



CENTRAL GUILDFORD

ALVASTON



# ALVASTON

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

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

RH  
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.



TOWN CENTRE

NORTH DOWNS



## ALVASTON. A TOWNSCAPE OUTLOOK...

Alveston 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.

GUILDFORD CATHEDRAL

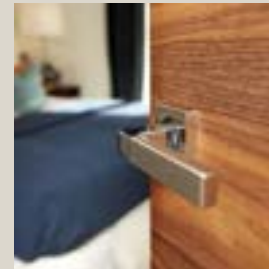
LONDON ROAD  
STATION



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.  
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.

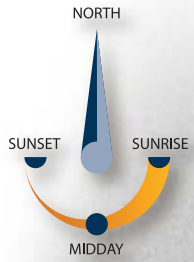


...THAT WILL GO BEYOND YOUR EXPECTATIONS.



RAILWAY LINE

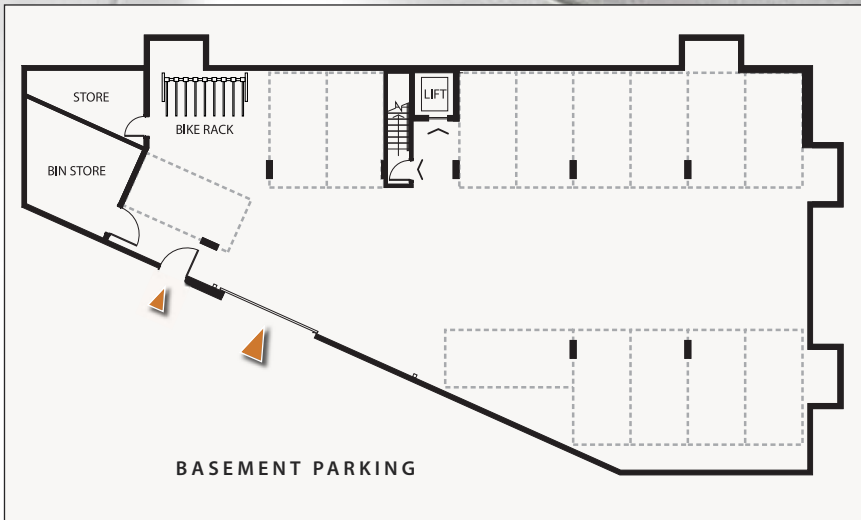
# ABOVE & BELOW



LONDON ROAD

CLANDON ROAD

EXISTING PROPERTY



BASEMENT PARKING

EXISTING PROPERTY



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



11 - ALVASTON



## Ground Floor

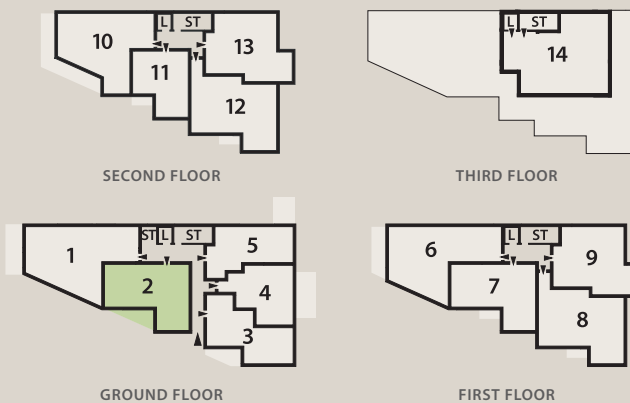
### No.2

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

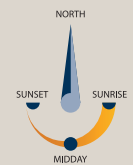
Kitchen / Living / Dining Area	5.70m x 4.00m
Master Bedroom	3.30m x 2.80m
Bedroom 2	2.80m x 2.70m

