



# LIMEWOOD COURT

NEW HAW, SURREY



CONCEPT DEVELOPMENTS



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## WELCOME TO YOUR NEW HOME

A timeless contemporary classic, where the beauty is in the detail.

Limewood Court is a stunning collection of one and two bedroom apartments in the heart of New Haw, Surrey. Each home is meticulously designed for modern living, with a delicate balance between the living spaces.

The traditional brick and block construction lends a timeless and elegant solidity to the properties, as well as excellent sound proofing for privacy and with the added benefit of high security double glazed windows throughout. The design features of these apartments include an open living area which flows seamlessly into the kitchen, whilst in the bathrooms elegant feature tiles complement the beautifully appointed sanitary-ware and fittings. Fitted mirrors and polished chrome brassware add light

and reflection, which is further accentuated by the careful lighting design.

Concept Developments take great care to create designs that bring together the best of classic and contemporary style. Our dedicated interiors company Concept Interiors bring a unique touch of luxury, sophisticated and beautiful designs featuring on trend interiors, and a superb quality finish. From flooring and lighting to kitchens and bathrooms, every aspect of your home has been designed to enhance the feeling of laid back, contemporary luxury.

All properties have a 10-year Premier Guarantee Warranty.



INSPIRE | DESIGN | BUILD

# OPEN THE DOOR TO A TRULY SPECIAL PLACE TO LIVE



Computer generated image

These beautifully presented properties are close to the River Wey for scenic riverside walks, whilst keen golfers can enjoy the many nearby golf courses.

Other day trips include the RHS Wisley Gardens, horse racing at Ascot, Kempton Park and Sandown Park, along with the famous Brooklands motor racing circuit, now home to a museum, aircraft displays and the new Mercedes World Centre.

Limewood Court is within easy reach of the picturesque villages of Pyrford, Wisley and the bustling village of West Byfleet with its selection of artisan shops, restaurants and mainline train station. Town centres of Weybridge, Walton-on-Thames and Cobham are within a short drive whilst larger shopping centres at Guildford, Woking and Kingston are also easily accessible.

New Haw is not only a great place to live; it also boasts excellent access to London for commuting, shopping and leisure. You can reach the capital in under an hour, with London Waterloo just 32 minutes away by train. If you're heading further afield for business or pleasure, there's also easy access to the M25, M3 and M4. Heathrow and Gatwick airports provide other convenient travel options.

