

SPECTRUM HOUSE
W O K I N G

41 CONTEMPORARY ONE BEDROOM APARTMENTS

Spectrum House is a unique collection of 41 modern one bedroom apartments in a private gated development. Located in the centre of town, it is just a short walk to Woking station, with its fast commuter service to central London. Nearby is the thriving shopping centre currently being redeveloped through an exciting regeneration programme.





SPECTRUM HOUSE

LIFE IN WOKING

Woking is a thriving town with excellent amenities. It's within easy reach of London yet surrounded by the rolling Surrey countryside and home to McLaren - one of the world's most famous motor sport brands.

A large town, Woking always has lots to do as well as excellent shopping and dining opportunities. A brand new public space in the heart of the town - called 'Jubilee Square' - was created to mark the Queen's 60 year reign and creates an impressive gateway to Woking's main retail destination.

Goldsworth Park, with its picturesque lake, is a popular attraction for visitors and locals, as are the many pieces of public art that enhance the town centre.

With a diverse calendar of events throughout the year, including the ever-popular Party in the Park - Woking has a lot to discover and enjoy.



1. The Lightbox Gallery and Museum
2. Woking Town Square
3. Woking's Goldsworth Park
4. The 'Town Gate' public artwork in Jubilee Square
5. Sean Henry sculpture in Woking Town Centre



6



7



8



9



10

LIFE IN SURREY

A beautiful and prosperous county, Surrey has lots to offer.

As one of the 'home counties', it's just a stone's throw from London, yet is commonly referred to as England's leafiest county, with the Surrey Hills Area of Outstanding Natural Beauty, the North Downs, ancient heathland and vast woodlands all waiting to be discovered.

Vibrant market towns and picture postcard villages play home to a wide range of attractions and facilities, including country pubs, world class dining and some of the country's finest golf clubs like Wentworth and Sunningdale.

- 6. The Living Planet Centre, Woking
- 7. New Victoria Theatre, Woking
- 8. The picturesque Surrey Hills AONB
- 9. Mercedes-Benz World at Brooklands
- 10. Mercer's Park in the Surrey Hills
- 11. Cycling in the North Downs



11





CENTRALLY LOCATED WITH EXCELLENT TRANSPORT LINKS

With its central location, Spectrum House has a number of restaurants, cafés and bars on the doorstep, whilst Woking Shopping Centre - offering even more choice - is just a five minute walk. For commuters, the M25 is just five miles away and Woking station (London Waterloo in 24 minutes) is also just an eight minute walk.



ON FOOT

- Town Centre **5 mins**
- Woking train station **8 mins**



BY TRAIN

(times from Woking station)

- Guildford **10 mins**
- Farnborough **13 mins**
- Basingstoke **19 mins**
- London Waterloo **24mins**
- Leatherhead **45 mins**



BY CAR

- M25 junction 11 **5 miles**
- Guildford **6 miles**
- M3 junction 3 **7 miles**
- Farnborough **11 miles**
- Heathrow Airport **13 miles**
- Leatherhead **15 miles**
- Reading **24 miles**
- Basingstoke **28 miles**

LEISURE

- 1 New Victoria Theatre **0.4 miles**
- 2 Woking Leisure Centre **0.7 miles**
- 3 Woking Park **0.7 miles**
- 4 Woking Football Club **1 mile**
- 5 Goldsworth Park **1.4 miles**

SHOPPING

- 1 Woking Shopping (mall) **0.2 miles**
- 2 Morrisons **0.2 miles**
- 3 Tesco Express **0.3 miles**
- 4 Sainsbury's **0.3 miles**
- 5 Waitrose **1.4 miles**

DINING

- 1 Pizza Express **20 metres**
- 2 Zizzi **20 metres**
- 3 Las Iguanas **0.3 miles**
- 4 Bill's **0.3 miles**
- 5 Côte Brasserie **0.3 miles**





Computer generated image. Indicative only for illustrative purposes.

STYLISH APARTMENT LIVING IN THE HEART OF TOWN

Spectrum House is an exciting development comprising 41 one bedroom apartments in the centre of Woking.

Each high specification apartment has been interior designed, featuring high-gloss contemporary kitchens with integrated appliances and smartphone controlled underfloor heating. Ground floor apartments also benefit from their own private entrance.

