




CENTRAL GUILDFORD

ALVASTON

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ALVASTON.  
14 LIGHT-FILLED APARTMENTS  
WITH LIFT ACCESS & PRIVATE  
BASEMENT PARKING.

  
RUNNYMEDE



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 apartments enjoy a terrace or balcony to maximise views over the townscape and beyond.

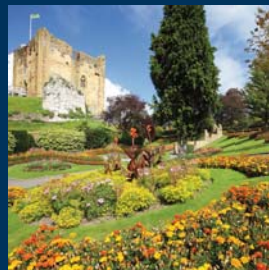
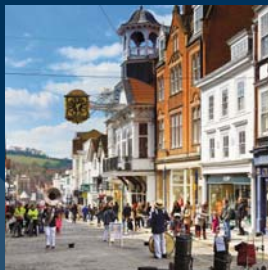
Built to Runnymede's customary high standard, high levels of energy efficiency and a premium specification, Alvaston marks an exciting new living experience in central Guildford.



# ALVASTON. 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 of town with ease to access the surrounding Surrey Hills countryside and beyond.

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.





## ALVASTON. A TOWNSCAPE OUTLOOK...

Alvaston is no ordinary 'apartment block'.  
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. The appearance is further enhanced with a range of materials, from mellow ochre brick, textures of pale render and warm shades of red zinc.

...AND AN ABUNDANCE OF KERB APPEAL.

G LIVE  
& TOWN CENTRE

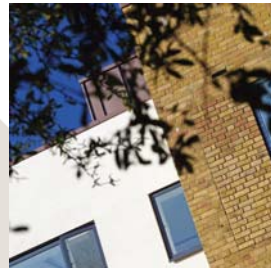
NORTH DOWNS

GUILDFORD CATHEDRAL

LONDON ROAD  
STATION



Computer generated artist's impression of Alvaston.



A range of materials and texture.



Alvaston occupies a prime position at the top of town, which affords the apartments an elevated west facing vista, over roof tops and beyond. The Cathedral and North Downs create the backdrop for most apartments to enjoy the view and to watch the sun setting over Surrey's county town.

# ALVASTON. THE DIFFERENCE IS IN THE DETAIL.

At Alvaston, Runnymede Homes aims to incorporate practical, yet stylish design elements, high standards of insulation and meticulous finishes throughout - this will stand the test of time and provide a lifetime of enjoyment.

The apartments are created with variations to internal layout, whilst the kitchen, living and dining areas are open-plan. 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.

Beautifully landscaped communal gardens enhance the setting of Alvaston, where secure basement parking and cycle storage offer further benefits.

The buyers of apartments at Alvaston will own the Freehold of the property through the Residents' Company and the property will be professionally managed through a local Property Management Company.

## GENERAL

- Contemporary construction of brick & block with pressed Zinc feature detailing
- Double-glazed composite framed windows
- Cabling provision for EV car charging
- Landscaped and fenced communal gardens
- Secure basement parking and cycle storage
- Bespoke 6 person lift to all floors
- Most apartments feature outside space from balconies to panoramic terraces
- Porcelain tiled and carpeted communal areas

## KITCHEN

- A contemporary handle-less design by Wooden Heart of Weybridge
- A mix of Brown Wild Oak and painted finishes providing practical storage and working space with 'Steel Grey Leather' stone worksurfaces and a range of Siemens advanced technology appliances

## BATHROOMS & EN-SUITES

- Individually designed bathrooms throughout, finished in Italian porcelain tiles
- White sanitaryware complemented with polished chrome taps and fittings from designer brands including Hansgrohe, Crosswater and Roca
- Vanity units by Villeroy & Boch, Dansani and Saneux

## HEATING & COMFORT

- Wet system under-floor heating throughout
- Individual thermostatic controls to each room
- Pressurised hot water system coupled with 'A' rated condensing gas-fired boiler
- Heated polished chrome ladder towel rails
- Trickle vents to windows for secure ventilation
- High standard insulation for optimum energy efficiency

## MEDIA & COMMUNICATIONS

- Cat-6 network-enabled for control and distribution of audio, video and data
- Telephone and television points to principle rooms with full digital compatibility

