



ALVASTON  
GUILDFORD

PRELIMINARY DETAILS

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# ALVASTON

GUILDFORD

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Fourteen contemporary and 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, Alvaston's unique architectural style presents an array of contoured elevations, where most of the apartments enjoy a terrace or balcony to maximise views over the townscape and beyond. Each beautifully-designed and light-filled apartment has lift access, whilst most include basement parking. 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.









# ALVASTON

GUILDFORD

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

Alvaston enjoys the perfect 'top of town' location and is central enough to easily reach the malls, department stores, boutiques, cafés, bars, restaurants and independent shops on foot. 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.

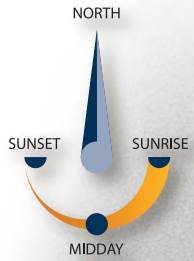
Internally, the development is equally well-planned. A range of one and two bedroom apartments are created with variations to internal layout, whilst the kitchen, living and dining areas are open-plan in each. Full height windows welcome light to flood into

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

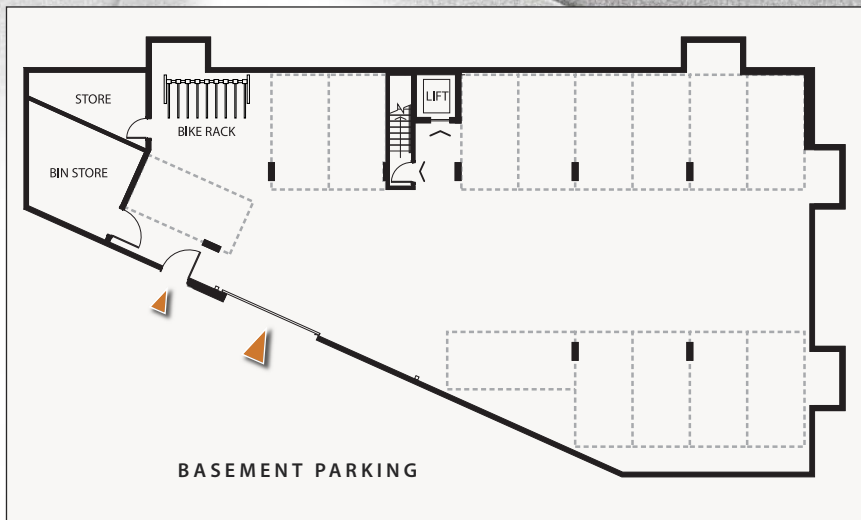
# OVER & ABOVE



LONDON ROAD

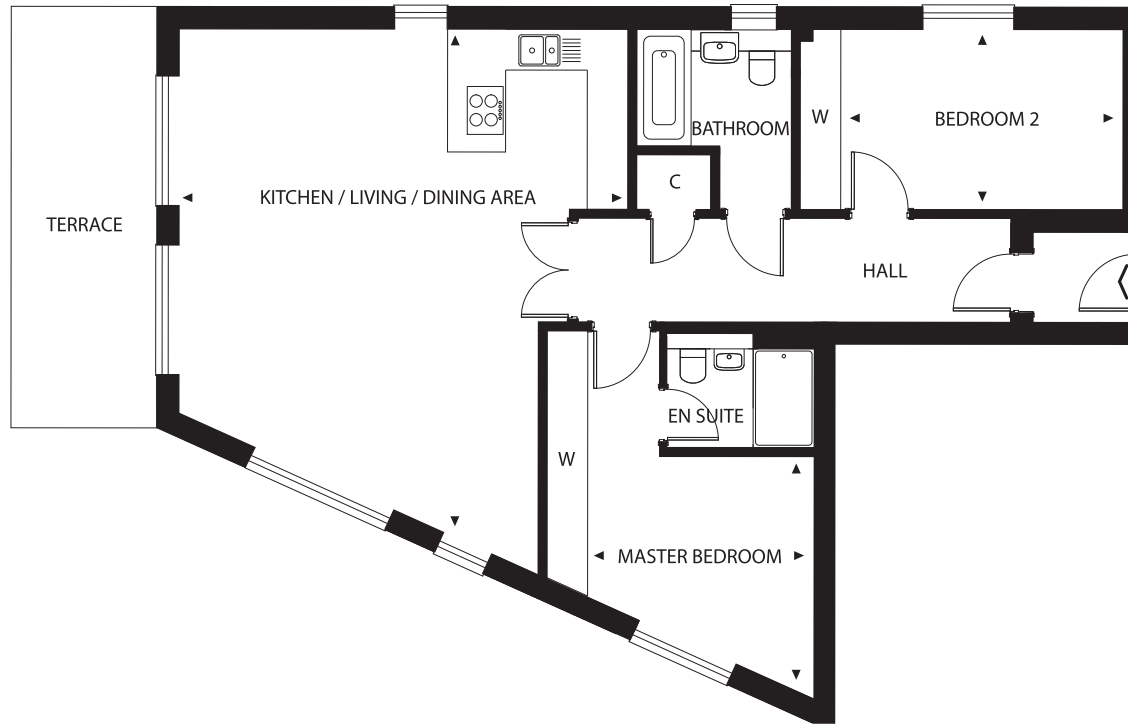
CLANDON ROAD

EXISTING  
PROPERTY



EXISTING  
PROPERTY

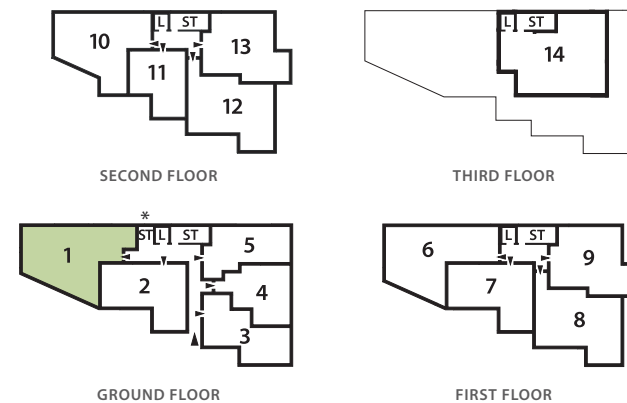




# No.1

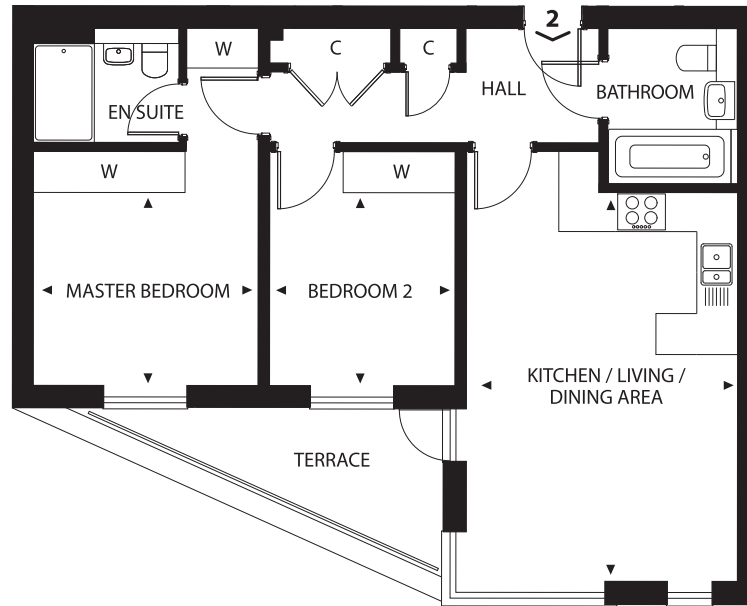
Two bedroom ground floor apartment with private terrace and allocated basement parking.