Designed for 21st century living, incorporating high quality finishes with open plan layouts, Spectrum House apartments are perfectly suited to the way you want to live. Each apartment has been thoughtfully designed to maximise the use of space, with an emphasis on natural light.

As well as beautifully appointed apartments, Spectrum House also benefits from secure gated parking*, cycle storage and a passenger lift.



Help to Buy registered

* Available as a cost option on a limited basis.
Ask for details.

SPECIFICATION



KITCHENS

- High gloss handleless fitted kitchen units (white) with soft closing cupboard doors
- Inset stainless steel sink with contemporary chrome taps
- Zanussi electric fan assisted oven and hob
- Fully integrated fridge / freezer, and space for a washer / dryer
- Glass splashback
- Chrome electric points above worktops
- Under pelmet low energy lighting to wall units



SHOWER ROOM

- Modern white sanitaryware with Bristan high quality modern chrome taps
- Shower with bifold doors and space saver stone tray
- Mirrored wall cabinets with integrated light, anti-steam mirror and infrared touch sensor
- Large porcelain wall and floor tiles
- Chrome heated towel rail
- Back to wall WC with soft close seat and dual push button flush



BATHROOMS⁺

- Modern white sanitaryware with Bristan high quality modern chrome taps
- Bath with shower mixer and clear glass side panel
- Mirrored wall cabinets with integrated light, anti-steam mirror and infrared touch sensor
- Large porcelain wall and floor tiles
- Chrome heated towel rail
- Back to wall WC with soft close seat and dual push button flush



GENERAL

- High quality contemporary oak veneered doors with polished chrome door furniture
- Passenger lift



FLOORING

- Genuine Karndean flooring to living areas, kitchen and hallway⁺
- Luxury 80% wool carpeting to bedroom areas



SECURITY & PEACE OF MIND

- 10-year insurance backed warranty
- Video entry system
- Mains supply smoke alarms and sprinkler fire protection system



HEATING

- Smart underfloor central heating compatible with mobile device remote control
- Electric slimline boiler and water tank supplying heating and hot water



LIGHTING & ELECTRICAL

- Pre-wired for high speed fibre broadband and Pay TV connectivity
- USB electric sockets in bedrooms
- TV and cable point in living room & bedroom
- Telephone line installed to all apartments⁺⁺
- Environmentally friendly solar panel technology