## INTERNAL FINISH

- Painted plastered walls
- Polished chrome ironmongery, switches and sockets
- Low energy LED down-lights throughout
- Stylish porcelain 'Concrete' tiles to reception and hall
- High-quality carpets to the bedrooms
- Fully fitted wardrobes by Lawrence Walsh

## SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- Mains-operated smoke and heat detectors with battery back-up
- Video secure entry system

## NEW HOMES WARRANTY

- 10-year LABC New Homes Warranty

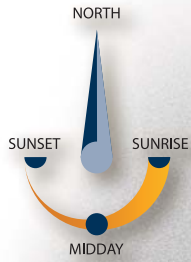
## ESTATE MANAGEMENT

An annual charge will be levied as contribution towards maintenance of communal areas. Please enquire for details.



RAILWAY LINE

# ABOVE & BELOW

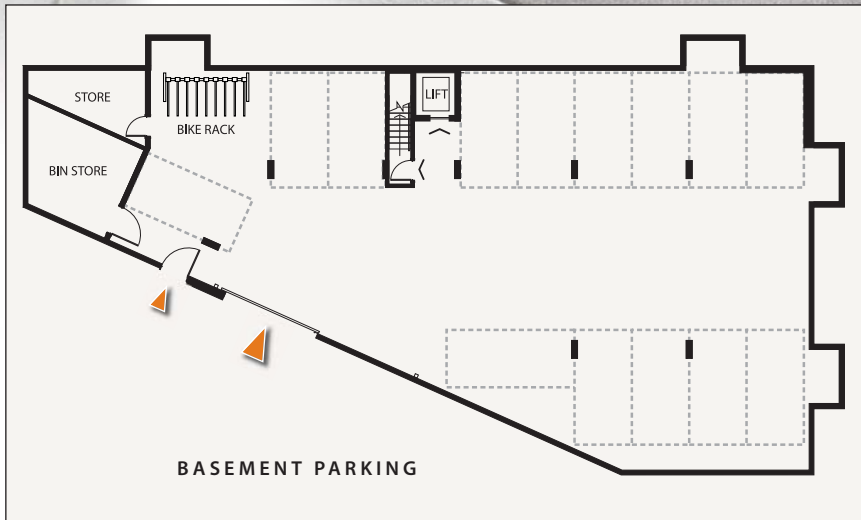


LONDON ROAD

CLANDON ROAD

EXISTING PROPERTY

EXISTING PROPERTY



Drawing not to scale. Landscaping and hard surfaces are indicative only.

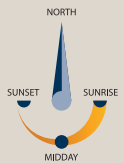
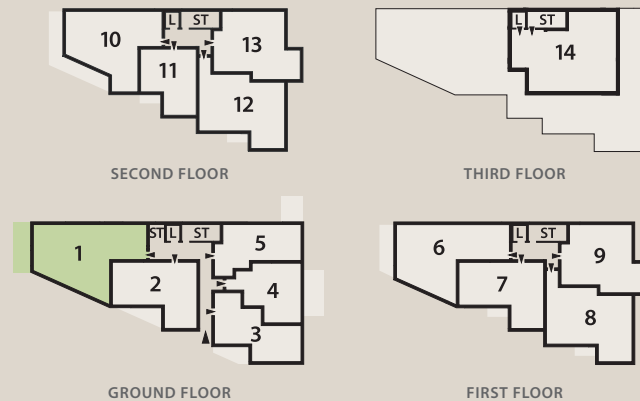