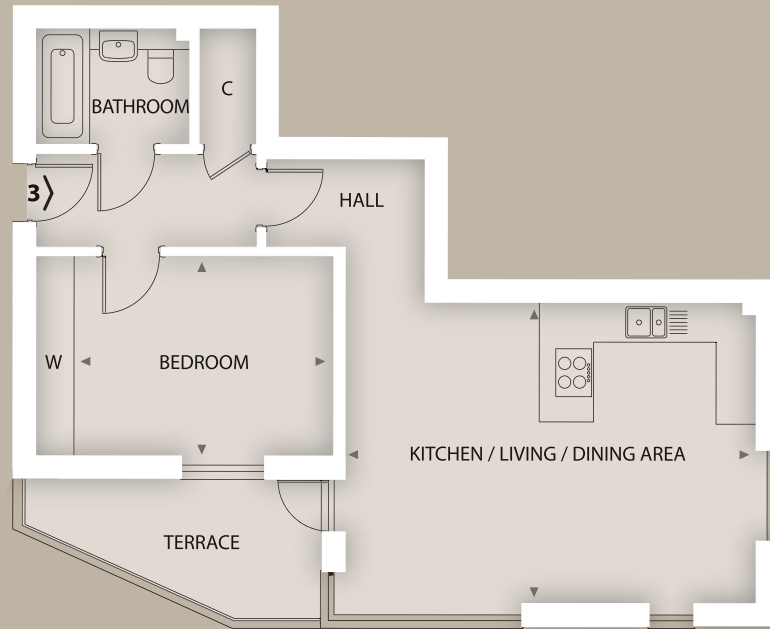
12 - ALVASTON

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



ST: Communal stairs L: Lift





## 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



13 - ALVASTON



## Ground Floor

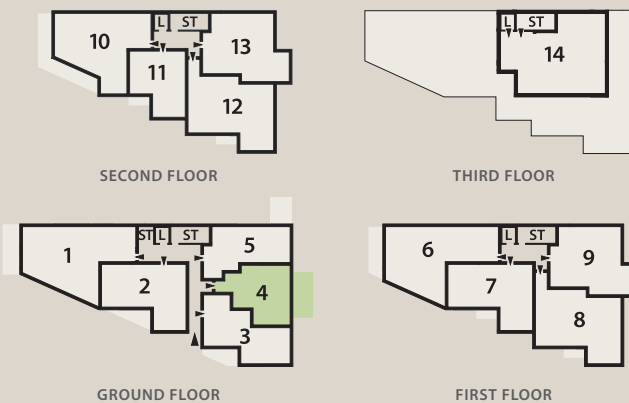
### No.4

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

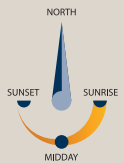
Kitchen	2.40m x 1.80m
Living / Dining Area	4.50m x 3.85m
Bedroom	3.55m x 2.80m