LONDON WATERLOO:	32 MINUTES
HEATHROW:	22 MINUTES
GATWICK:	37 MINUTES
EASY ACCESS TO:	M25, M3 & M4



River Wey



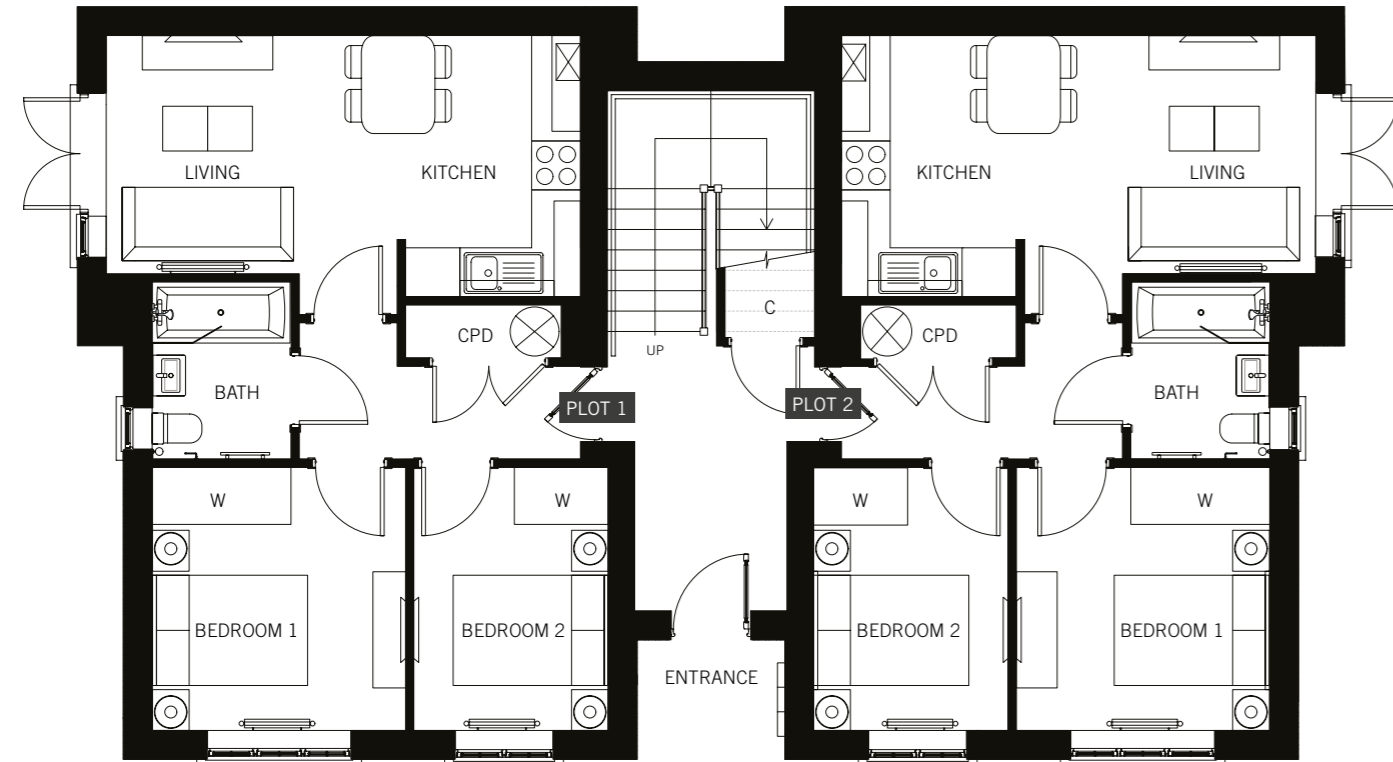
RHS Wisley Gardens



Houses of Parliament



LIMEWOOD COURT - ROWAN LODGE  
 PLOT 1 & 2 | 2 BEDROOM APARTMENTS



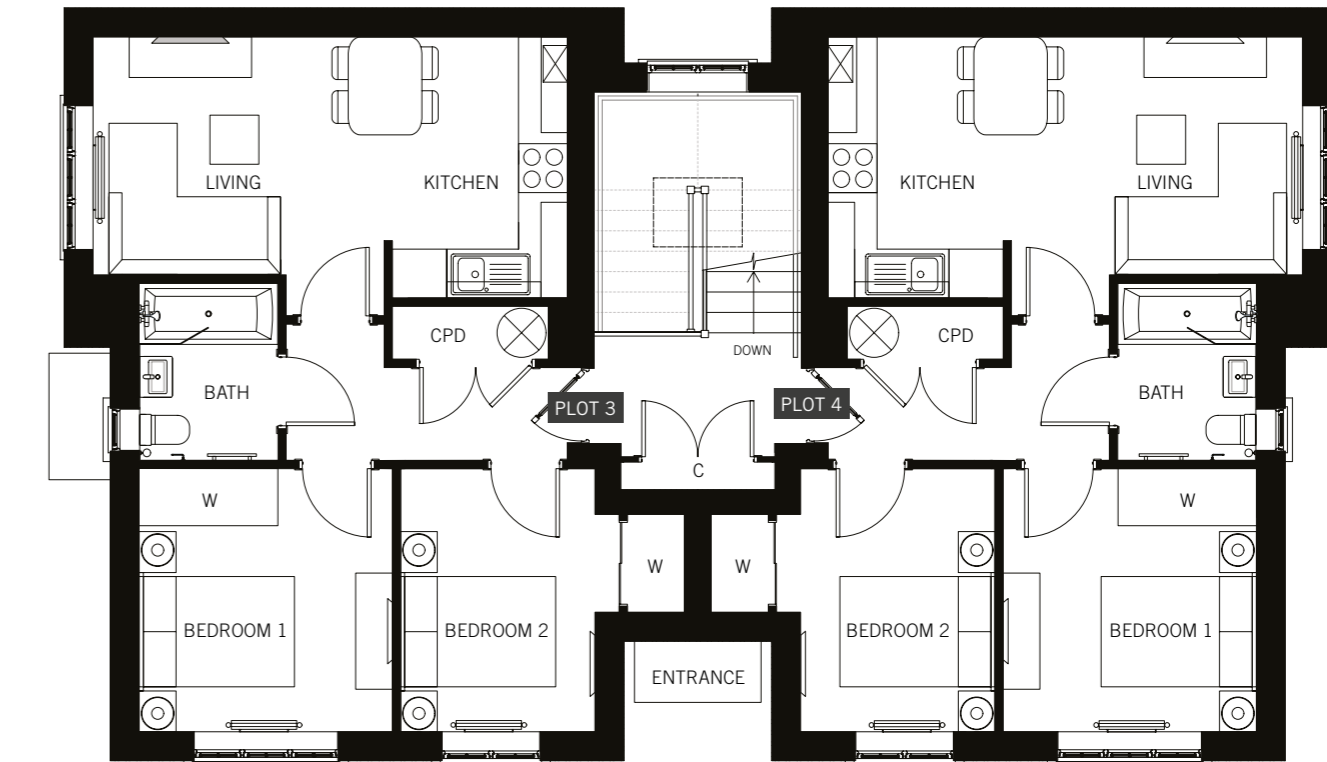
PLOT 1 - GROUND FLOOR APARTMENT

KITCHEN/LIVING	5.85m x 3.24m	(19'2" x 10'6")
BEDROOM 1	3.26m x 3.14m	(10'6" x 10'3")
BEDROOM 2	3.26m x 2.42m	(10'7" x 7'9")

PLOT 2 - GROUND FLOOR APARTMENT

KITCHEN/LIVING	5.85m x 3.24m	(19'2" x 10'6")
BEDROOM 1	3.26m x 3.14m	(10'6" x 10'3")
BEDROOM 2	3.26m x 2.42m	(10'7" x 7'9")