EXTERNAL FEATURES

- Double glazed windows throughout
- Private parking available separately

⁺ selected apartments ⁺⁺ service provider to connect

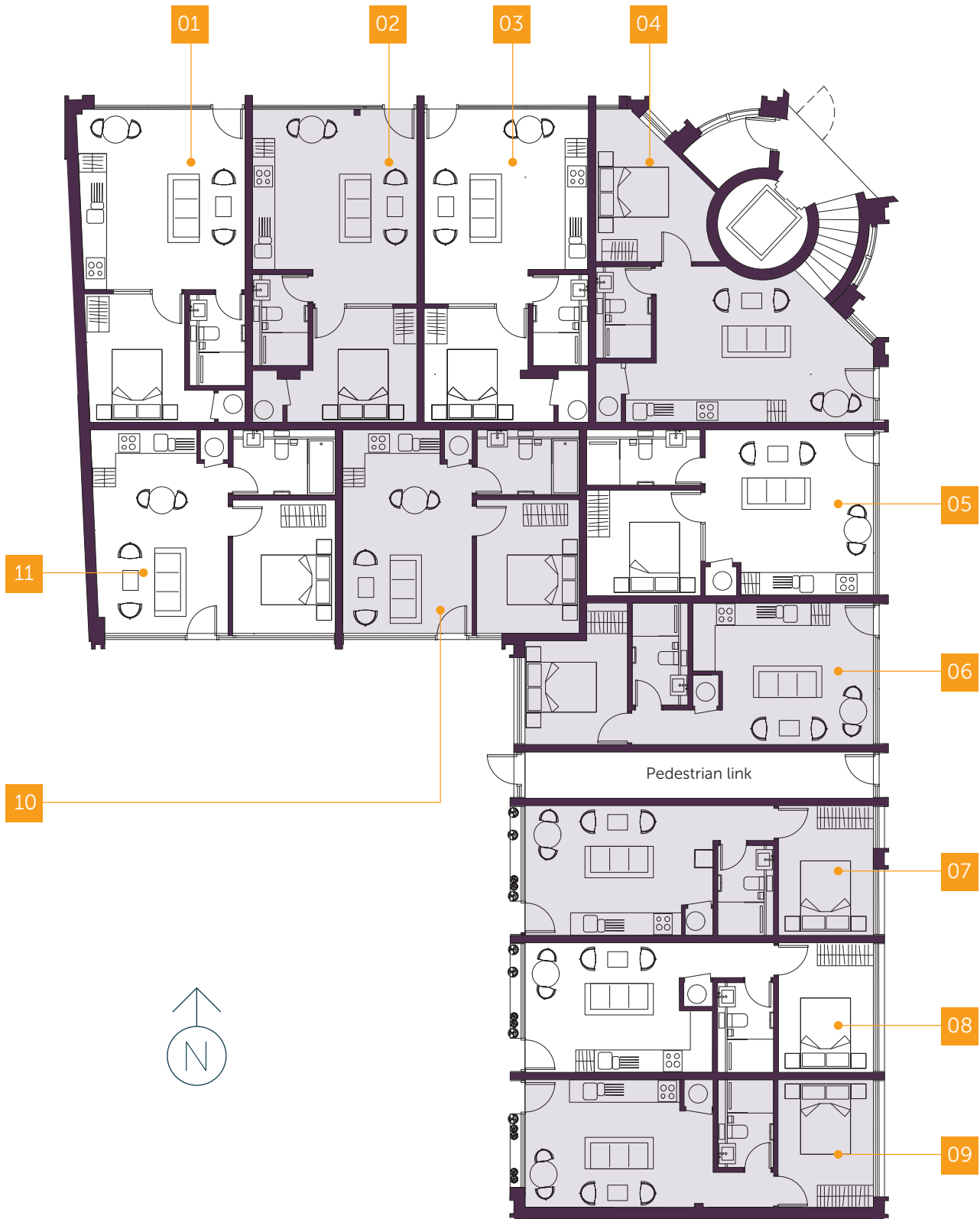
Due to a policy of continual review the developer reserves the right to alter the specification and design without prior notice.



Computer generated images are for illustrative purposes and indicative only. Finished construction may vary.

GROUND FLOOR

APARTMENTS 1 - 11



GROUND FLOOR

DIMENSIONS

Apartment 01

Living area 4495 x 4785 (14' 9" x 15' 8")
Bedroom 2620 x 3465 (8' 7" x 11' 4")

Apartment 02

Living area 5205 x 4440 (17' 1" x 14' 7")
Bedroom 3050 x 2805 (10' x 9' 2")

Apartment 03

Living area 5205 x 4440 (17' 1" x 14' 7")
Bedroom 3050 x 2805 (10' x 9' 2")

Apartment 04

Living area 5870 x 3845 (19' 3" x 12' 7")
Bedroom 3000 x 4065 (9' 10" x 13' 4")

Apartment 05

Living area 4545 x 4465 (14' 11" x 14' 8")
Bedroom 3085 x 2850 (10' 1" x 9' 4")

Apartment 06

Living area 4085 x 3830 (13' 5" x 12' 7")
Bedroom 2765 x 2805 (9' 1" x 9' 2")

Apartment 07

Living area 3510 x 4235 (11' 6" x 13' 11")
Bedroom 2565 x 3510 (8' 5" x 11' 6")

Apartment 08

Living area 3510 x 4235 (11' 6" x 13' 11")
Bedroom 2565 x 3510 (8' 5" x 11' 6")

Apartment 09

Living area 3455 x 5085 (11' 4" x 16' 8")
Bedroom 2580 x 3455 (8' 6" x 11' 4")

Apartment 10

Living area 5515 x 3505 (18' 1" x 11' 6")
Bedroom 2775 x 3620 (9' 1" x 11' 10")