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



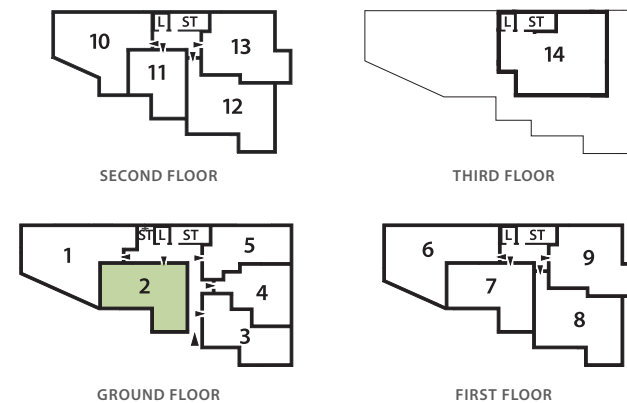


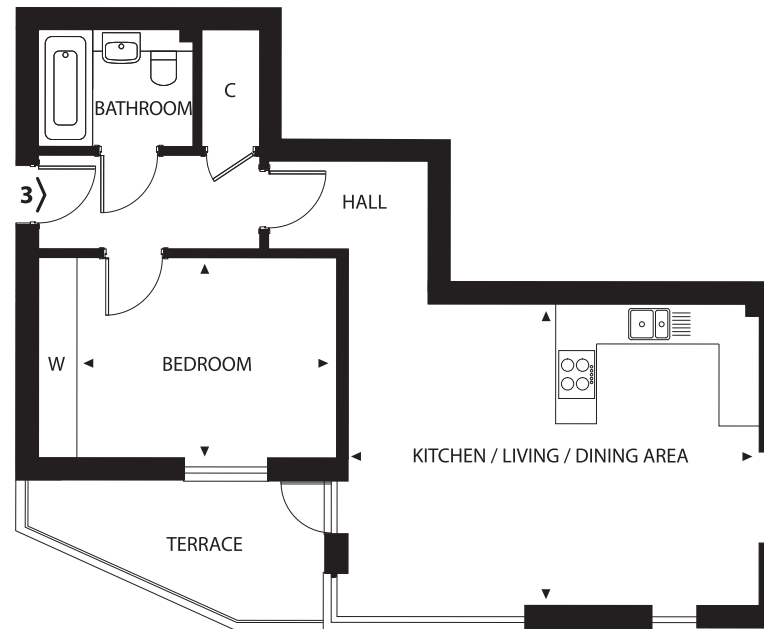
## Ground Floor

### 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



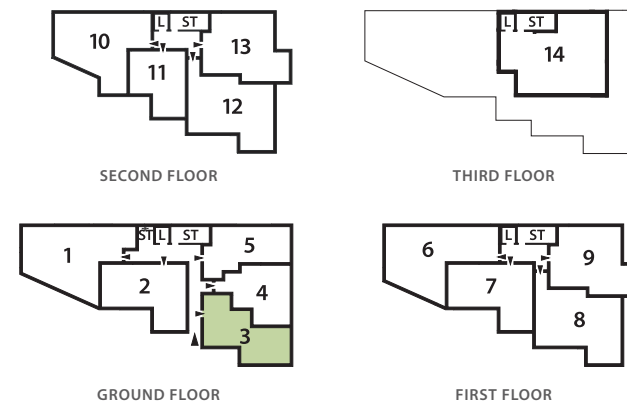


## Ground Floor

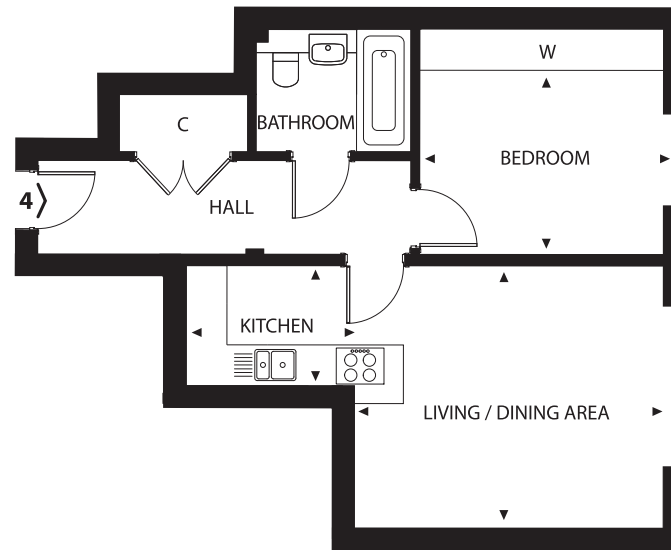
### No.3

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







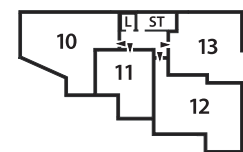
## Ground Floor

### No.4

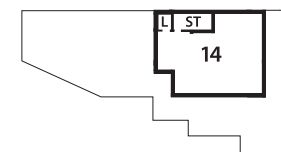
One bedroom ground floor apartment.

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

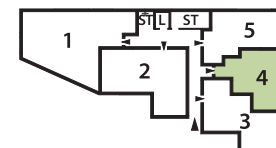
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



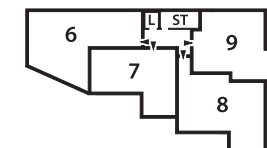
SECOND FLOOR



THIRD FLOOR



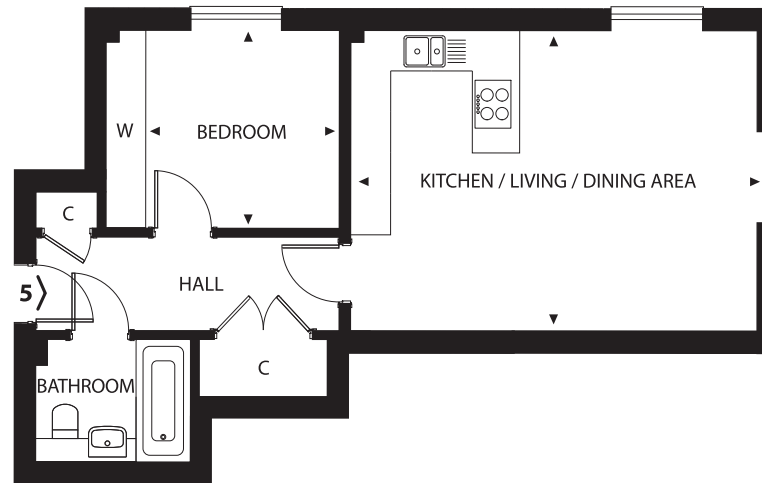
GROUND FLOOR



FIRST FLOOR

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





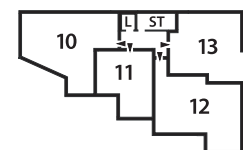
## Ground Floor

### No.5

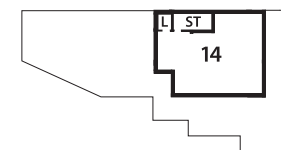
One bedroom ground floor apartment  
with allocated basement parking.

