



CENTRAL GUILDFORD

ALVASTON

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.

CENTRAL GUILDFORD

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


RUNNYMEDE

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.





G LIVE

TOWN CENTRE

NORTH DOWNS

GUILDFORD CATHEDRAL

LONDON ROAD
STATION



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.



Computer generated artist's impression of Alvaston.

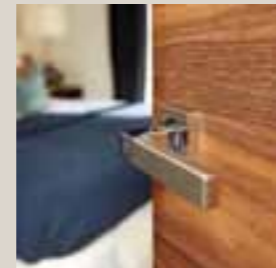


A range of materials and texture.

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.

Main image: Indicative view from upper level apartments.

ALVASTON. BEAUTIFULLY PLANNED INTERIOR SPACE...



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.



...THAT WILL GO BEYOND YOUR EXPECTATIONS.





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

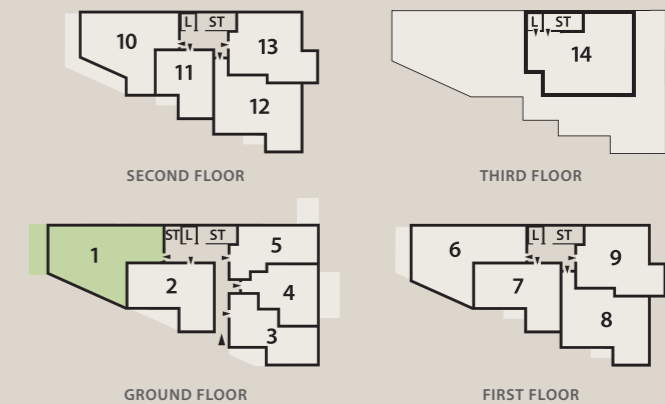


Ground Floor

No.1

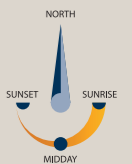
Two bedroom ground floor apartment with private terrace and allocated basement parking.

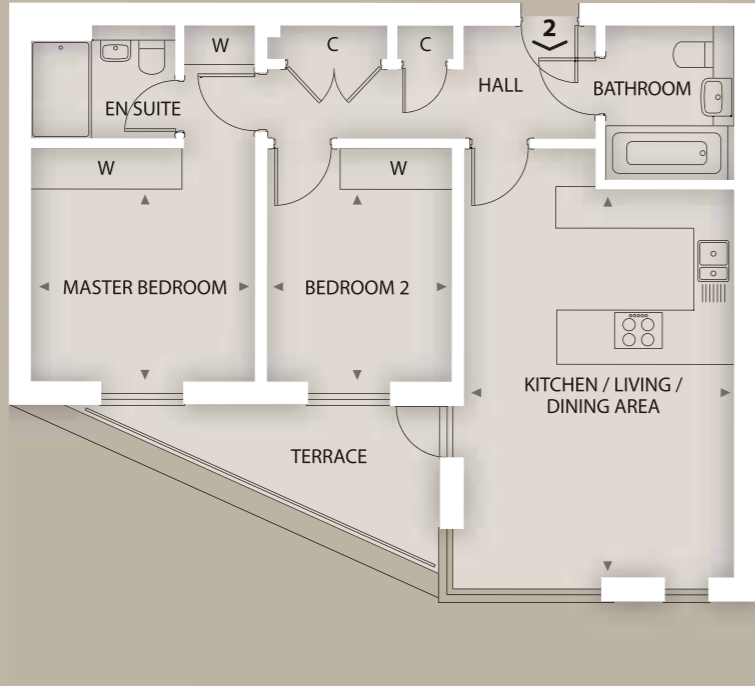
Kitchen / Living / Dining Area	7.50m x 6.55m
Master Bedroom	3.50m x 3.30m
Bedroom 2	4.15m x 2.60m