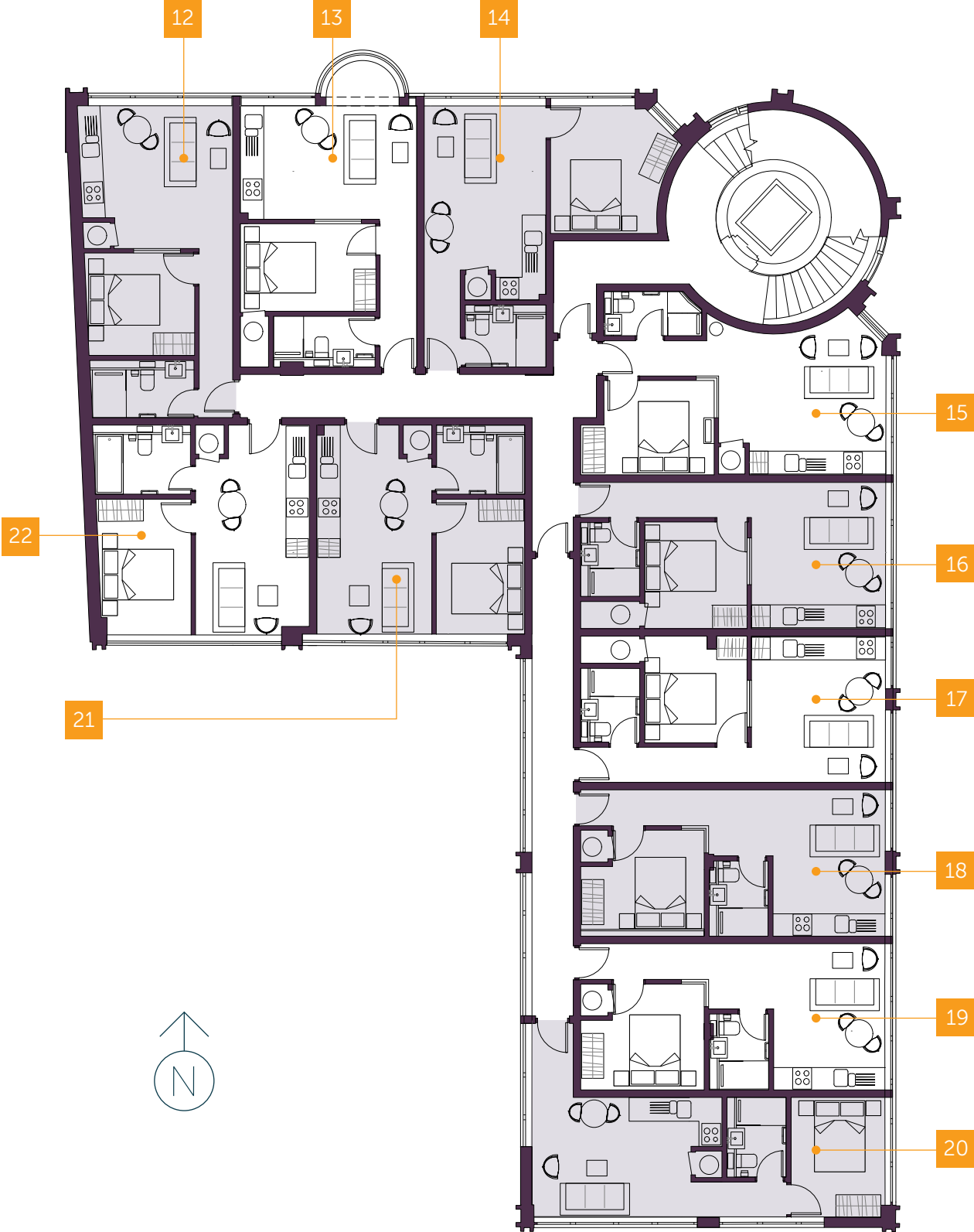
Apartment 11

Living area 5515 x 3570 (18' 1" x 11' 8")
Bedroom 2775 x 3620 (9' 1" x 11' 10")

Plans are for guidance only and may vary during construction. Furniture layout is for illustrative purposes only. Purchasers are advised to check their individual specifications prior to making a reservation. Floorplans are taken from architectural drawings and could vary during construction. Not to scale.