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

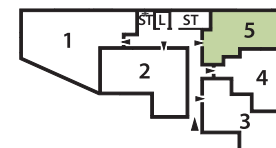
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



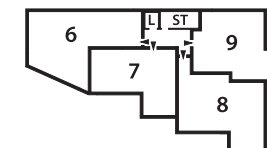
SECOND FLOOR



THIRD FLOOR



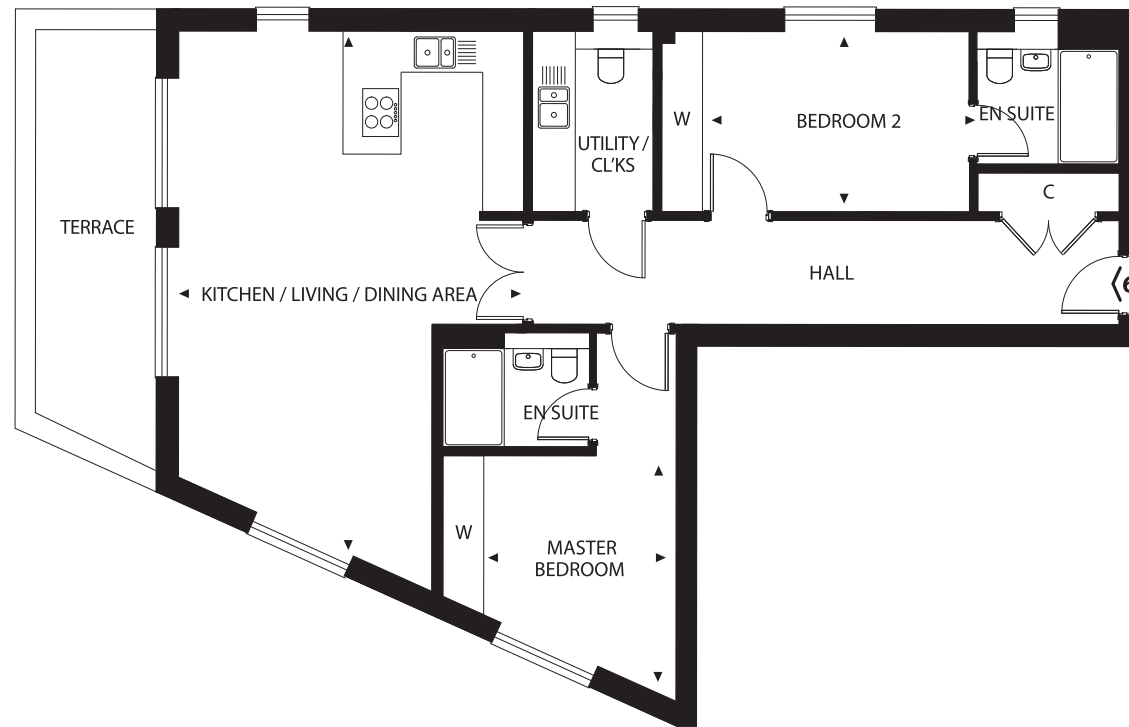
GROUND FLOOR



FIRST FLOOR

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





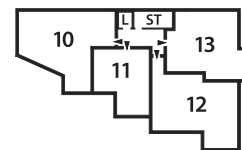
First Floor

## No.6

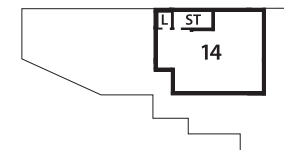
Two bedroom first floor apartment with private terrace and allocated basement parking.

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

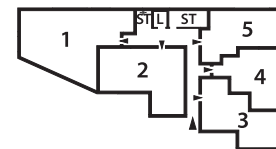
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



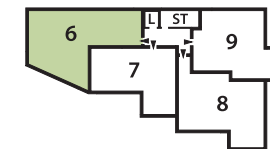
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

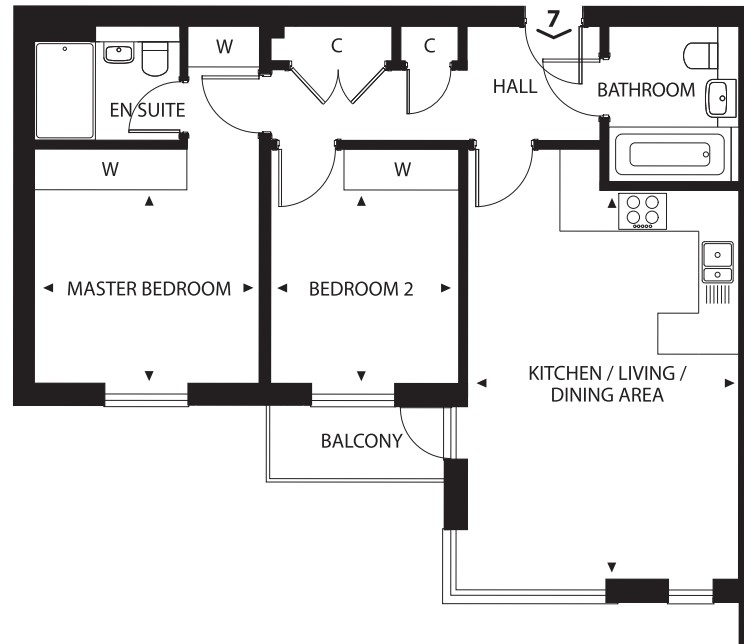


FIRST FLOOR

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





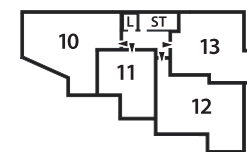


## First Floor

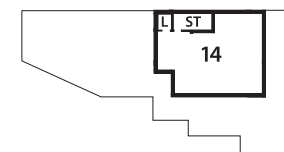
### No.7

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

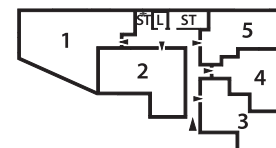
Kitchen / Living / Dining Area	5.75m x 4.00m
Master Bedroom	3.30m x 2.85m
Bedroom 2	2.80m x 2.75m