Ground Floor

## 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 |



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

ST: Communal stairs L: Lift



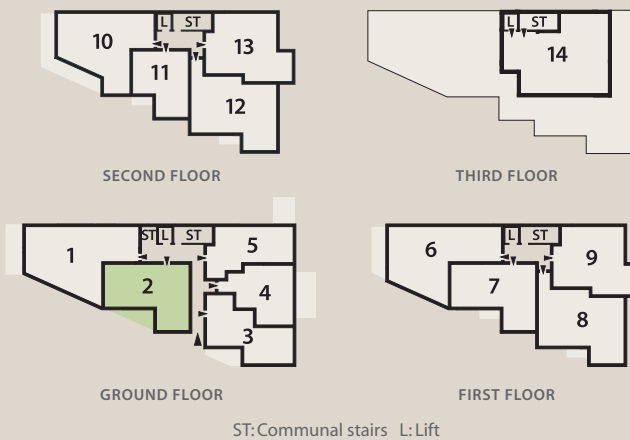
## Ground Floor

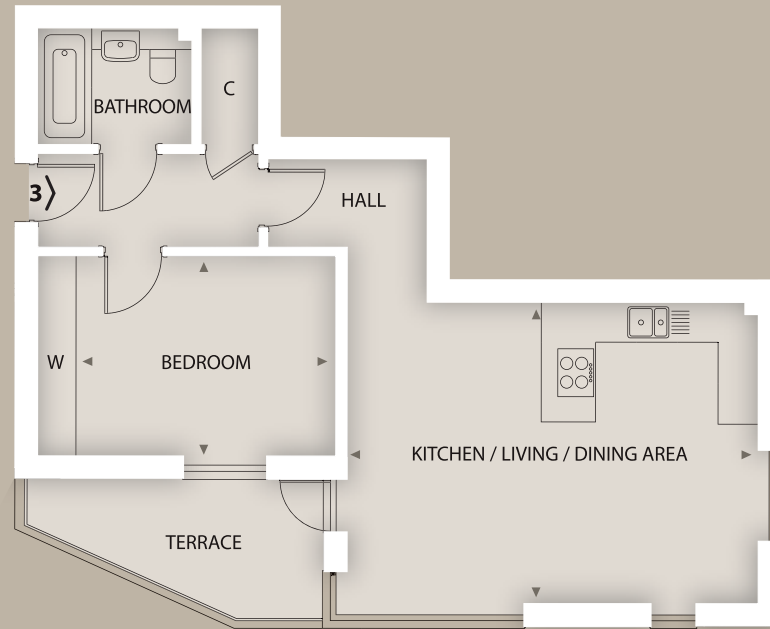
### No.2

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 |

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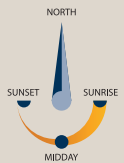
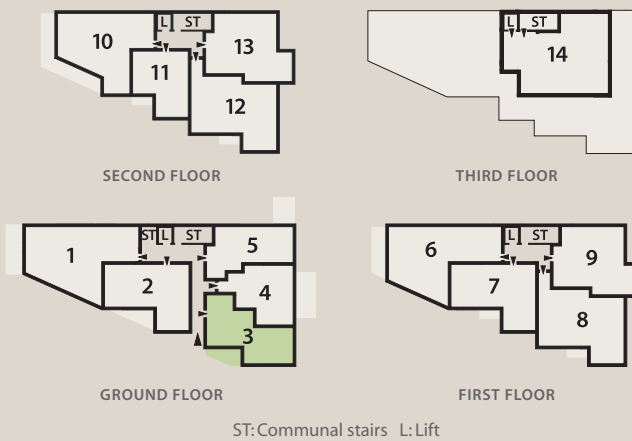