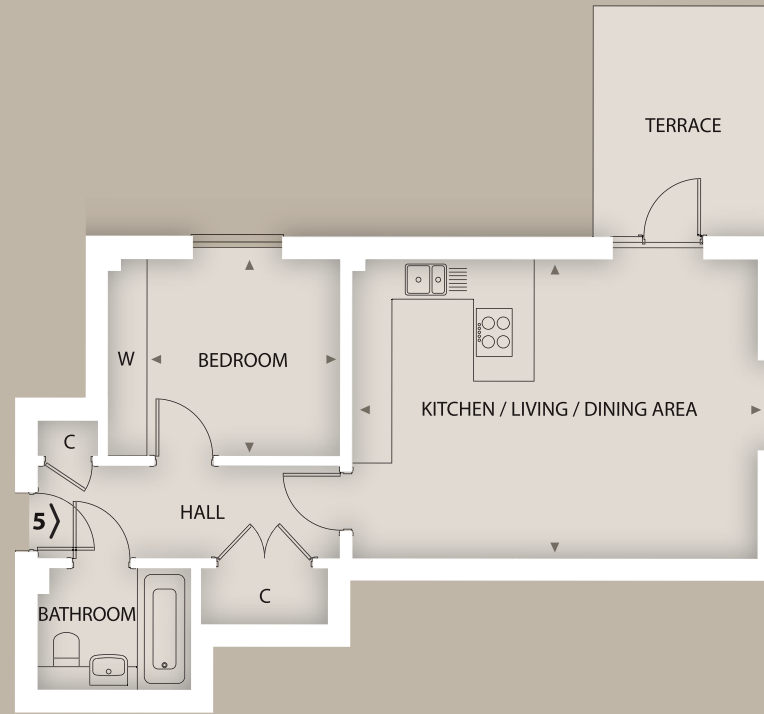
14 - ALVASTON

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



ST: Communal stairs L: Lift



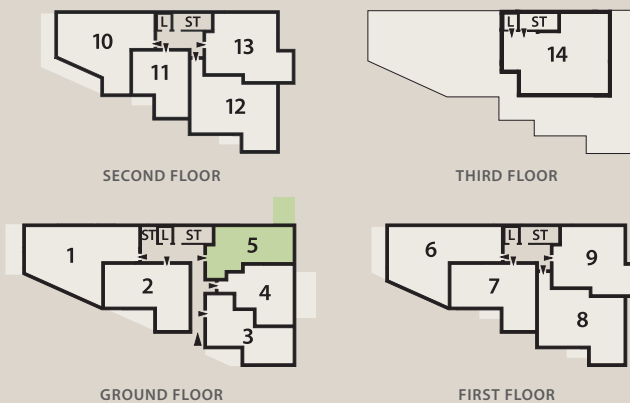


## Ground Floor

### 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



15 - ALVASTON



First Floor

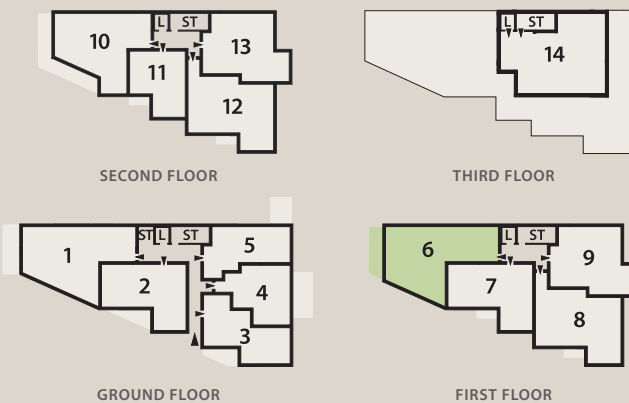
## No.6

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

16 - ALVASTON

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



ST: Communal stairs L: Lift





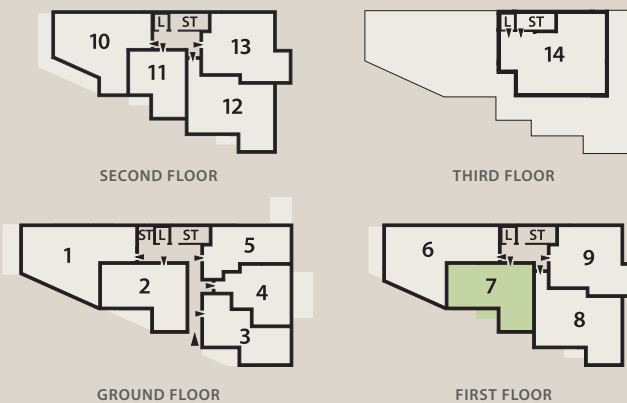


## First Floor

### 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



17 - ALVASTON



## First Floor

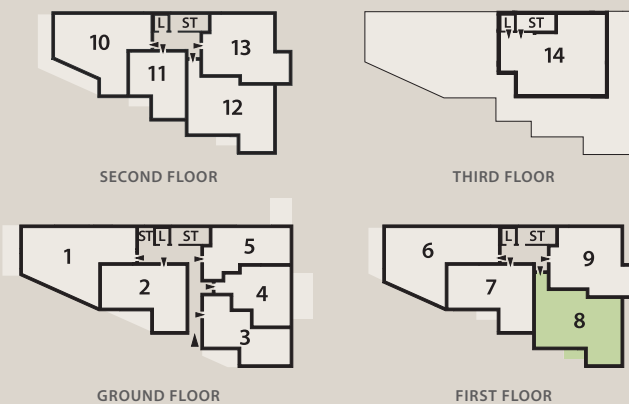
### No.8

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

18 - ALVASTON