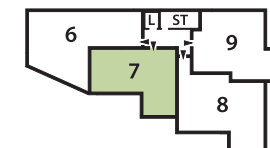
SECOND FLOOR



THIRD FLOOR

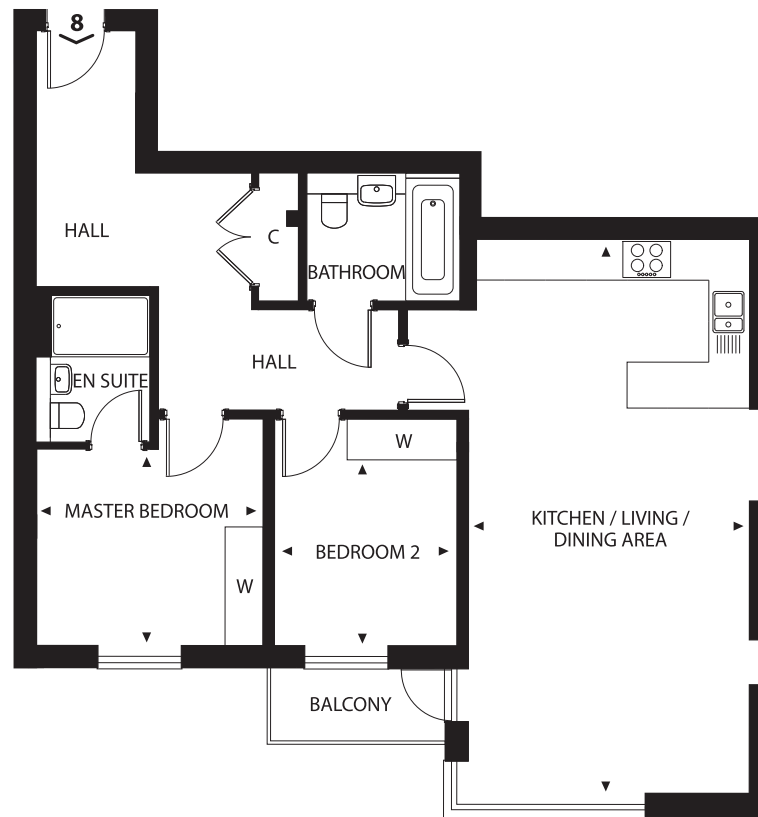


GROUND FLOOR



FIRST FLOOR



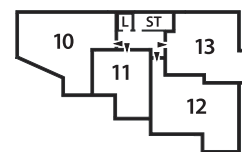


First Floor

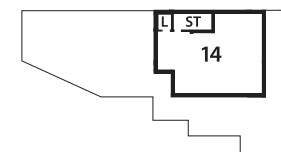
## No.8

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

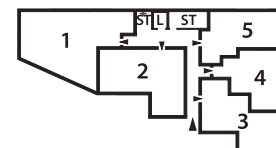
Kitchen / Living / Dining Area	8.20m x 4.15m
Master Bedroom	3.30m x 2.90m
Bedroom 2	2.75m x 2.65m



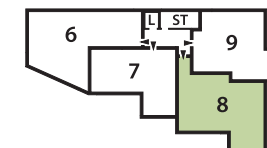
SECOND FLOOR



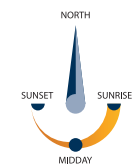
THIRD FLOOR

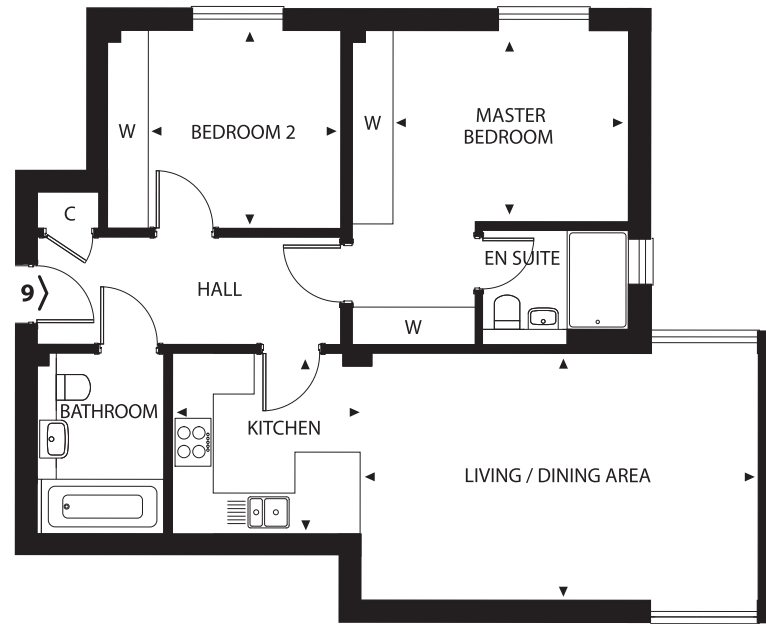


GROUND FLOOR



FIRST FLOOR





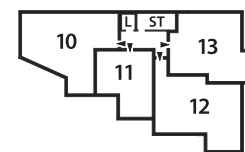
## First Floor

### No.9

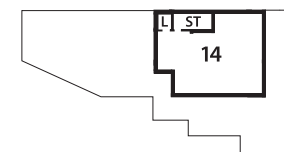
Two bedroom first floor apartment  
with allocated basement parking.

