

# *Hanover Court*

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HAYMEADS DRIVE · ESHER · SURREY · KT10 9BJ





## Our Housing Association and You

Rosemary Simmons Memorial Housing Association works in partnership with Elmbridge Borough Council to provide affordable home ownership for local residents and people with a connection to the area.

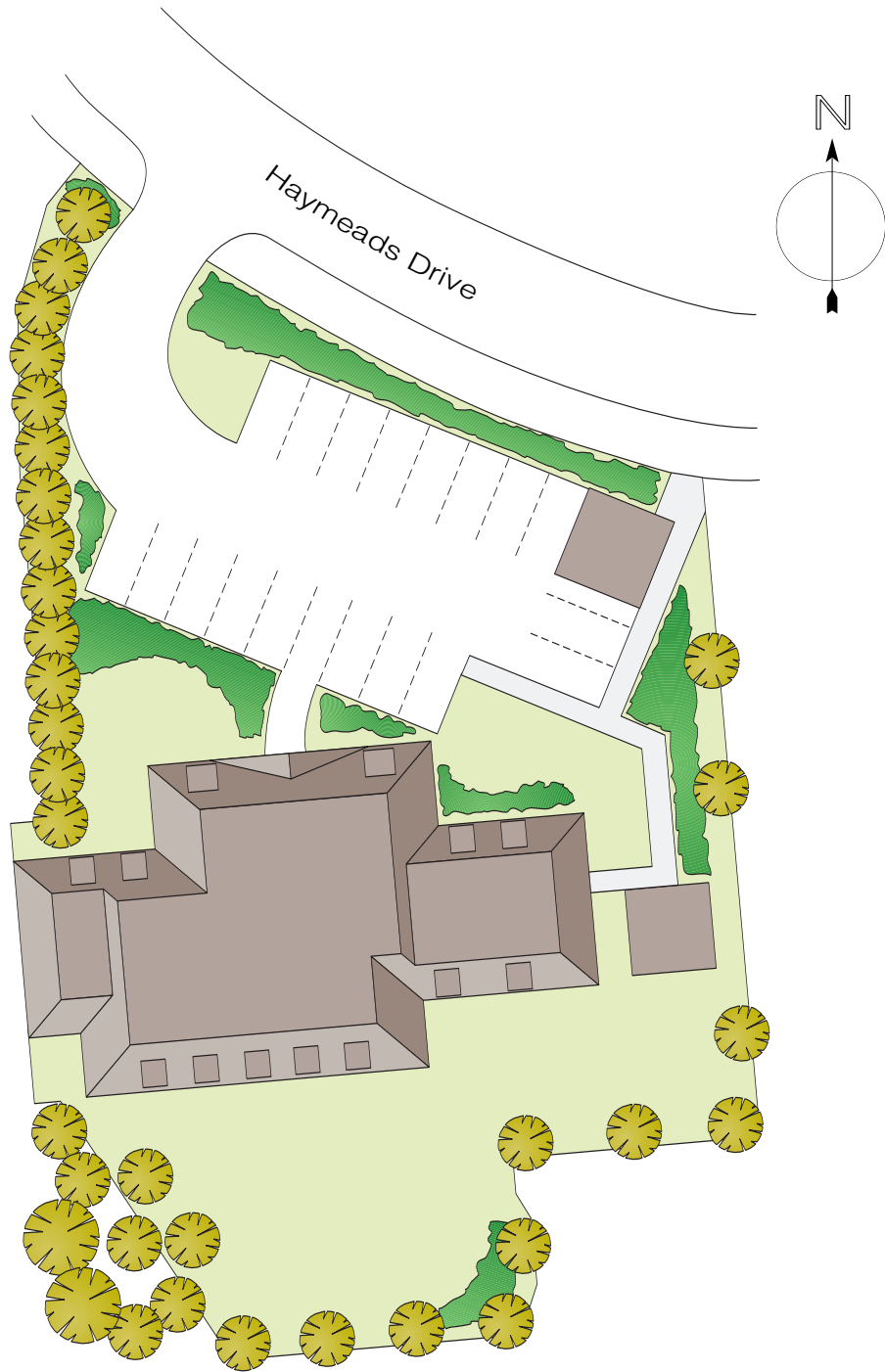
We've gone from strength to strength in the last few years, building new homes, upgrading homes we already own and working with residents to provide a quality service.