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

ST: Communal stairs L: Lift





Ground Floor

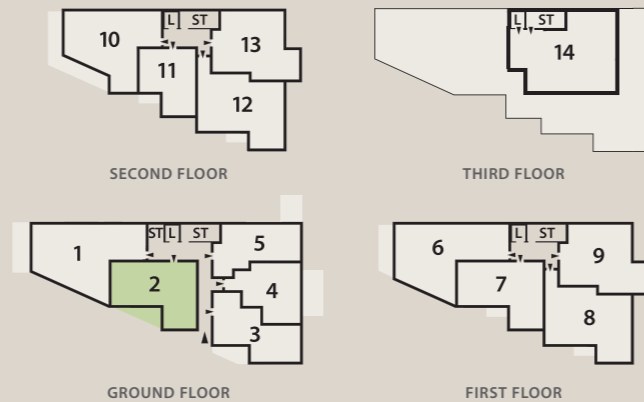


Ground Floor

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



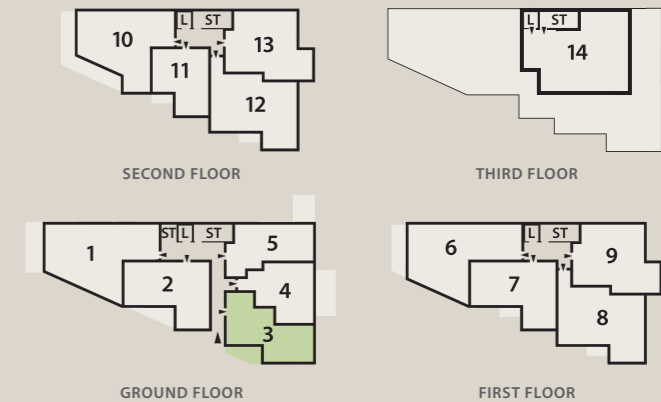
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No.3

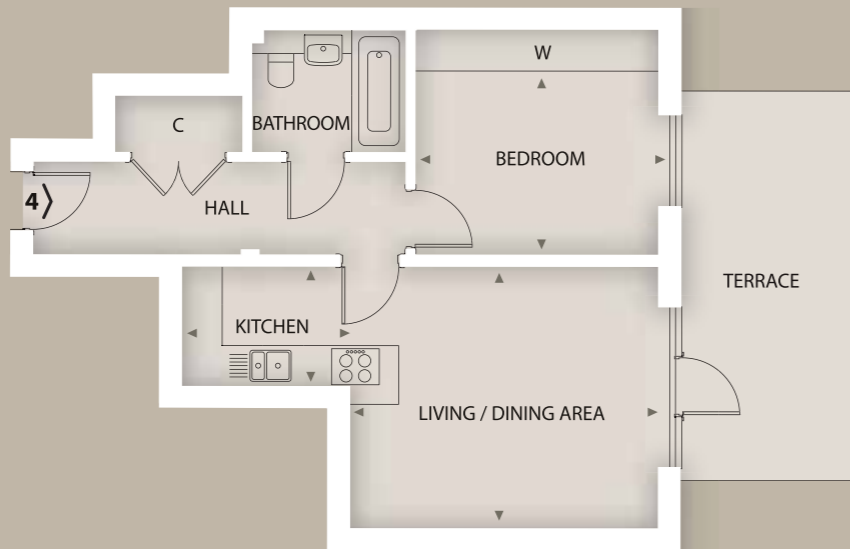
One bedroom ground floor apartment with private terrace and allocated basement parking.

