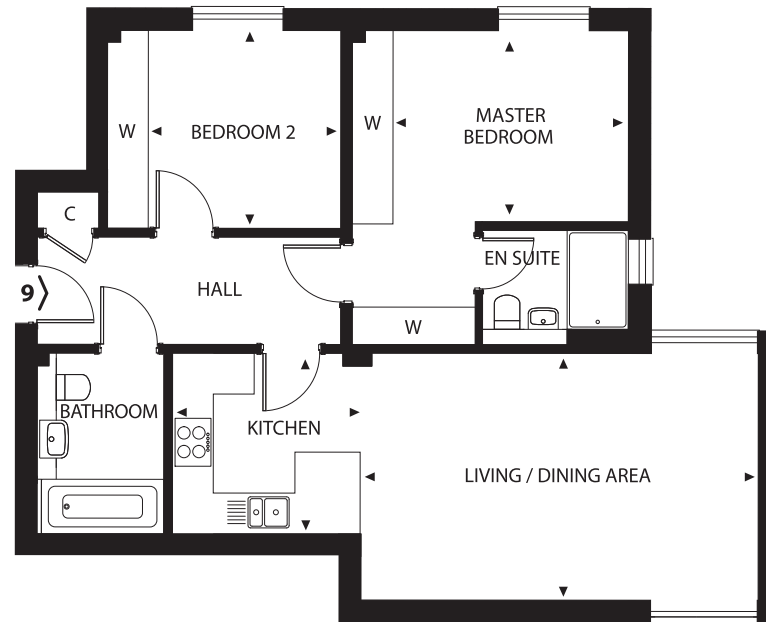


GROUND FLOOR



FIRST FLOOR





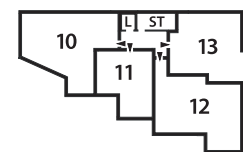
First Floor

No.9

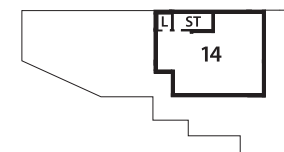
Two bedroom first floor apartment
with allocated basement parking.

Kitchen	2.75m x 2.65m
Living / Dining Area	5.80m x 3.65m
Master Bedroom	3.45m x 2.75m
Bedroom 2	2.90m x 2.80m

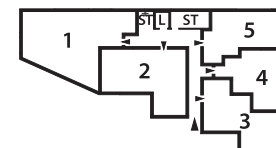
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



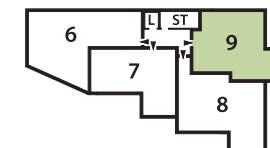
SECOND FLOOR



THIRD FLOOR



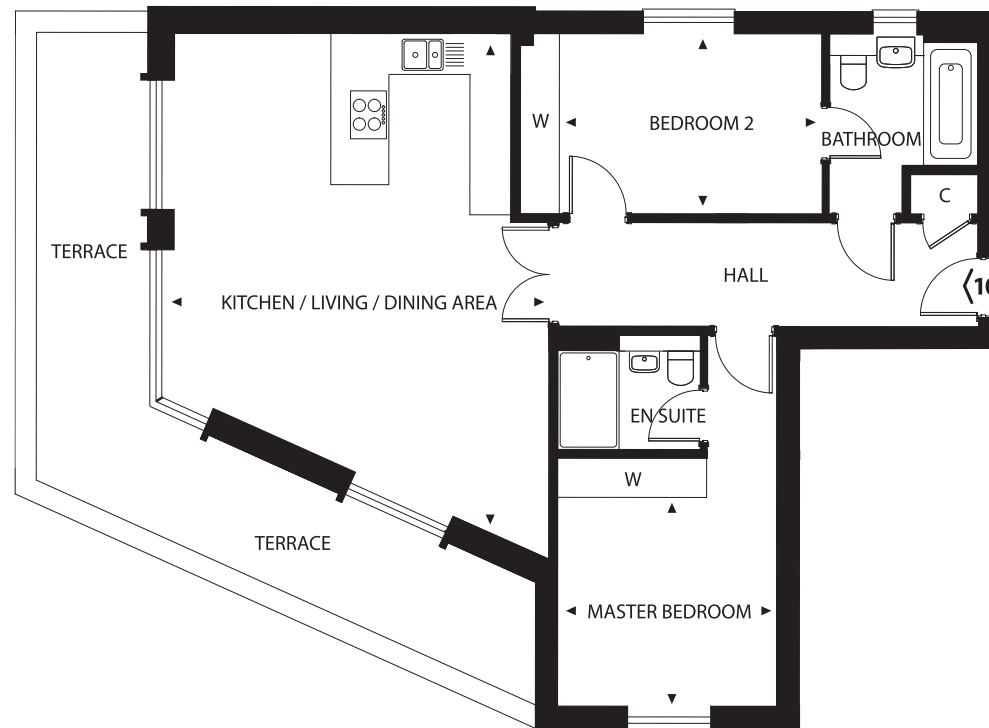
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift