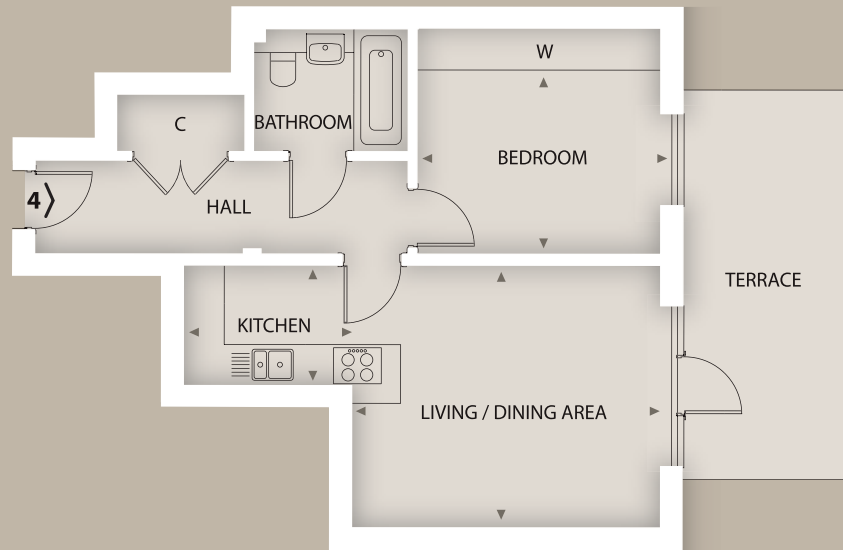
## Ground Floor

### 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 |





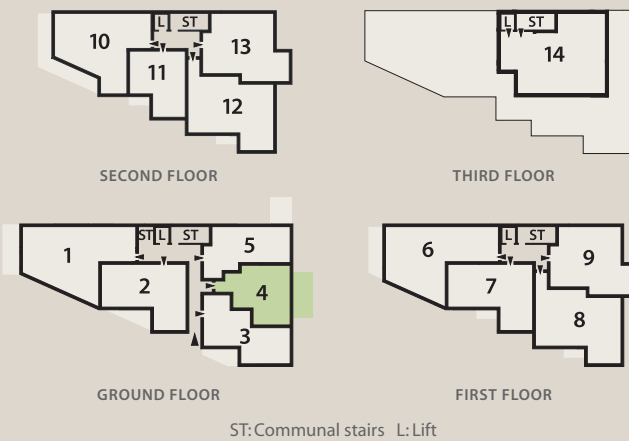
## Ground Floor

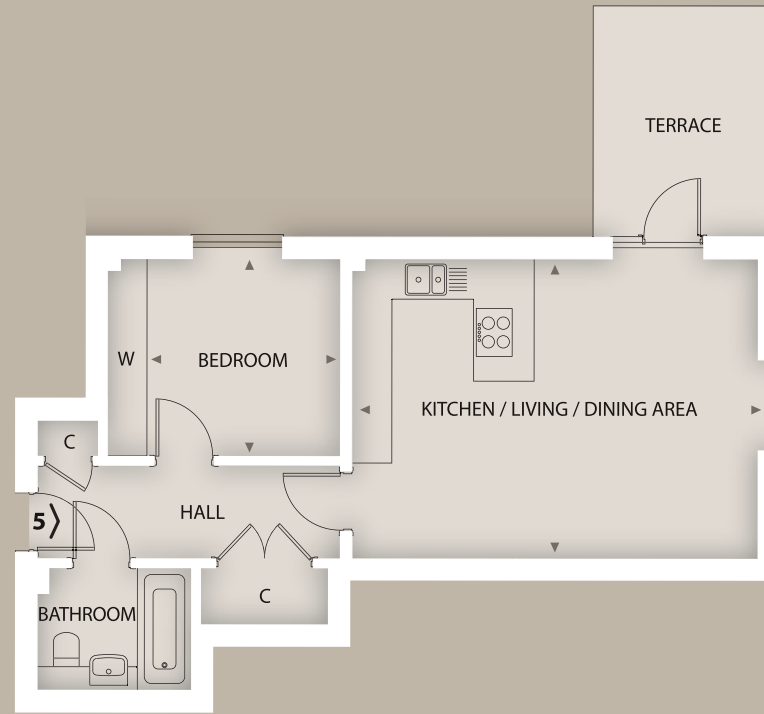
### No.4

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

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

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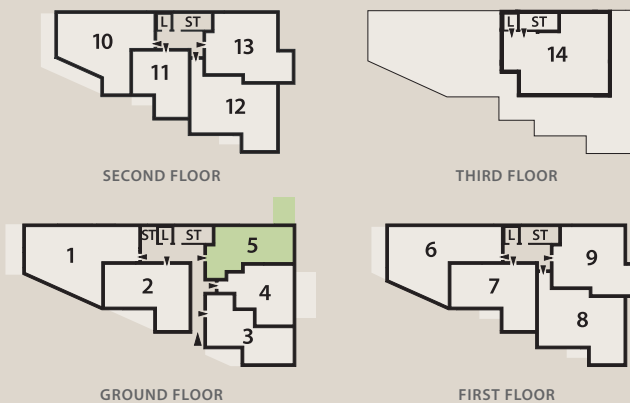