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



ST: Communal stairs L: Lift





Ground Floor

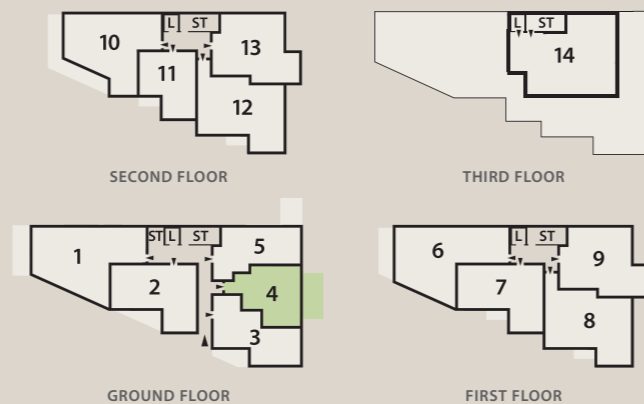


Ground Floor

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



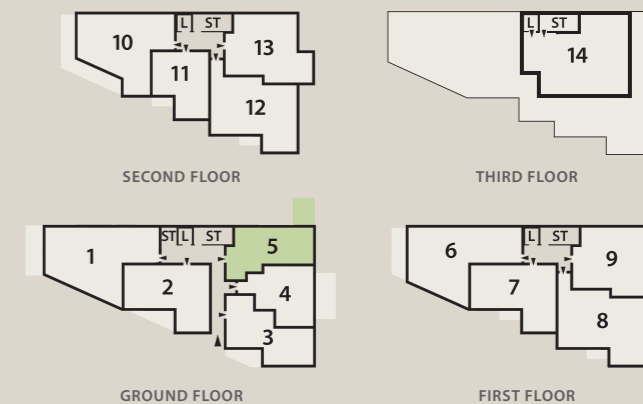
ST: Communal stairs L: Lift



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



ST: Communal stairs L: Lift





First Floor

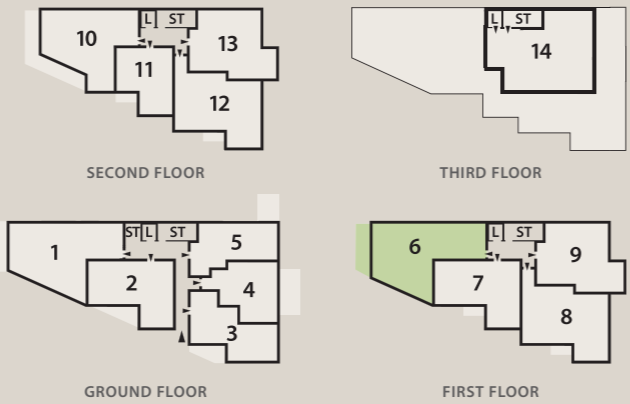


First Floor

No.6

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

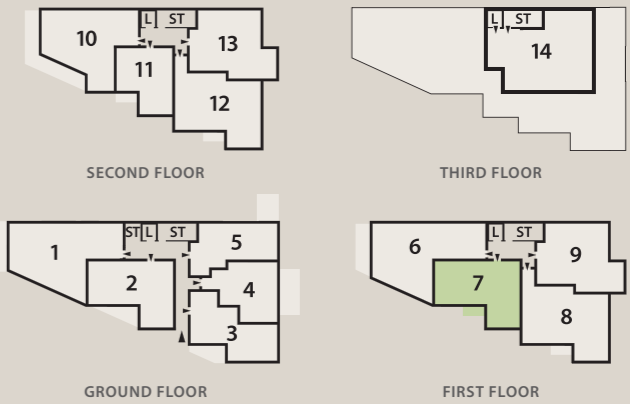
Kitchen / Living / Dining Area	7.80m x 5.00m
Master Bedroom	3.50m x 2.80m
Bedroom 2	3.90m x 2.65m