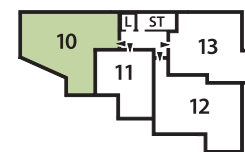
Second Floor

No.10

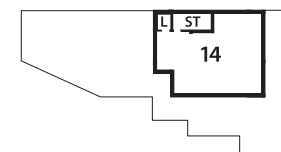
Two-bedroom second floor apartment with large private terrace and allocated basement parking.

Kitchen / Living / Dining Area	7.40m x 5.65m
Master Bedroom	3.20m x 3.00m
Bedroom 2	3.85m x 2.65m

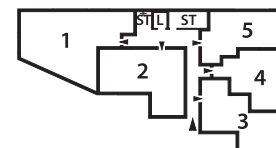
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



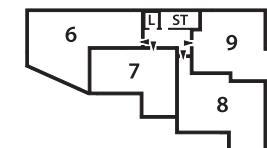
SECOND FLOOR



THIRD FLOOR

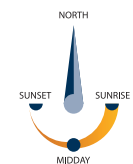


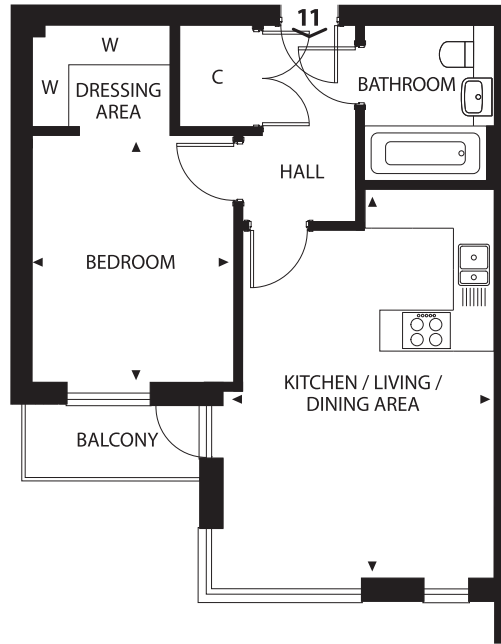
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift





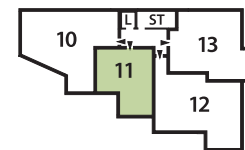
Second Floor

No.11

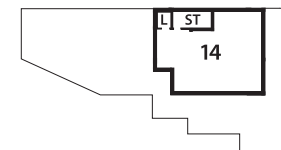
One bedroom second floor apartment with balcony and allocated basement parking.