Complementing the existing community, these new apartments at Hanover Court are available to people of all ages who meet certain criteria and who wish to be able to own part of their home with the opportunity to increase their equity when and if their circumstances allow it.

## The Apartments

We are excited to be involved in the design and development of Hanover Court, an attractive development of 16 contemporary apartments. The Association has six shared ownership apartments in this scheme; three 2-beds and three 1-beds being built just outside the exclusive town of Esher. These homes are being built by and in conjunction with Royalton, to the same high specification that they are using for their own apartments and houses. There is parking for each apartment with access to good road connections.





## The Location

Esher is a vibrant town with the High Street providing everything from a supermarket, bars, restaurants, post office, pharmacy, florist and various gift shops. There are also several larger shopping centres nearby including Kingston-upon-Thames, one of the premier retail centres in the south-east.

At nearby Claygate station, you are just 35 minutes from London Waterloo by train, whilst the A3 and M25 are nearby for access to the national road network. Heathrow Airport is approximately 15 miles drive and Gatwick Airport is approximately 30 miles away.



# Second Floor

Apartment 14 (Internal area - 79.15m<sup>2</sup>)

Living room 2724 x 6076mm (8'11" x 19'11")

Kitchen 1950 x 3561mm (6'5" x 11'8")

Bedroom 1 4566 x 3129mm (15'1" x 10'3")

Bedroom 2 3450 x 3677mm (11'4" x 12'1")

Apartment 15 (Internal area - 65.41m<sup>2</sup>)

Living room/Kitchen 5894 x 6401mm (19'4" x 21'0")

Bedroom 3150 x 4152mm (10'4" x 13'7")



Apartments 16 (Internal area - 91.67m<sup>2</sup>)

Living room 4070 x 4113mm (13'4" x 13'6")

Kitchen 2850 x 2406mm (9'4" x 7'11")

Bedroom 1 3166 x 6920mm (10'5" x 22'8")

Bedroom 2 3279 x 4087mm (10'9" x 13'5")

Apartment 17 (Internal area - 60.14m<sup>2</sup>)

Living room 4206 x 5215mm (13'10" x 17'1")

Kitchen 2364 x 3150mm (7'9" x 10'4")

Bedroom 4788 x 3140mm (15'9" x 10'4")

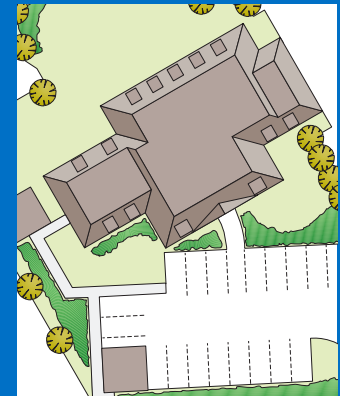
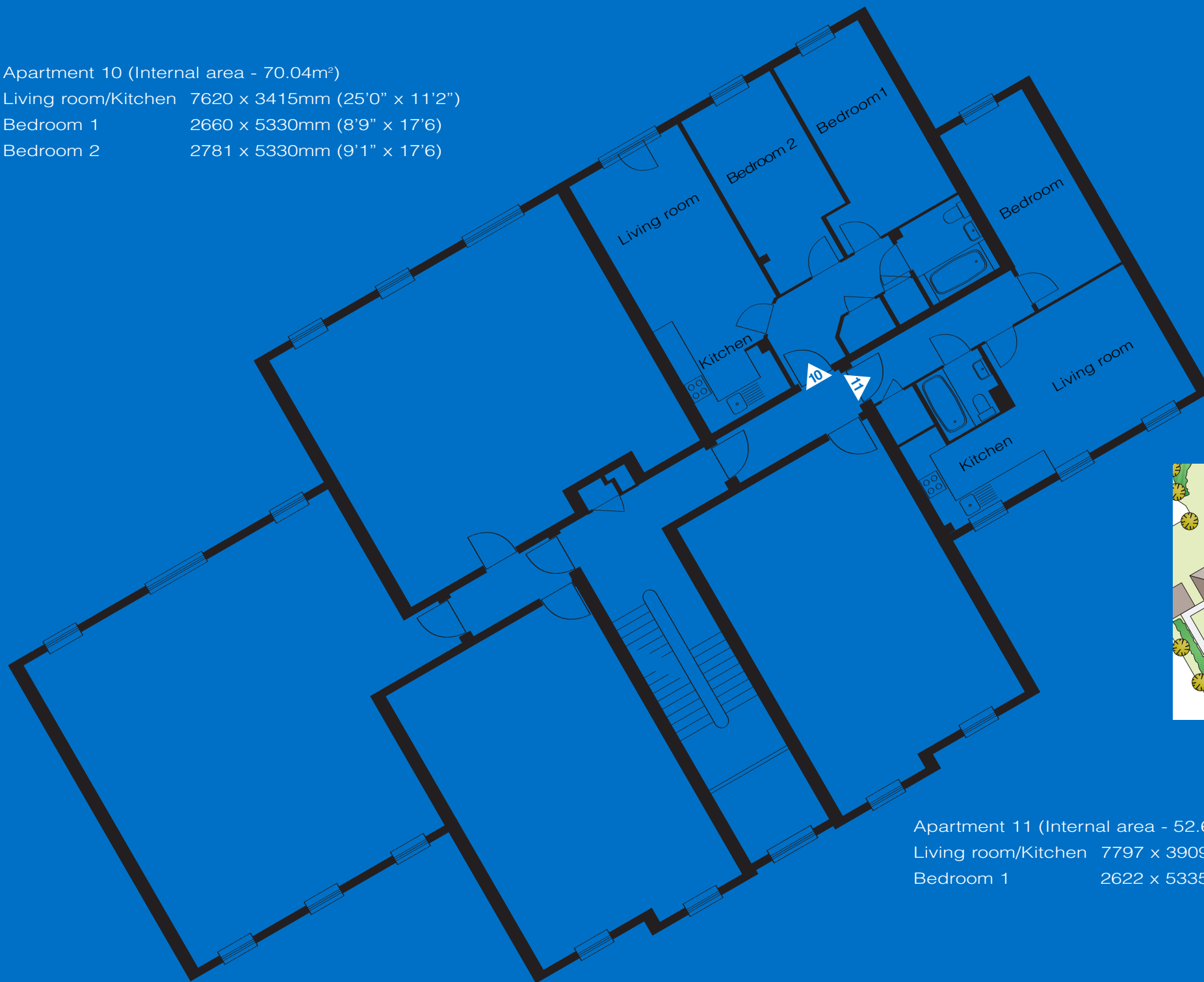
# First Floor