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





First Floor

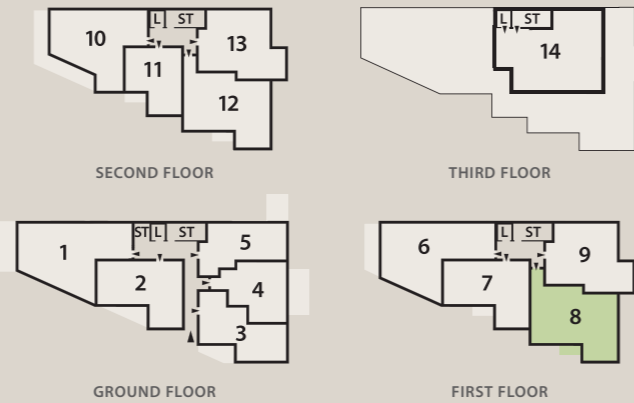


First Floor

No.8

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

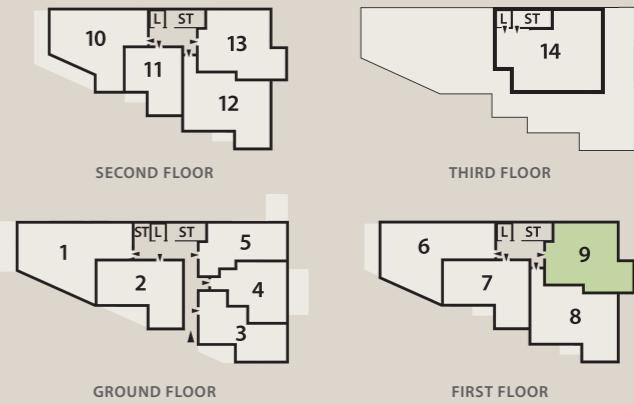
Kitchen / Living / Dining Area	8.20m x 4.15m
Master Bedroom	3.30m x 2.90m
Bedroom 2	2.75m x 2.65m