## Ground Floor

### No.5

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

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



SECOND FLOOR

THIRD FLOOR

GROUND FLOOR

FIRST FLOOR



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ST: Communal stairs L: Lift

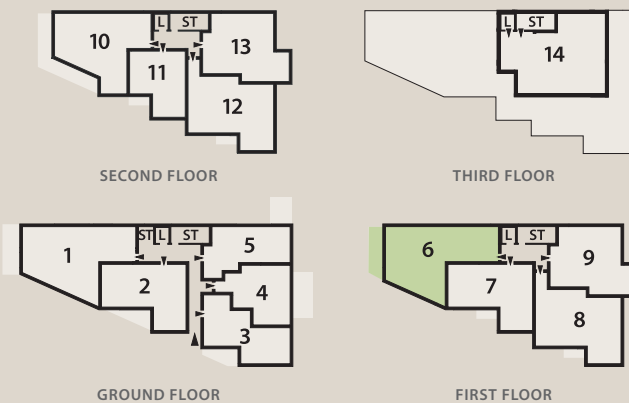


First Floor

## 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 |



SECOND FLOOR

THIRD FLOOR

GROUND FLOOR

FIRST FLOOR

ST: Communal stairs L: Lift



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



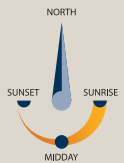
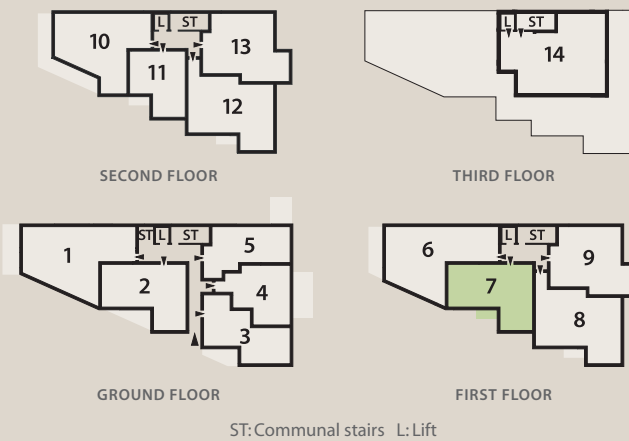
## First Floor

### 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 |

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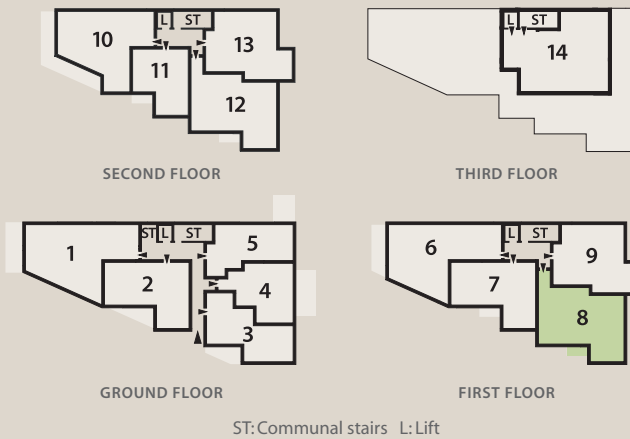