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



ST: Communal stairs L: Lift



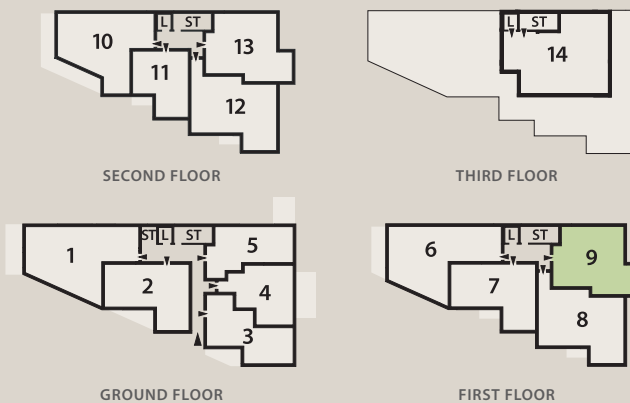


## First Floor

### 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



19 - ALVASTON



## Second Floor

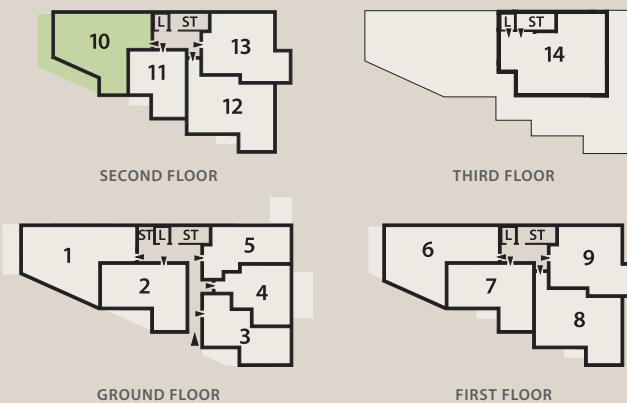
### No.10

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

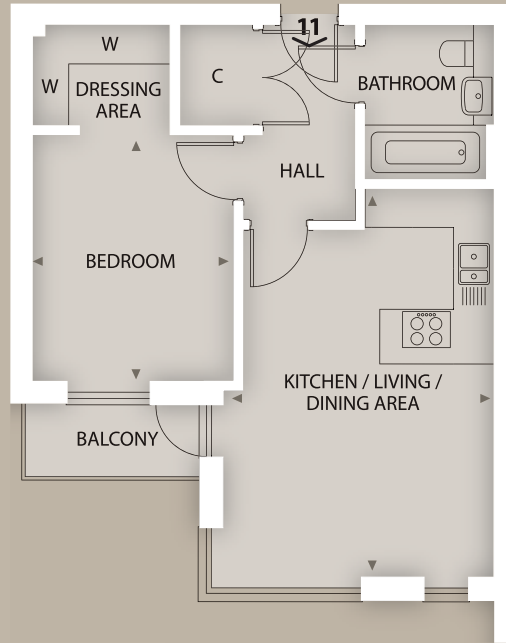
20 - ALVASTON

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



ST: Communal stairs L: Lift



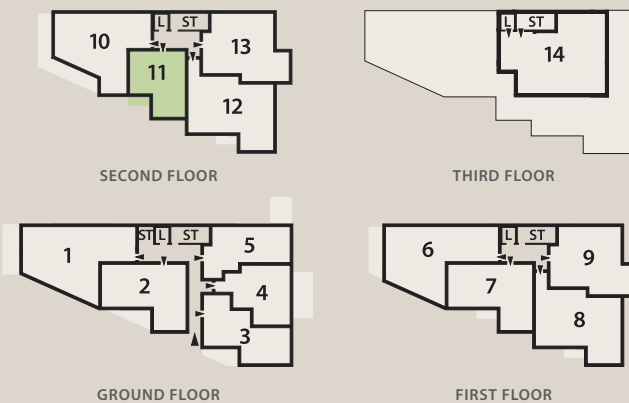


## Second Floor

### 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



21 - ALVASTON

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

ST: Communal stairs L: Lift



## Second Floor

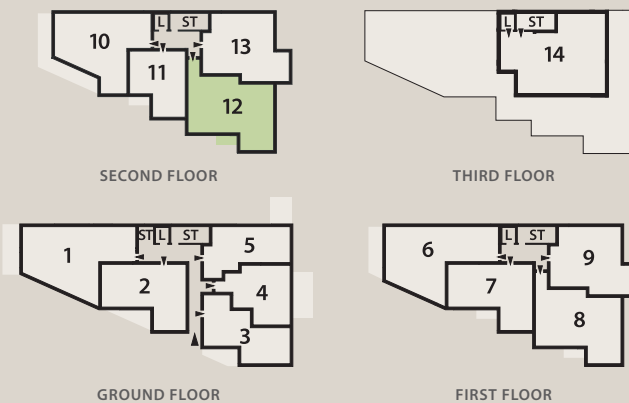