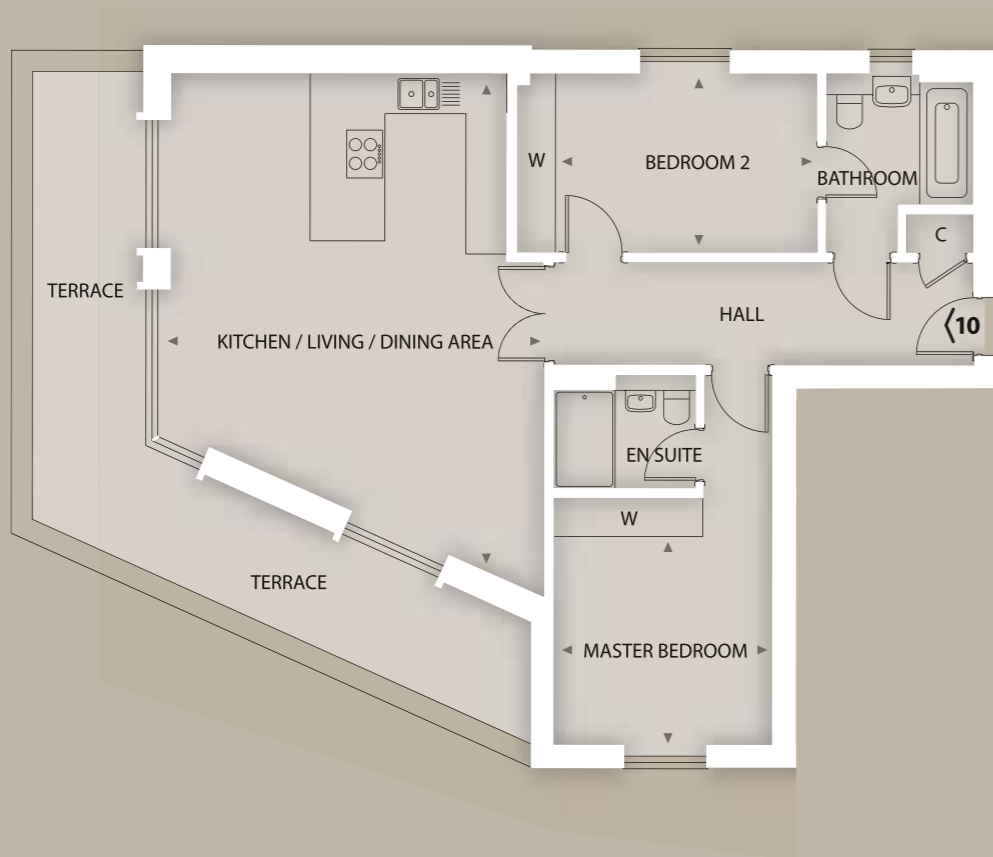


No.9

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





Second Floor

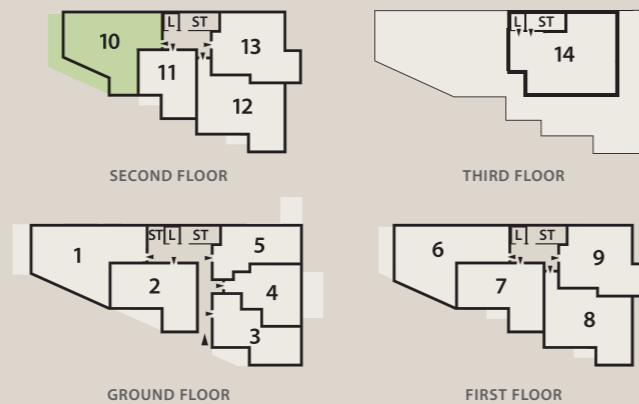


Second Floor

No.10

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

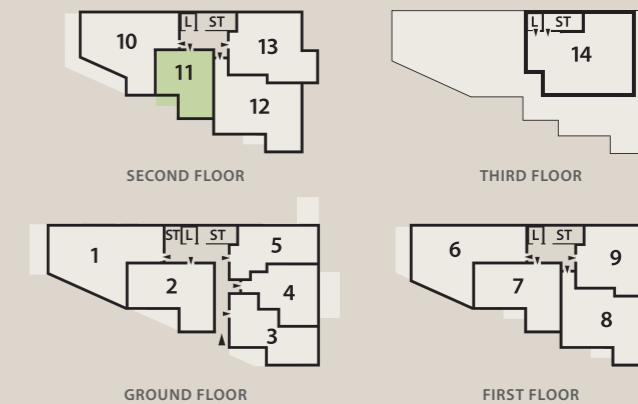
Kitchen / Living / Dining Area	7.40m x 5.65m
Master Bedroom	3.20m x 3.00m
Bedroom 2	3.85m x 2.65m



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

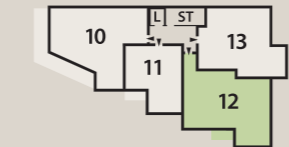


Second Floor

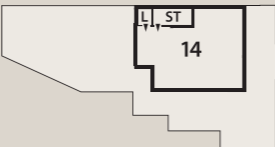
No.12

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

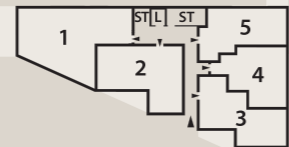
Kitchen / Living / Dining Area	8.20m x 4.15m
Master Bedroom	3.30m x 2.90m
Bedroom 2	2.75m x 2.65m



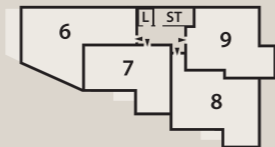
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

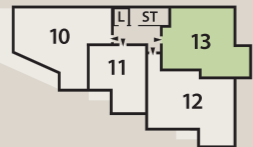


ST: Communal stairs L: Lift

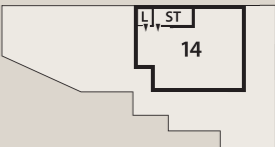
No.13

Two bedroom second floor apartment with allocated basement parking.