FIRST FLOOR

APARTMENTS 12 - 22



FIRST FLOOR

DIMENSIONS

Apartment 12

Living area 3995 x 3805 (13' 1" x 12' 6")
Bedroom 2730 x 2865 (8' 11" x 9' 5")

Apartment 13

Living area 3020 x 4700 (9' 11" x 15' 5")
Bedroom 2335 x 3610 (7' 8" x 11' 10")

Apartment 14

Living area 4375 x 3250 (14' 4" x 10' 8")
Bedroom 2930 x 3300 (9' 7" x 10' 10")

Apartment 15

Living area 4465 x 3745 (14' 8" x 12' 3")
Bedroom 2940 x 2515 (9' 8" x 8' 3")

Apartment 16

Living area 3580 x 3900 (11' 9" x 12' 9")
Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 17

Living area 3580 x 3900 (11' 9" x 12' 9")
Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 18

Living area 3000 x 3895 (9' 10" x 12' 9")
Bedroom 3290 x 2630 (10' 9" x 8' 7")

Apartment 19

Living area 3000 x 3895 (9' 10" x 12' 9")
Bedroom 3290 x 2825 (10' 9" x 9' 3")

Apartment 20

Living area 3195 x 4245 (10' 6" x 13' 11")
Bedroom 2510 x 3170 (8' 3" x 10' 5")

Apartment 21

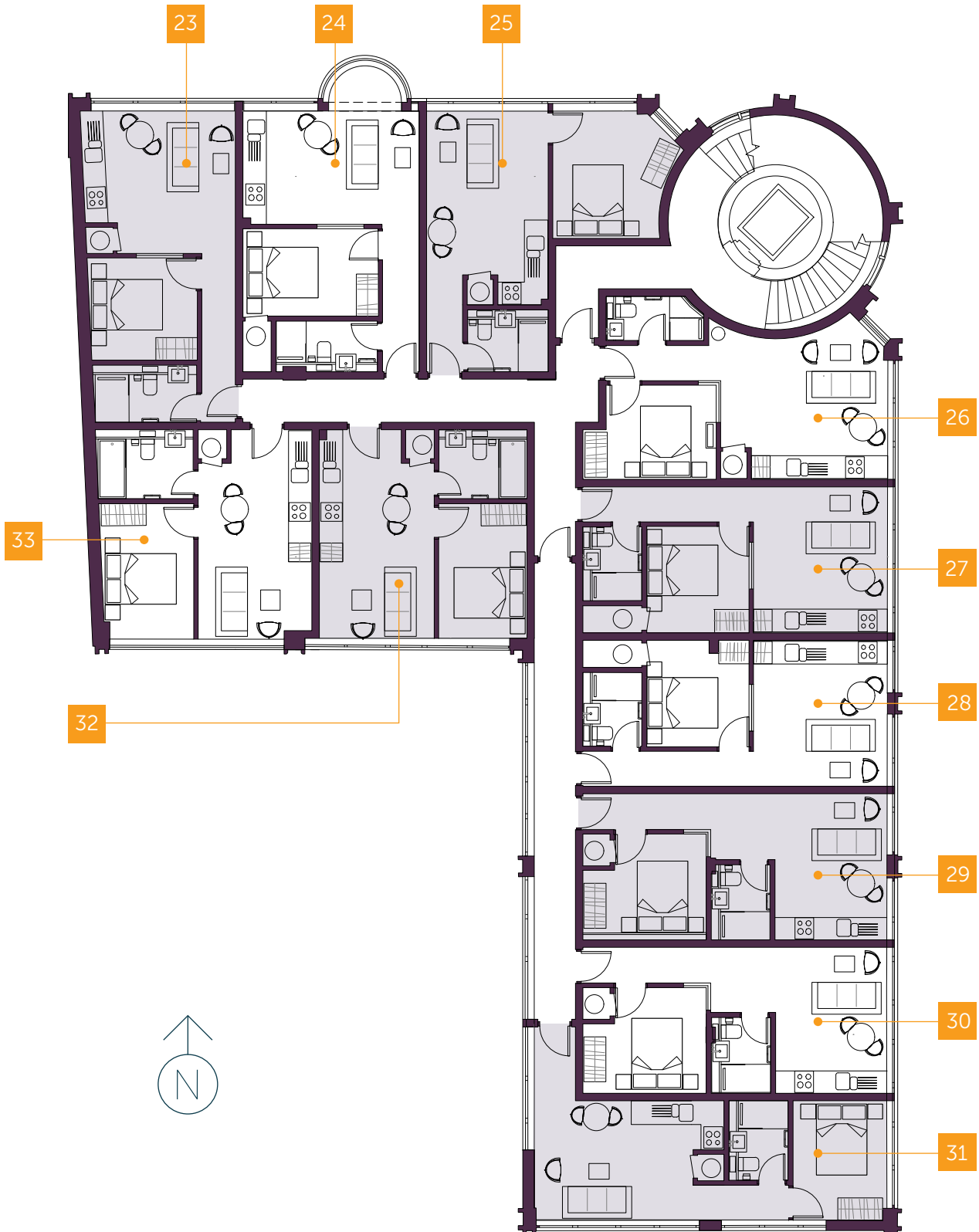
Living area 3065 x 5570 (10' 1" x 18' 3")
Bedroom 2360 x 3590 (7' 9" x 11' 9")