## First Floor

### 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 |





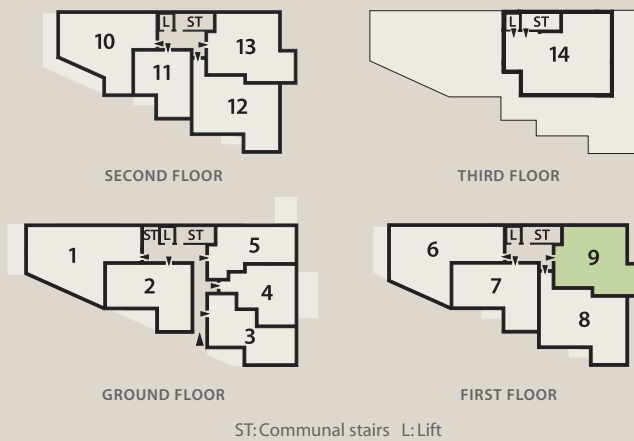
## First Floor

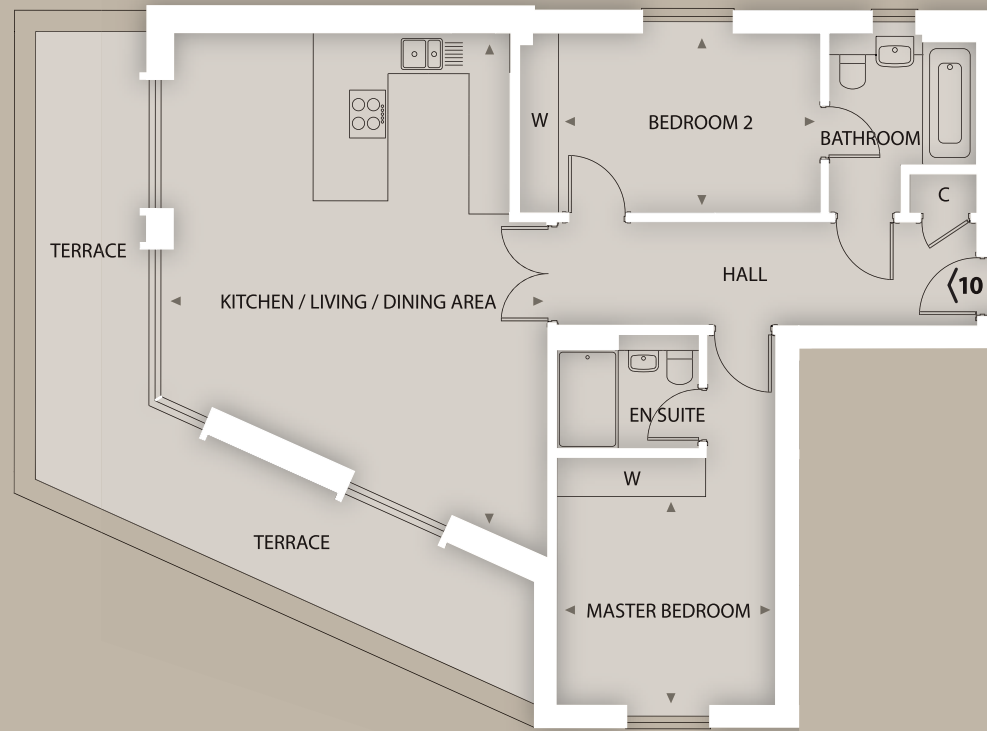
### No.9

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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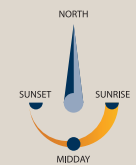
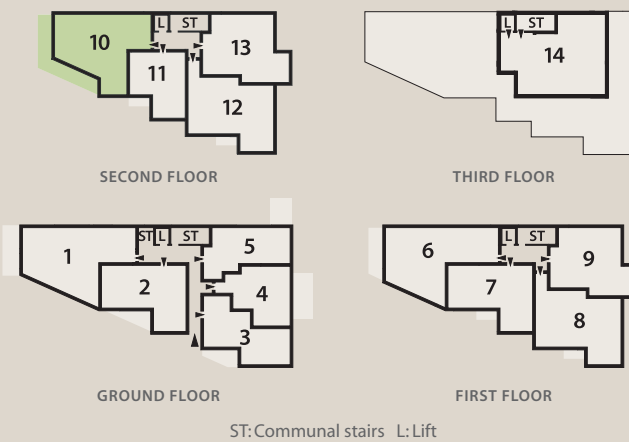
## Second Floor