LIMEWOOD COURT - ROWAN LODGE  
 PLOT 3 & 4 | 2 BEDROOM APARTMENTS



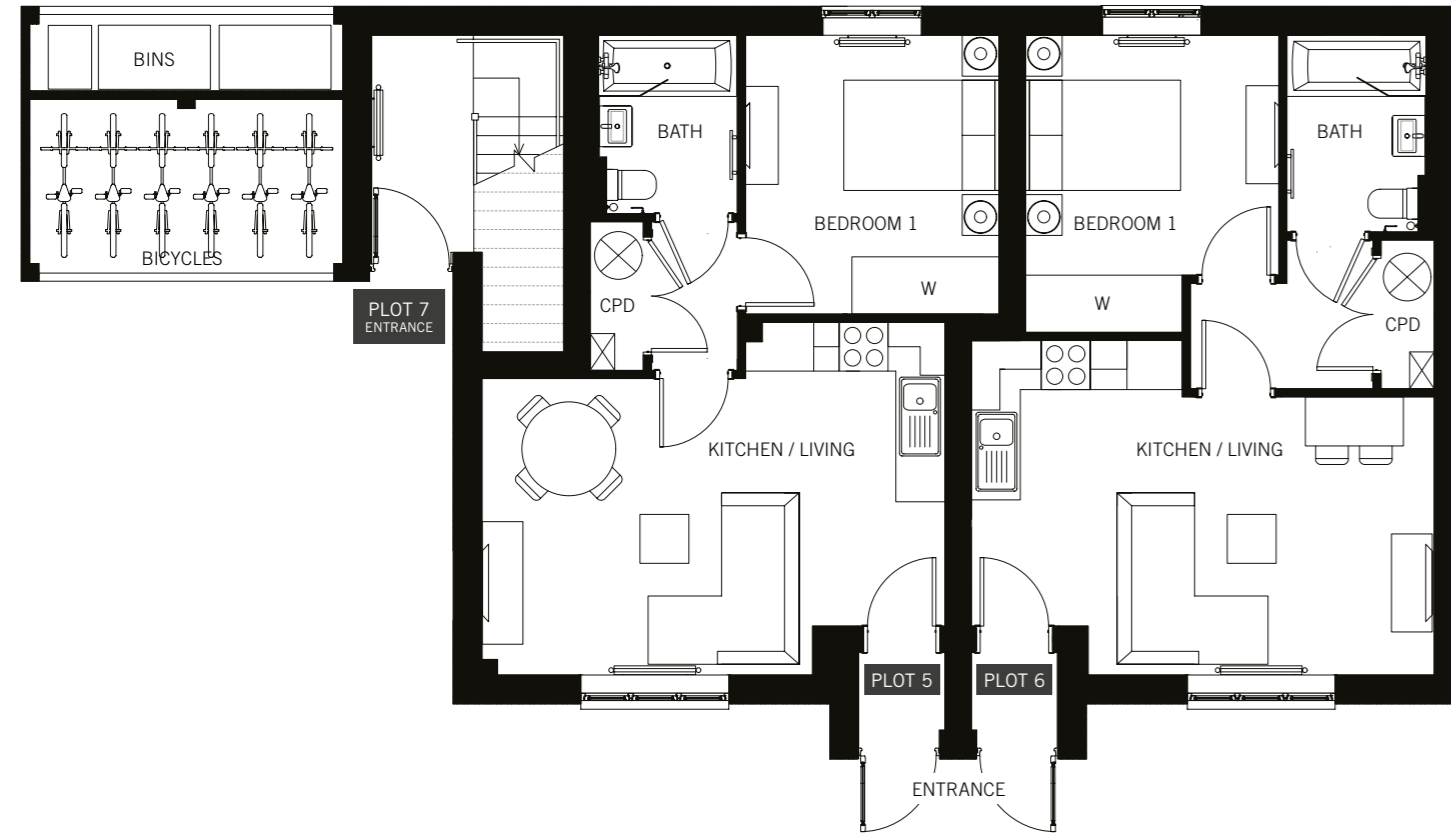
PLOT 3 - FIRST FLOOR APARTMENT

KITCHEN/DINING/LIVING	5.85m x 3.24m	(19'2" x 10'6")
BEDROOM 1	3.26m x 3.14m	(10'6" x 10'3")
BEDROOM 2	3.26m x 2.42m	(10'7" x 7'9")