Apartment 10 (Internal area - 70.04m<sup>2</sup>)

Living room/Kitchen 7620 x 3415mm (25'0" x 11'2")

Bedroom 1 2660 x 5330mm (8'9" x 17'6")

Bedroom 2 2781 x 5330mm (9'1" x 17'6")



Apartment 11 (Internal area - 52.61m<sup>2</sup>)

Living room/Kitchen 7797 x 3909mm (25'7" x 12'10")

Bedroom 1 2622 x 5335mm (8'7" x 17'6")



# The Specification

## ENERGY EFFICIENCY

The increasing threat of climate change demands that the energy performance specification of our new homes contributes to the reduction of greenhouse gases.

## KITCHENS

- A comprehensive range of floor and wall units
- Stainless steel sink
- Integrated oven
- Stainless steel gas hob
- Integrated fridge/freezer
- Integrated washer/dryer
- Spotlight task lighting

## BATHROOM

- White sanitary ware
- Thermostatically controlled bath/shower mixer
- Chrome bath/shower mixers
- Heated towel rail
- Shaver point

## INTERIOR FEATURES

- Gas central heating with thermostatic control features.
- Mains powered smoke detector with battery back-up
- Satellite television outlet points provided, connection subject to purchaser's subscription and decoding equipment

## EXTERIOR FEATURES

- Communal Gardens
- Communal bin stores
- Lock-up cycle store
- Exterior lighting
- One allocated parking space



## Travel

From Hanover Court, Claygate railway station is a 15 minute walk away. From here you can catch the train straight into London Waterloo in 35 minutes, or to Guildford in 35 minutes. Trains run every 30 minutes.

The following buses also stop within a few minutes walk of Hanover Court:  
K3 to Kingston; 801 to Hinchley Wood.

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RSMHA will only accept a reservation from you when you are in a position to proceed with exchange of contracts within 28 days from receipt of legal papers. If, once you have made a reservation, your circumstances change and you can no longer proceed to exchange of contracts within the time scale specified, we do reserve the right to withdraw the reservation and offer the property to another buyer. We are constantly seeking ways to improve the design and specification of our properties and reserve the right to make alterations at any stage during the development. Whilst we make every effort to ensure all details are correct at the time of going to press, please check the latest specification details with our selling agent.