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

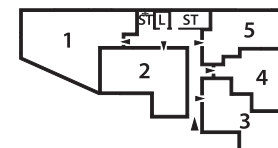
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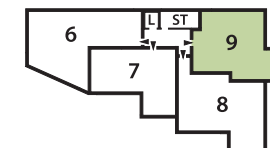
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

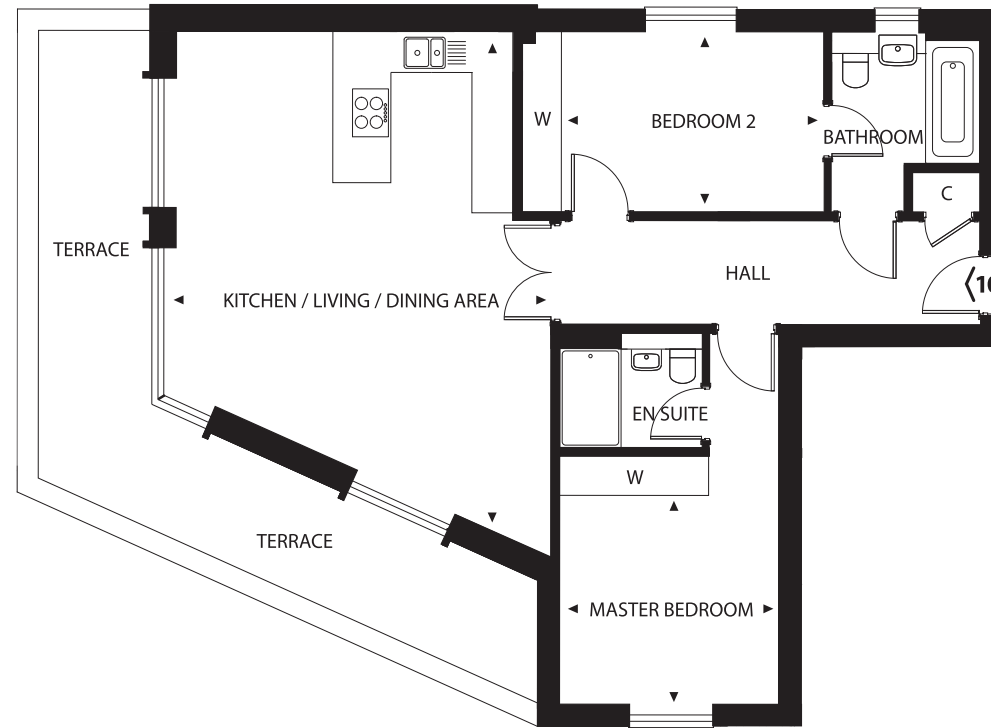


FIRST FLOOR

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







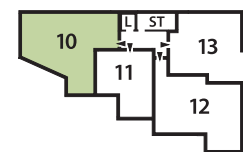
## Second Floor

### No.10

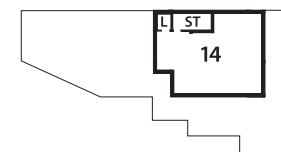
Two-bedroom second floor apartment with large private terrace and allocated basement parking.

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

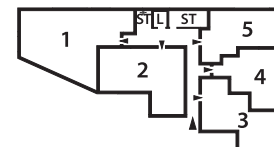
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



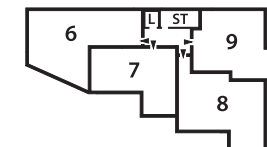
SECOND FLOOR



THIRD FLOOR



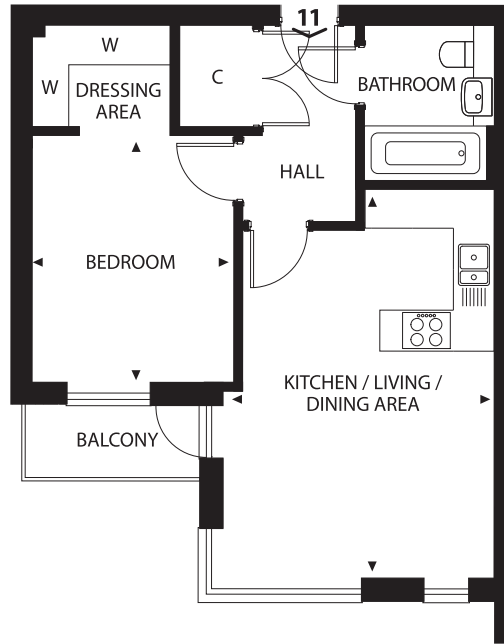
GROUND FLOOR



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.