PLOT 4 - FIRST FLOOR APARTMENT

KITCHEN/DINING/LIVING	5.85m x 3.24m	(19'2" x 10'6")
BEDROOM 1	3.26m x 3.14m	(10'6" x 10'3")
BEDROOM 2	3.26m x 2.42m	(10'7" x 7'9")

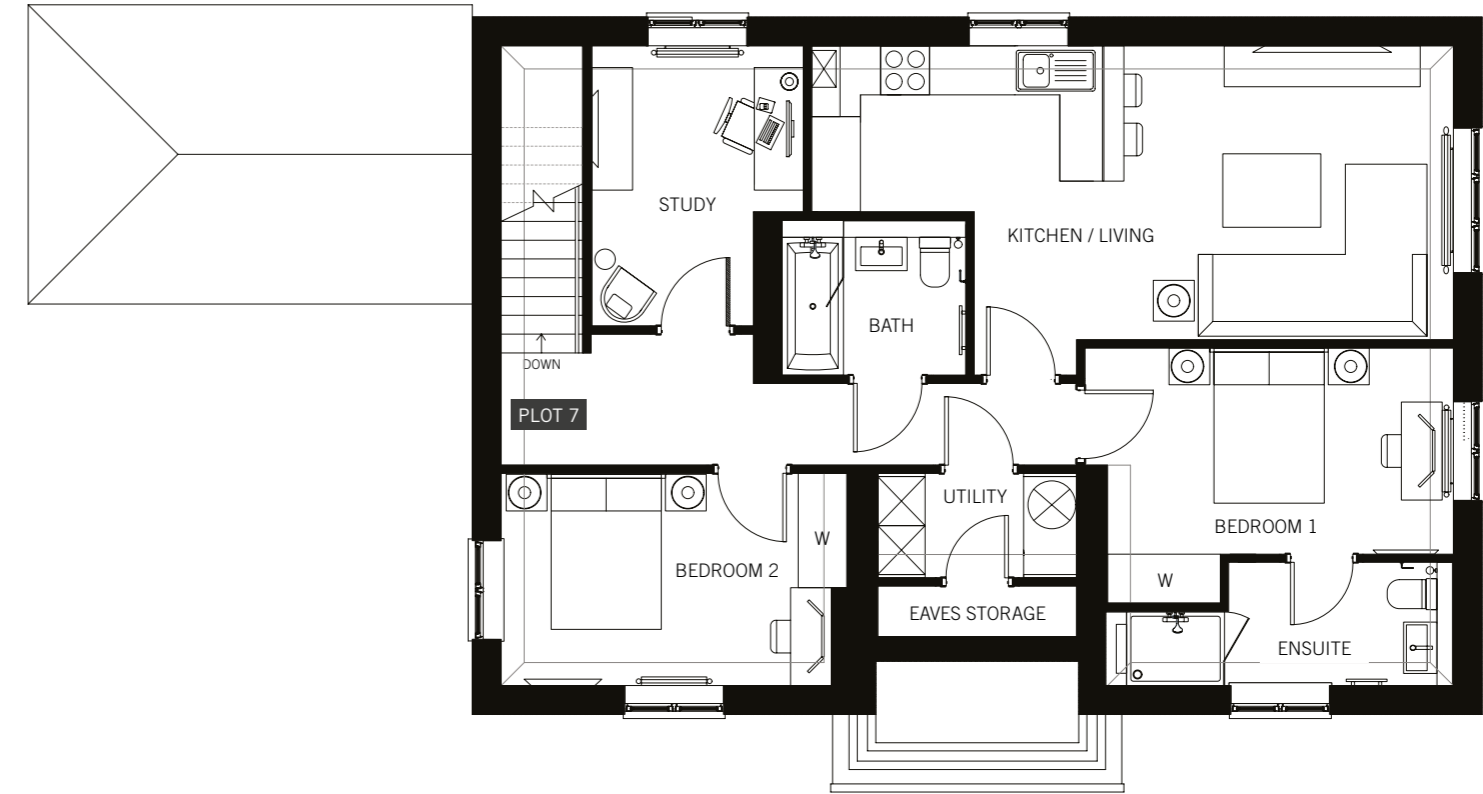
LIMEWOOD COURT - ASH LODGE  
 PLOT 5 & 6 | 1 BEDROOM APARTMENTS