Apartment 22

Living area 3035 x 5570 (9' 11" x 18' 3")
Bedroom 2455 x 3590 (8' 1" x 11' 9")

SECOND FLOOR

APARTMENTS 23 - 33



SECOND FLOOR

DIMENSIONS

Apartment 23

Living area 3995 x 3805 (13' 1" x 12' 6")
Bedroom 2730 x 2865 (8' 11" x 9' 5")

Apartment 24

Living area 3020 x 4700 (9' 11" x 15' 5")
Bedroom 2335 x 3610 (7' 8" x 11' 10")

Apartment 25

Living area 4375 x 3250 (14' 4" x 10' 8")
Bedroom 2930 x 3300 (9' 7" x 10' 10")

Apartment 26

Living area 4465 x 3745 (14' 8" x 12' 3")
Bedroom 2940 x 2515 (9' 8" x 8' 3")

Apartment 27

Living area 3580 x 3900 (11' 9" x 12' 9")
Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 28

Living area 3580 x 3900 (11' 9" x 12' 9")
Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 29

Living area 3000 x 3895 (9' 10" x 12' 9")
Bedroom 3290 x 2630 (10' 9" x 8' 7")

Apartment 30

Living area 3000 x 3895 (9' 10" x 12' 9")
Bedroom 3290 x 2825 (10' 9" x 9' 3")

Apartment 31

Living area 3195 x 4245 (10' 6" x 13' 11")
Bedroom 2510 x 3170 (8' 3" x 10' 5")

Apartment 32

Living area 3065 x 5570 (10' 1" x 18' 3")
Bedroom 2360 x 3590 (7' 9" x 11' 9")