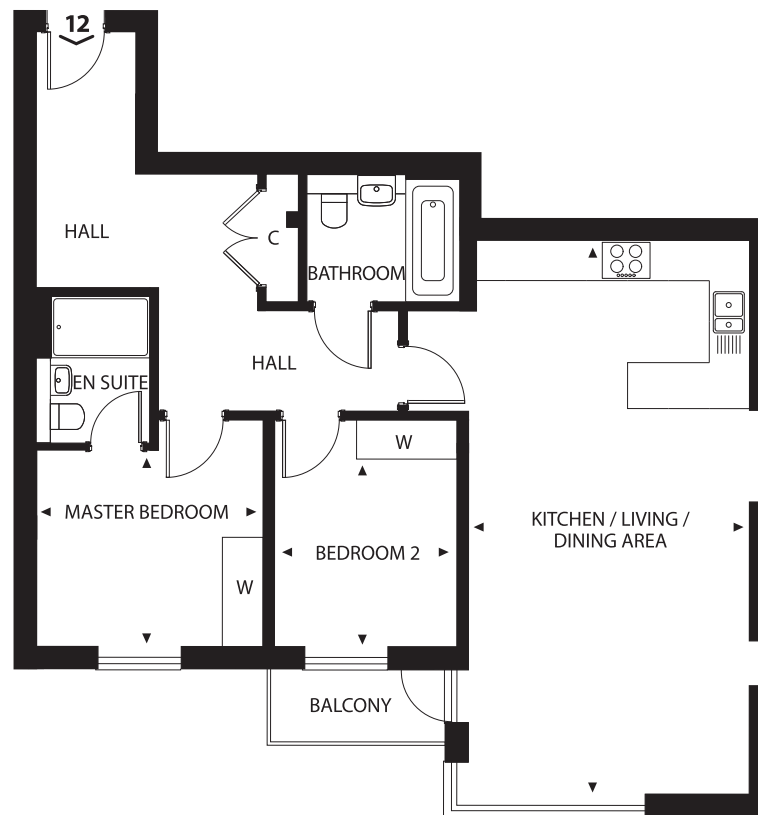
Kitchen / Living / Dining Area      5.70m x 4.00m  
Bedroom 2      3.60m x 3.00m

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



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





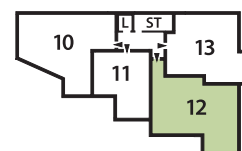
## Second Floor

### No.12

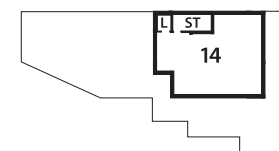
Two bedroom second floor apartment with balcony and allocated basement parking.

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

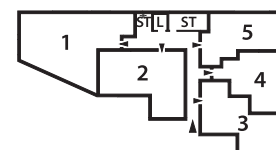
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



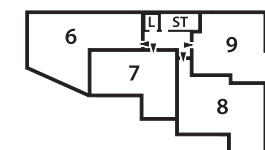
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

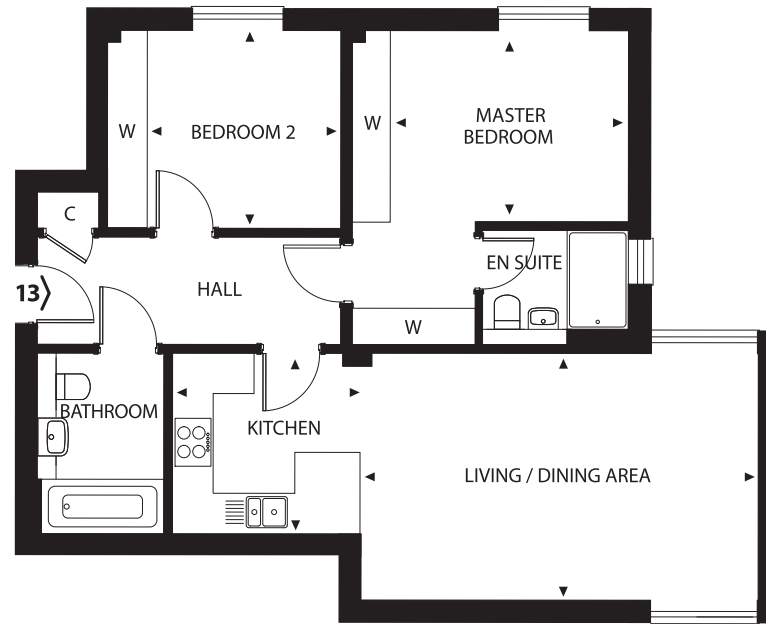


FIRST FLOOR

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







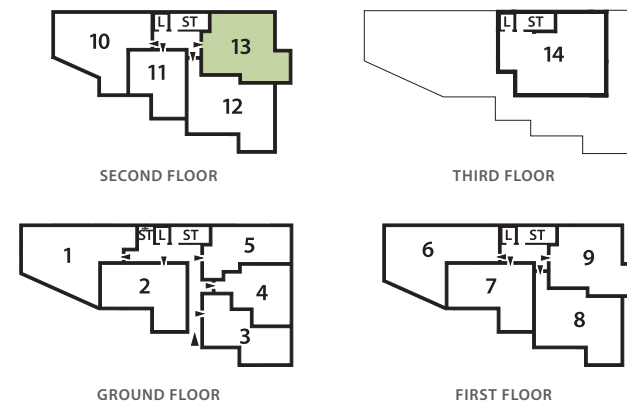
## Second Floor

### No.13

Two bedroom second floor apartment  
with allocated basement parking.