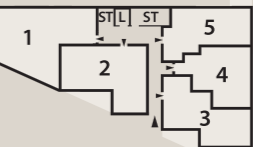
Kitchen	2.75m x 2.65m
Living / Dining Area	5.80m x 3.65m
Master Bedroom	3.45m x 2.75m
Bedroom 2	2.90m x 2.80m



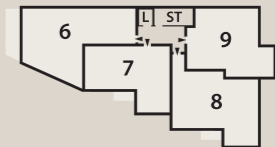
SECOND FLOOR



THIRD FLOOR



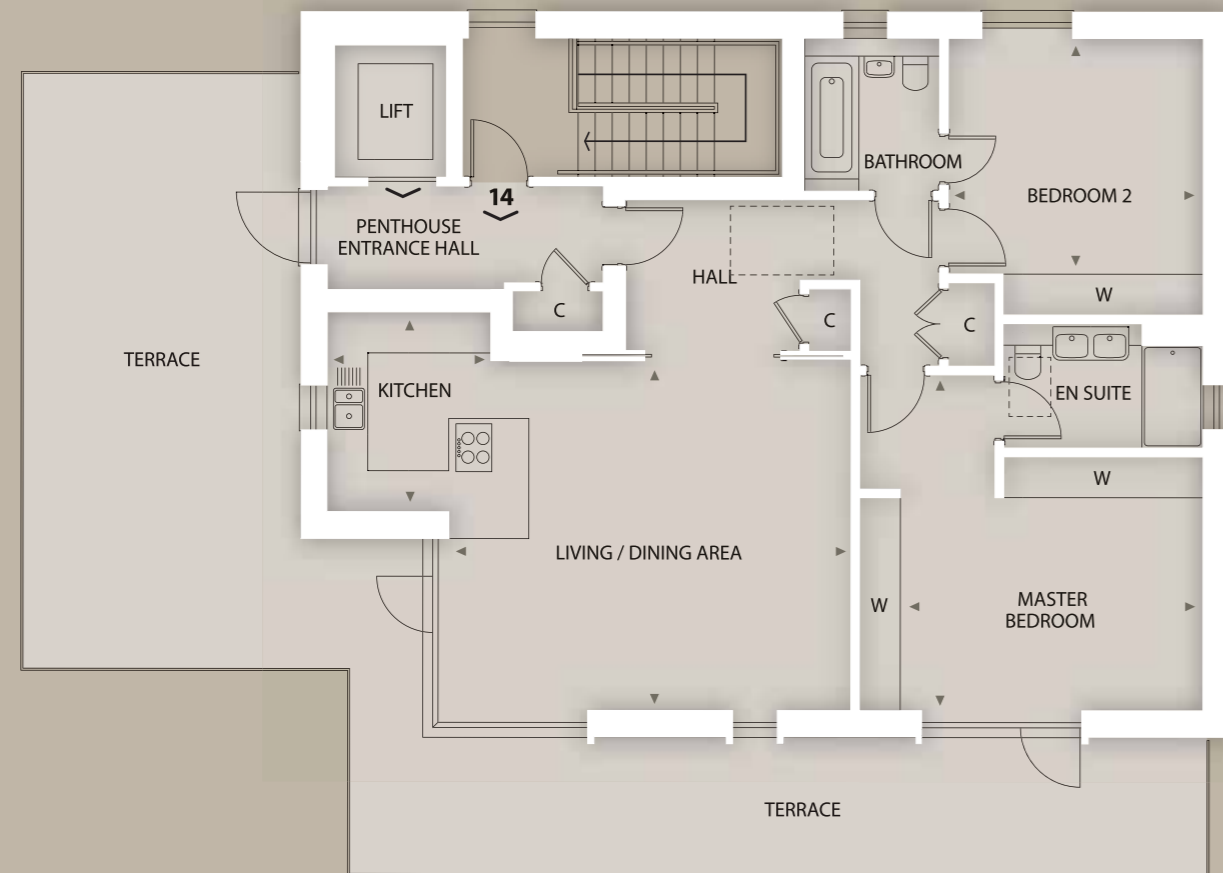
GROUND FLOOR



FIRST FLOOR



ST: Communal stairs L: Lift



Third Floor

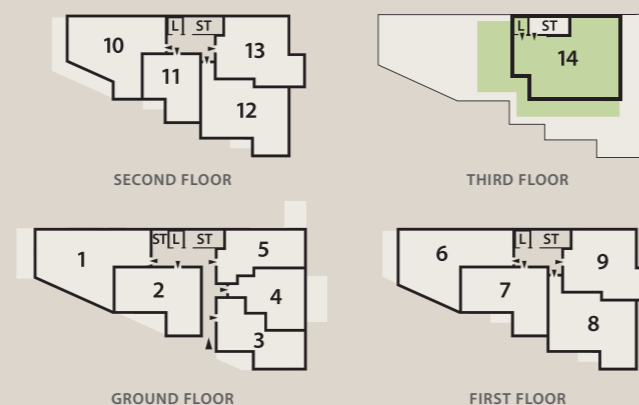
No.14

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

24 - ALVASTON

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



ST: Communal stairs L: Lift

CHRIST CHURCH - ONE OF THE MANY PENTHOUSE VIEWS.



25 - ALVASTON

ALVASTON. A SPECIFICATION WITH HIGHER STANDARDS.

Siemens advanced technology kitchen appliances, the convenience of boiling tap water on demand, luxury bathroom brands such as Hansgrohe & Villeroy & Boch and recessed ceilings with accent mood lighting are the Runnymede standard.



At Alvaston, Runnymede Homes aims to incorporate practical, yet stylish design elements, high standards of construction and meticulous finishing throughout. As the specification suggests, the living space will stand the test of time and provide a lifetime of enjoyment.

Beautifully landscaped communal gardens enhance the setting of Alvaston, whilst secure basement parking and cycle storage offer practical and convenient benefits.

GENERAL

- Contemporary construction of brick & block with pressed Zinc feature detailing
- Double-glazed composite framed windows
- Dedicated EV car charging point for each apartment
- 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
- 3 in 1 kitchen tap - hot, cold and boiling water on demand

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.

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