### No.12

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

22 - ALVASTON

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



ST: Communal stairs L: Lift



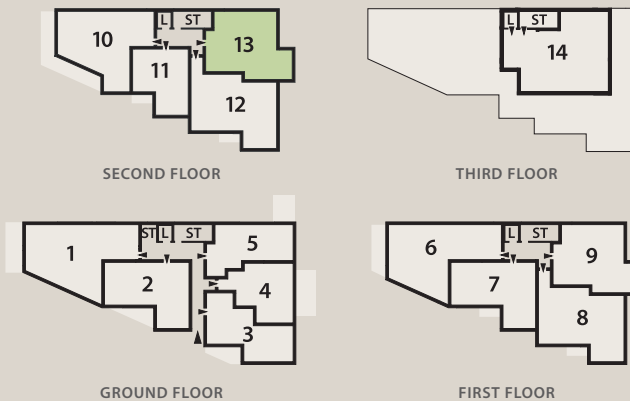


## Second Floor

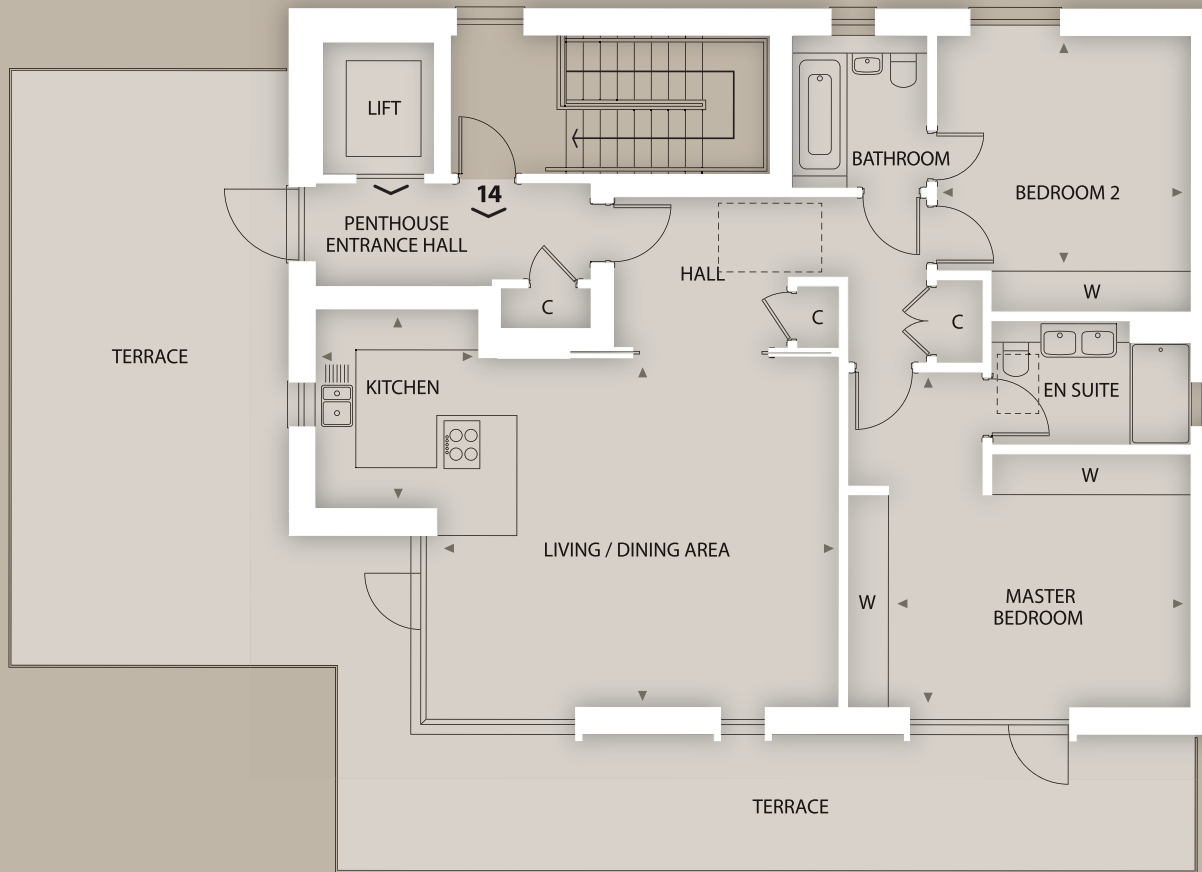
### No.13

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



23 - ALVASTON



Third Floor

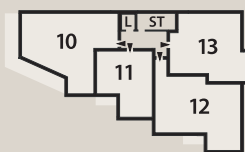
## No.14

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

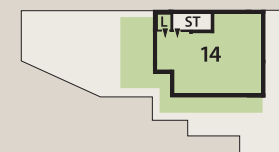
Kitchen	2.90m x 2.65m
Living / Dining Area	5.90m x 5.20m
Master Bedroom	4.90m x 4.40m
Bedroom 2	3.75m x 3.45m

24 - ALVASTON

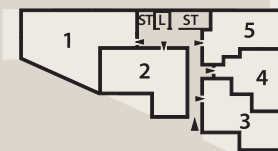
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



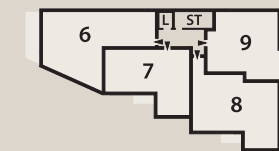
SECOND FLOOR



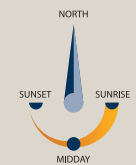
THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



ST: Communal stairs L: Lift





# 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

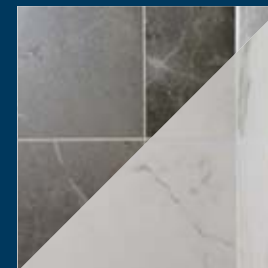
- NACOSS approved hard wired security alarm system with keypad entry
- Mains-operated smoke and heat detectors with battery back-up
- Video secure entry system

## NEW HOMES WARRANTY

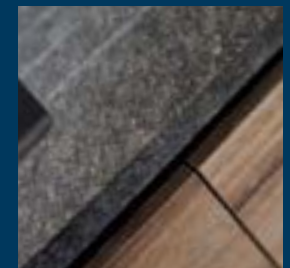
- 10-year LABC New Homes Warranty

## 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 marbled 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](http://www.runnymedehomes.co.uk)

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

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