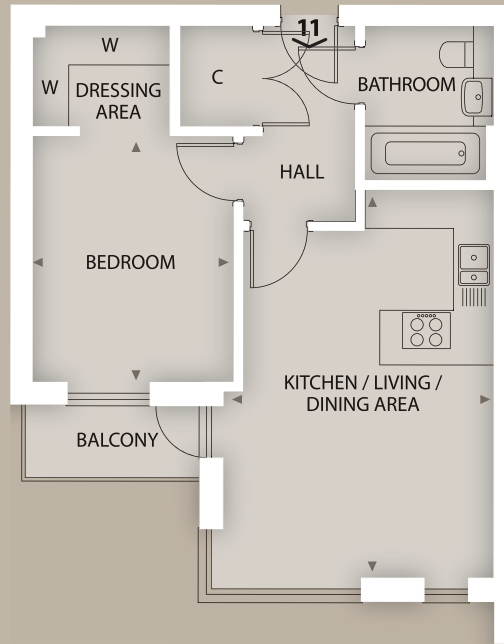
### No.10

Two-bedroom second floor apartment with panoramic 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 |

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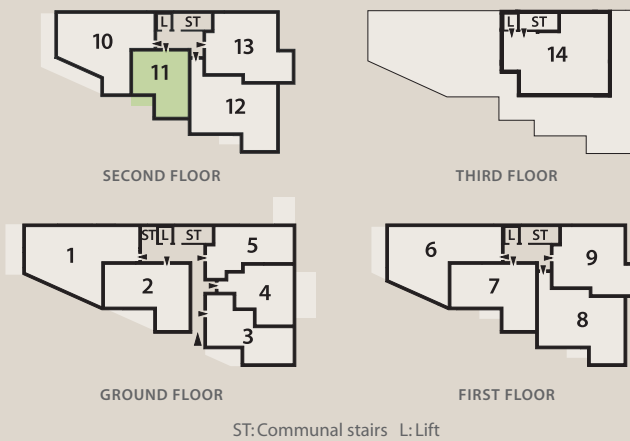


## Second Floor

### 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 |





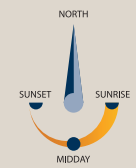
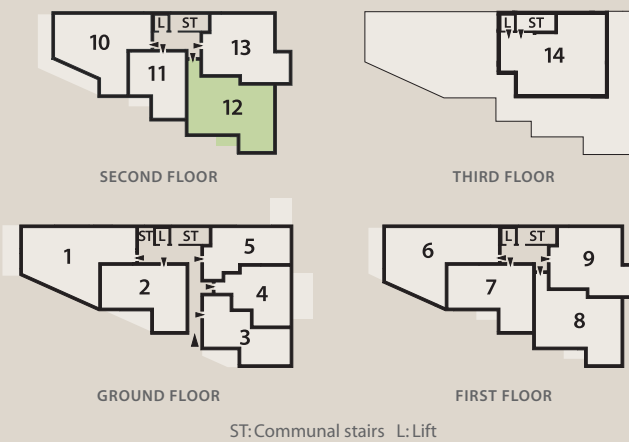
## Second Floor