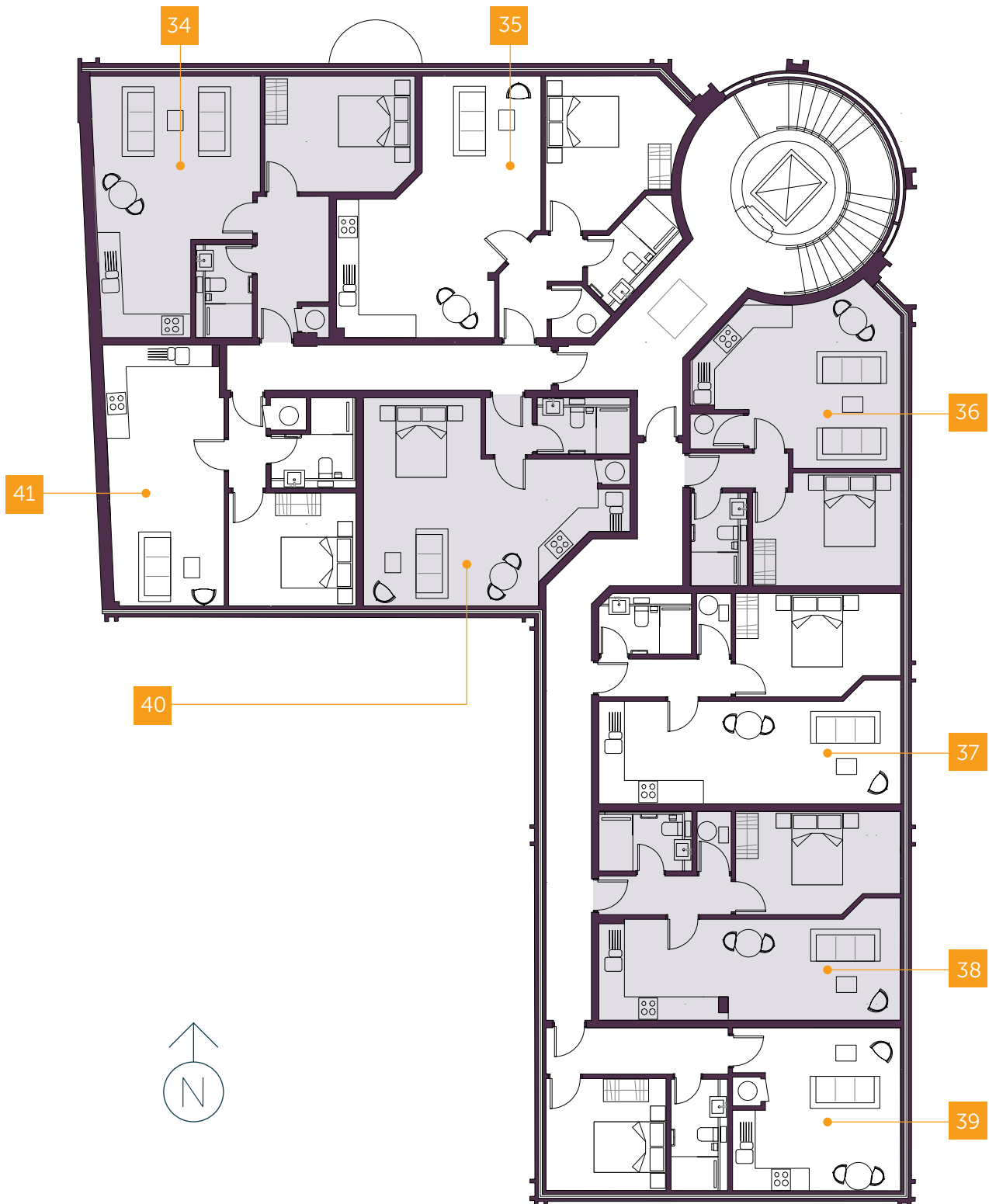
Apartment 33

Living area 3035 x 5570 (9' 11" x 18' 3")
Bedroom 2455 x 3590 (8' 1" x 11' 9")

Plans are for guidance only and may vary during construction. Furniture layout is for illustrative purposes only. Purchasers are advised to check their individual specifications prior to making a reservation. Floorplans are taken from architectural drawings and could vary during construction. Not to scale.

THIRD FLOOR

APARTMENTS 34 - 41



THIRD FLOOR

DIMENSIONS

Apartment 34

Living area 4365 x 4135 (14' 4" x 13' 7")

Bedroom 3985 x 3080 (13' 1" x 10' 2")

Apartment 35

Living area 3155 x 5170 (10' 4" x 16' 11")

Bedroom 3395 x 4105 (11' 2" x 13' 6")

Apartment 36

Living area 4025 x 4430 (13' 2" x 14' 6")

Bedroom 3930 x 3000 (12' 11" x 9' 10")

Apartment 37

Living area 5415 x 2730 (17' 9" x 8' 1")

Bedroom 4380 x 2750 (14' 4" x 9')

Apartment 38

Living area 5415 x 2730 (17' 9" x 8' 11")

Bedroom 4380 x 2750 (14' 4" x 9')

Apartment 39

Living area 3590 x 4320 (11' 9" x 14' 2")

Bedroom 3185 x 2930 (10' 5" x 9' 7")

Apartment 40

Living/b'rm 3925 x 4650 (12' 10" x 15' 3")

Apartment 41

Living area 6330 x 3000 (20' 10" x 9' 10")

Bedroom 3380 x 3000 (11' 1" x 9' 10")



Available here

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Olivecreative.com