Kitchen / Living / Dining Area 5.70m x 4.00m
Bedroom 2 3.60m x 3.00m

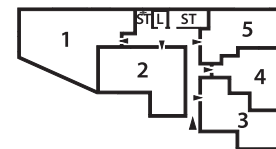
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



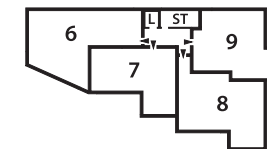
SECOND FLOOR



THIRD FLOOR



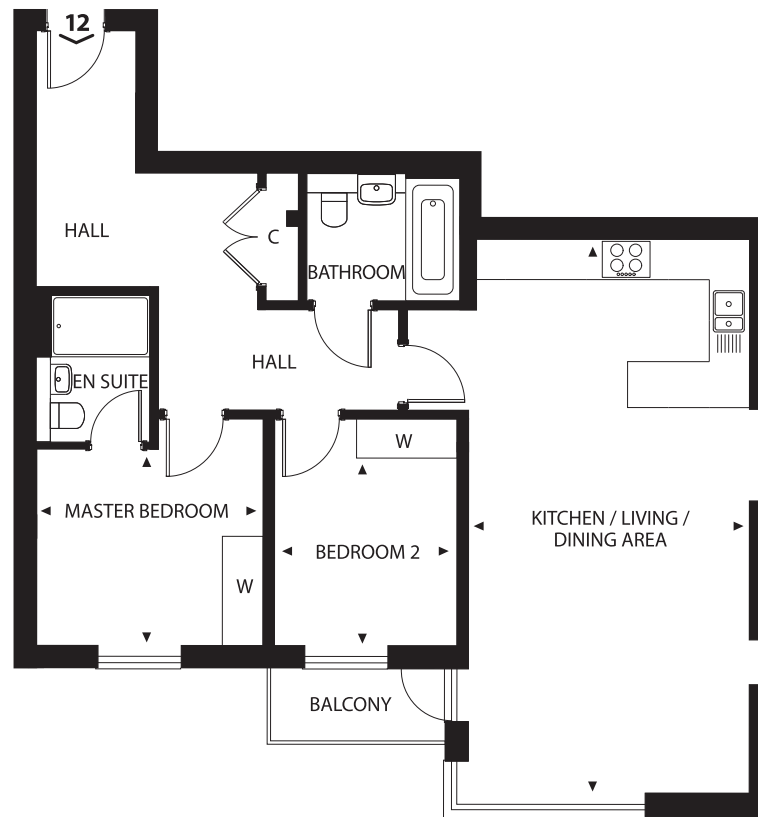
GROUND FLOOR



FIRST FLOOR

*ST: Stairs to basement parking ST: Communal stairs L: Lift





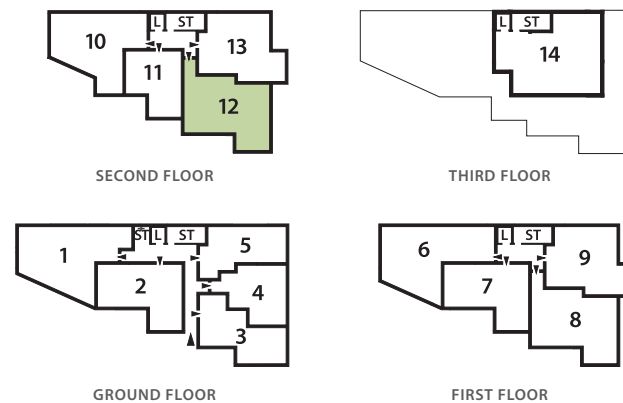
Second Floor

No.12

Two bedroom second floor apartment with balcony and allocated basement parking.