**PLOT 5 - GROUND FLOOR APARTMENT**  
 KITCHEN/DINING/LIVING 5.72m x 4.36m (18'8" x 14'3")  
 BEDROOM 1 3.46m x 3.14m (11'3" x 10'3")

**PLOT 6 - GROUND FLOOR APARTMENT**  
 KITCHEN/DINING/LIVING 5.72m x 4.12m (18'8" x 13'5")  
 BEDROOM 1 3.68m x 3.14m (12'1" x 10'3")

LIMEWOOD COURT - ASH LODGE  
 PLOT 7 | 2 BEDROOM APARTMENT



**PLOT 7 - FIRST FLOOR APARTMENT**  
 KITCHEN/DINING/LIVING 7.88m x 4.0m (25'9" x 13'1")  
 STUDY 3.64m x 2.62m (11'9" x 8'6")  
 BEDROOM 1 4.55m x 2.55m (14'9" x 8'4")  
 BEDROOM 2 4.28m x 2.64m (14'0" x 8'6")

# SPECIFICATION

## BUILDING CONSTRUCTION

- Traditional brick and block construction
- Block and beam to ground floor
- Solid concrete planks to first floor
- Internal walls are a combination of fully insulated block and metal frame
- High security 'A' rated PVCu windows and front door
- High security 'A' rated PVCu patio door (Plots 1 and 2 only)
- Seamless aluminium guttering with plastic down pipes

## KITCHEN

- Bespoke contemporary design
- Laminate worktop
- Soft close doors and drawers
- Integrated appliances including; hob, single oven and fridge/freezer

## BATHROOM

- Sanitary ware including Zehnder, Merlyn and Saneux
- Bath with overhead shower
- Separate shower to en-suite in Plot 7
- Glass screen
- Shaver point
- Vanity unit
- Integrated mirror
- Ceramic tiles to floor
- Fully tiled walls in wet areas with porcelain tiles

## ELECTRICS & AUDIO VISUAL

- Satin finish faceplates to sockets and light switches
- LED lighting to kitchen and bathroom
- Pendant light to living room and bedroom(s)
- TV points and TV distribution system to all bedrooms and reception rooms
- Pre wired for Sky TV

## PLUMBING & HEATING

- Thermostatically controlled underfloor heating
- Electric towel rails to bathroom
- Energy efficient boiler

## FLOORING

- Carpet to bedroom(s), stairs and landing
- Timber laminate flooring to entrance hall, living room, dining area and kitchen
- Tiled floor to bathroom(s)

## EXTERIOR

- Automatic LED lighting on dusk till dawn sensor
- Front paths paved with Indian sandstone
- Garden (Plots 1 and 2 only)
- Communal exterior tap
- Communal bike store

## GENERAL FINISHES

- All doors are high quality and heavyweight for durability
- Door furniture is polished and satin chrome

All information provided above is in good faith. We as the developer retain the right to change the specification at our discretion.



Photography depicts previous Concept Developments interiors

# SITE PLAN



## DISCLAIMER:

Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustrations are drawn from plan and are indicative only of how the complete building will appear.

Any literature provided does not form any part of a sale contract. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Limewood Court is a marketing name and may or may not be adopted as the postal address. Prices, ground rents and estimated service charges are subject to contract.

# LOCATION

LIMEWOOD COURT  
67-69 WOODHAM LANE  
NEW HAW  
SURREY  
KT15 3ND



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