ALVASTON. THE DIFFERENCE IS IN THE DETAIL.

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
- Contemporary doors finished in stylish American Black Walnut

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

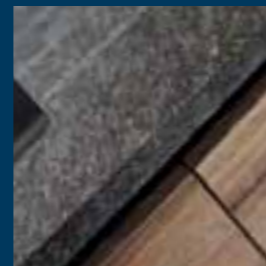
- 10-year LABC New Homes Warranty

ESTATE MANAGEMENT

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



Italian tiles in either dark or light grey with stunning marble effect details.



Kitchen surfaces present an attractive mix of texture and grain.





PERFECTLY POSITIONED.

Restaurants

- 1 The Ivy Castle View
- 2 Olivo
- 3 Guildford Harbour Hotel
- 4 Rumwong Thai
- 5 Positano
- 6 The Thai Terrace
- 7 Wagamama

Shopping

- 1 The Friary
- 2 White Lion Walk
- 3 Tunsgate Quarter
- 4 High Street
- 5 North Street
- 6 House of Fraser
- 7 Waitrose

Sport & Recreation

- 1 1Sculpt Fitness
- 2 GU1 Fitness Studios
- 3 Pewley Down
- 4 Guildford Harbour Spa
- 5 Guildford Spectrum
- 6 Stoke Park

Places of Interest

- 1 GLive
- 2 Guildhall
- 3 Castle Grounds
- 4 Electric Theatre
- 5 Yvonne Arnaud
- 6 Odeon Cinema

Education

- 1 Royal Grammar School
- 2 Guildford High School
- 3 Guildford County School
- 4 St Peter's Catholic School
- 5 St Thomas of Canterbury Primary School
- 6 Holy Trinity School
- 7 Pewley Infants School
- 8 St. Nicholas C of E Infants School

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





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GuildfordNewHomes@savills.com

ALVASTON, CLANDON ROAD, GUILDFORD, SURREY GU1 2WP (SAT NAV: GU1 2DR)
PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



R U N N Y M E D E

Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: 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. March 2022.