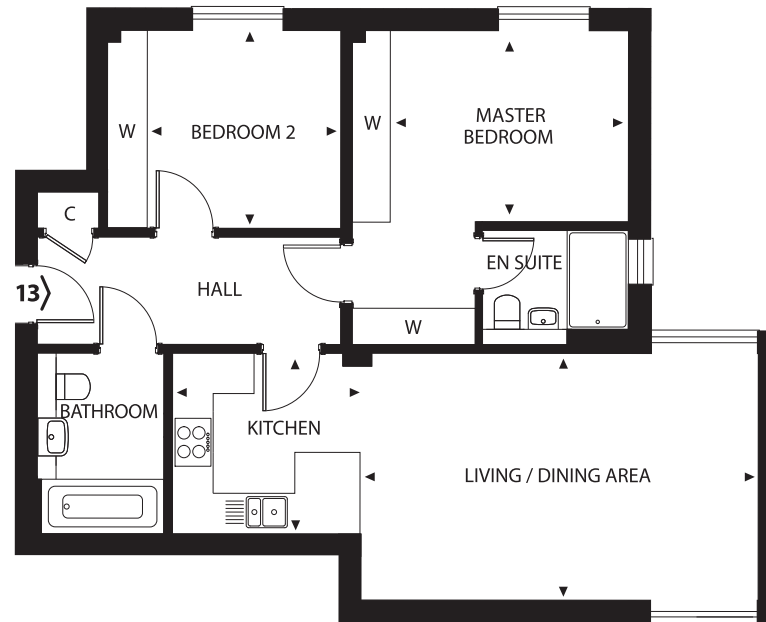
Kitchen / Living / Dining Area	8.20m x 4.15m
Master Bedroom	3.30m x 2.90m
Bedroom 2	2.75m x 2.65m

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



*ST: Stairs to basement parking ST: Communal stairs L: Lift





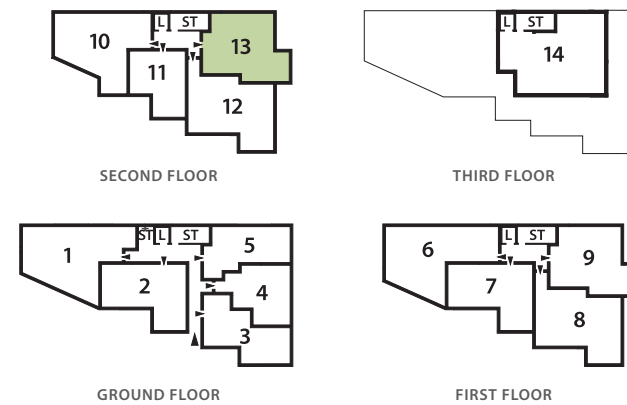
Second Floor

No.13

Two bedroom second floor apartment
with allocated basement parking.