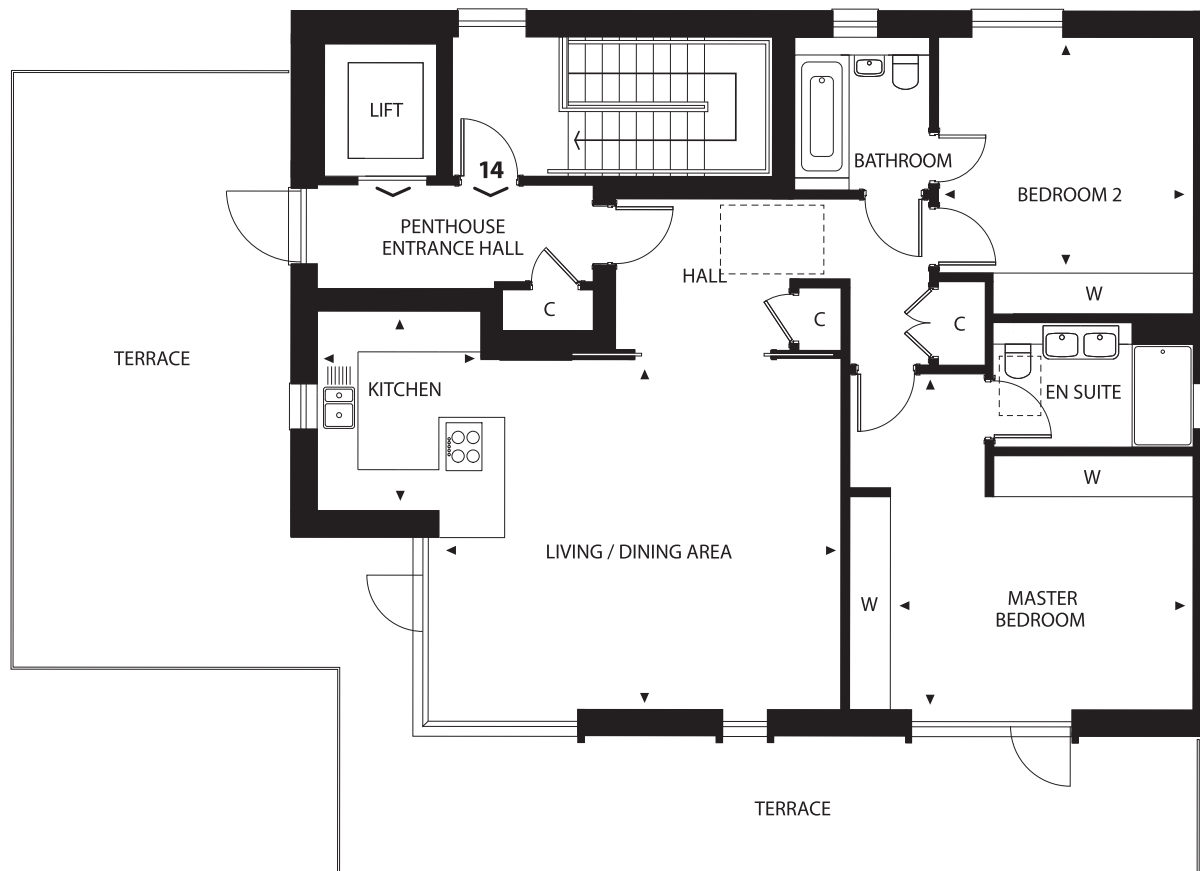
Kitchen	2.75m x 2.65m
Living / Dining Area	5.80m x 3.65m
Master Bedroom	3.45m x 2.75m
Bedroom 2	2.90m x 2.80m

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





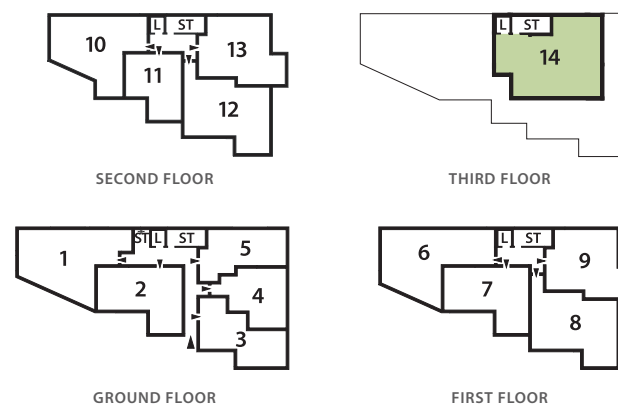
Third Floor

## No.14

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

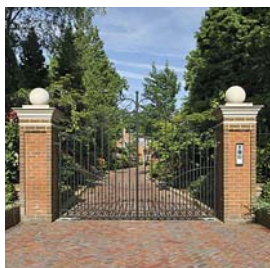
Kitchen	2.90m x 2.65m
Living / Dining Area	5.90m x 5.20m
Master Bedroom	4.90m x 4.40m
Bedroom 2	3.75m x 3.45m

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 over 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](http://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. August 2021

# 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](mailto:info@runnymedehomes.co.uk) Web: [www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)