### 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: Communal stairs L: Lift



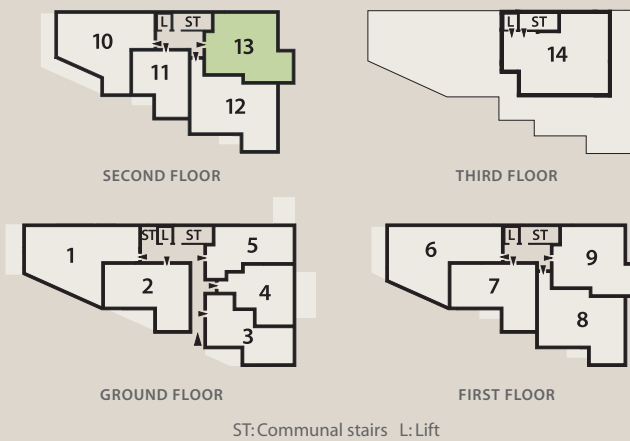
## Second Floor

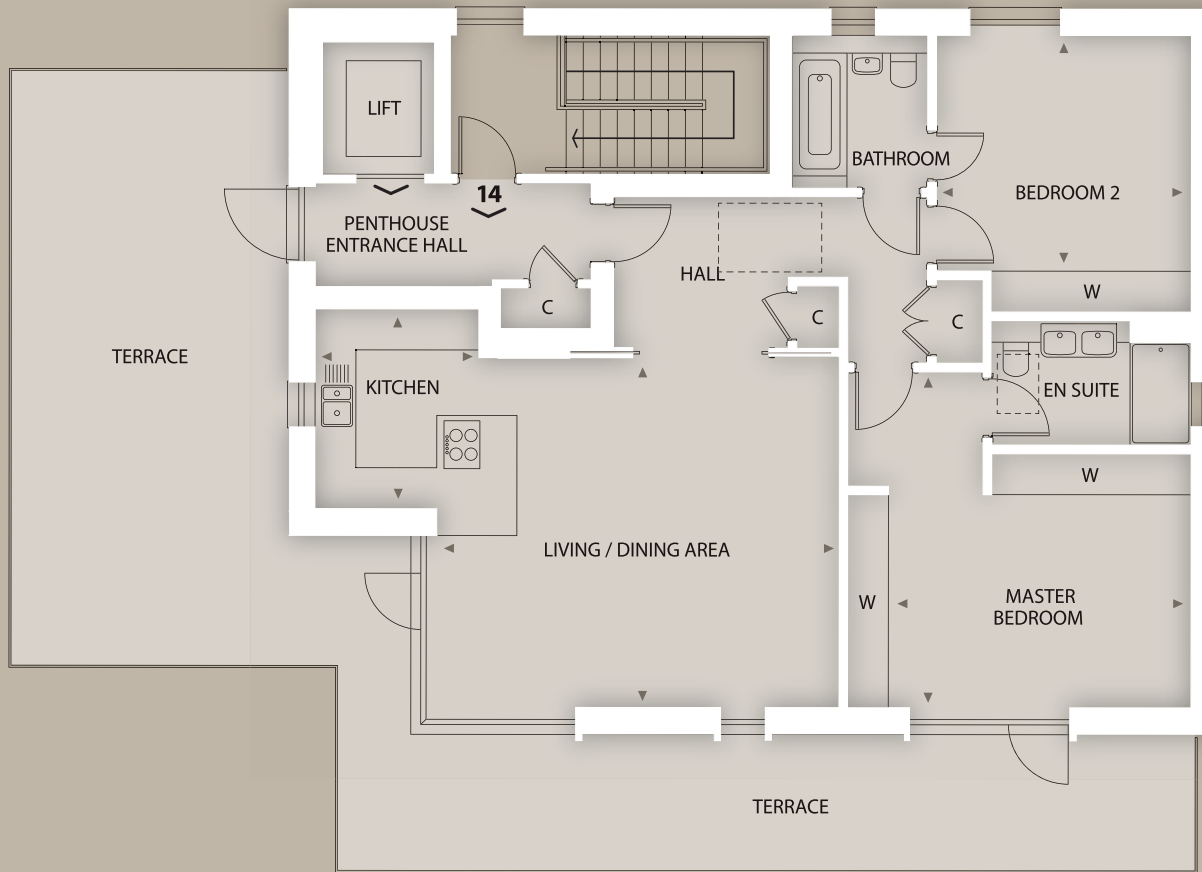
### No.13

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 |

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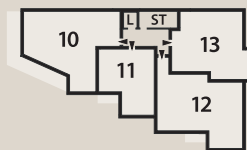
Third Floor

## No.14

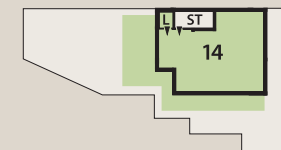
Two bedroom penthouse apartment with panoramic private terraces, private lift access and allocated basement parking.

|                      |               |
|----------------------|---------------|
| 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 |

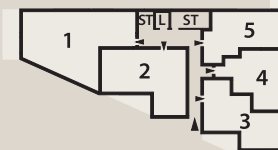
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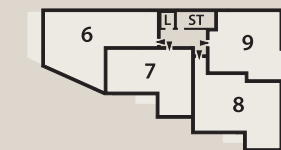
SECOND FLOOR



THIRD FLOOR

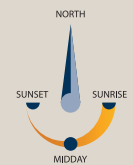


GROUND FLOOR



FIRST FLOOR

ST: Communal stairs L: Lift



CHRIST CHURCH - ONE OF THE MANY PENTHOUSE VIEWS.





# THE ART IS DEVELOPING.



Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 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)



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PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



RUNNYMEDE

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