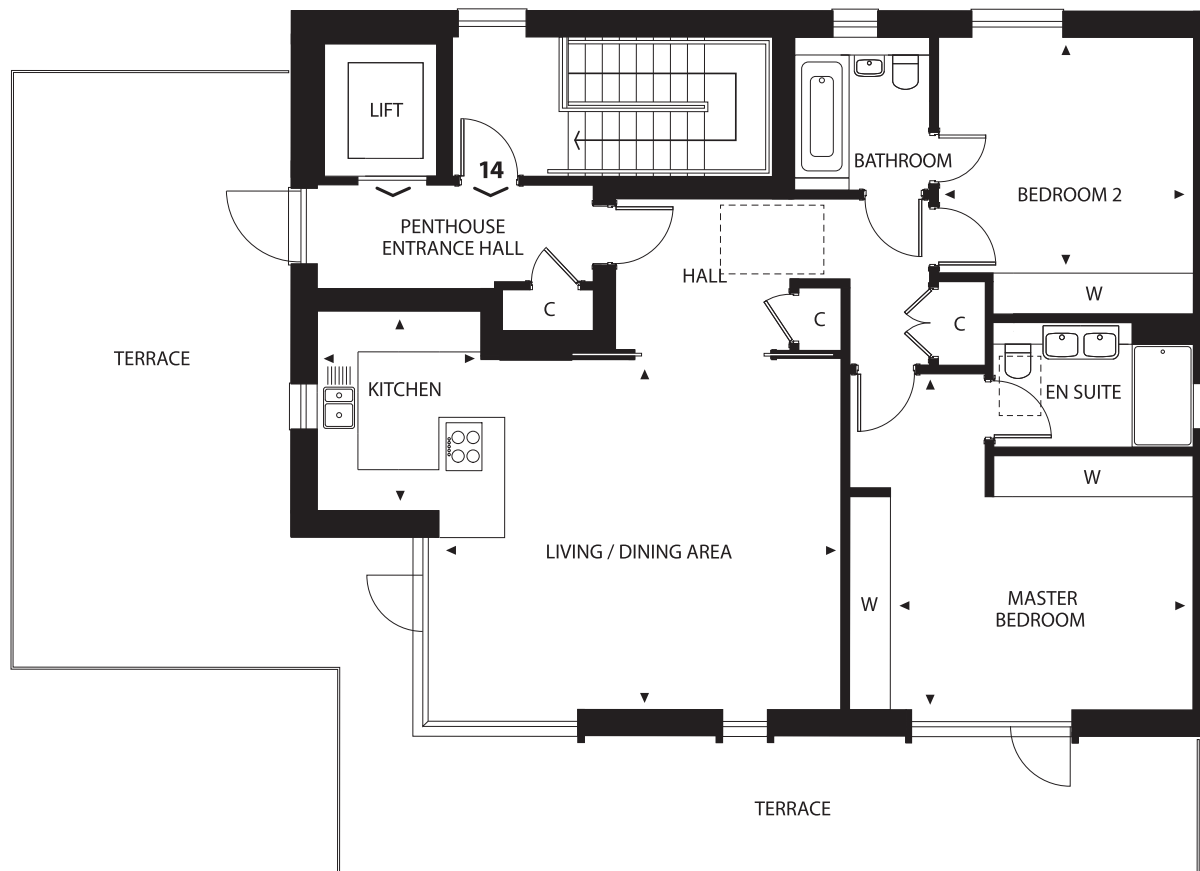
Kitchen	2.75m x 2.65m
Living / Dining Area	5.80m x 3.65m
Master Bedroom	3.45m x 2.75m
Bedroom 2	2.90m x 2.80m

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



*ST: Stairs to basement parking ST: Communal stairs L: Lift





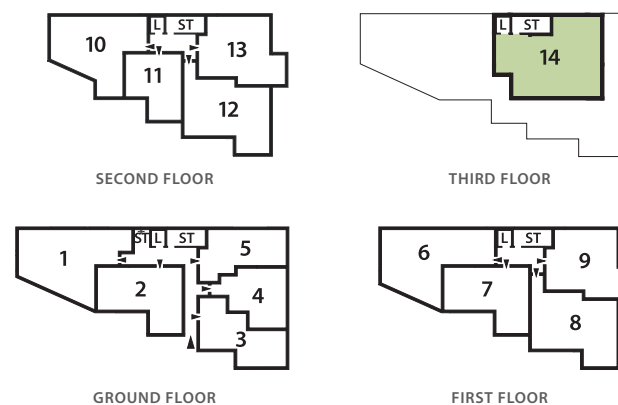
Third Floor

No.14

Two bedroom penthouse apartment with two large private terraces, private lift access and allocated basement parking.

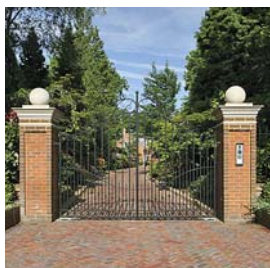
Kitchen	2.90m x 2.65m
Living / Dining Area	5.90m x 5.20m
Master Bedroom	4.90m x 4.40m
Bedroom 2	3.75m x 3.45m

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



*ST: Stairs to basement parking ST: Communal stairs L: Lift





FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for 45 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely

recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials, brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures their reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.


RUNNYMEDE
www.runnymedehomes.co.uk

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. November 2020

STON

ALVASTON, CLANDON ROAD, GUILDFORD, SURREY GU1 2WP (SAT NAV: GU1 2DR)
PRELIMINARY DETAILS - PLEASE CONTACT RUNNYMEDE HOMES FOR FURTHER DETAILS.



Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: www.runnymedehomes.co.uk