



**Travel**

From Imber Cross, Thames Ditton railway station is only a 1 minute walk away. From here you can catch the train straight into London Waterloo in under 30 minutes, or to Hampton Court in under 10 minutes. Trains run every 30 minutes.

The following buses also stop outside Thames Ditton Station: 513 (Kingston Bus Station to Cobham); 514 (Kingston Bus Station to Hersham); and the 515 (Kingston Bus Station to Guildford). Buses run every 10 minutes.



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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.

# IMBER PLACE

EMBERCOURT ROAD · THAMES DITTON



## 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. We have strong finances and a solid skill base.

Complementing the existing community, these new apartments at Imber Place 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 Imber Place, an attractive development of 28 contemporary apartments. The Association has four shared ownership apartments in this scheme; two 2-beds and two 1-beds being built in the historic village of Thames Ditton. These homes are being built by and in conjunction with Michael Shanly Homes to the same high specification that they are using for their own apartments. There is parking for each apartment with access to good road connections.



## Location

Thames Ditton is a vibrant village with the busy High Street providing everything from bakers, greengrocers, 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 Thames Ditton you are just 35 minutes from London Waterloo with the A309 (Hampton Court Way) and major road networks from the A3 and M25 nearby.

Heathrow Airport is approximately 12 miles drive and Gatwick Airport is approximately 30 miles away.



# First Floor



**Apartment Twenty-Seven** Floor area - 49.14m<sup>2</sup> (529ft<sup>2</sup>)  
 Living/dining room 4987 x 3369mm (16'4" x 11'0")  
 Kitchen 2800 x 2272mm (9'2" x 7'5")  
 Bedroom 3479 x 2891mm (11'4" x 9'5")

**Apartment Twenty-Six** Floor area - 55.79m<sup>2</sup> (601ft<sup>2</sup>)  
 Living/dining room 5527 x 3369mm (18'1" x 11'0")  
 Kitchen 3369 x 2400mm (11'0" x 7'10")  
 Bedroom 2983 x 2891mm (9'9" x 9'5")



## Specification

- Kitchen**
- Stainless steel extractor fan
  - Gas hob
  - Single electric oven
  - Integrated washer/dryer
  - Integrated combined fridge/freezer
  - Vinyl flooring

- Bathroom**
- White basin, WC and bath
  - Thermostatic shower mixer taps
  - Polished chrome taps and fittings
  - Heated chrome towel rail
  - Shaver point
  - Extractor fan
  - Ceramic wall tiles with coloured border
  - Glass shower screen
  - Vinyl flooring

# Ground Floor



## Apartment Sixteen

Living/dining room  
 Kitchen  
 Bedroom 1  
 Bedroom 2

Floor area - 64.15m<sup>2</sup> (691ft<sup>2</sup>)

4842 × 4020mm (15'10" × 13'2")  
 3312 × 2053mm (10'10" × 6'8")  
 4566 × 3550mm (14'11" × 11'7")  
 3752 × 2833mm (12'3" × 9'3")

## Apartment Seventeen

Living/dining room  
 Kitchen  
 Bedroom 1  
 Bedroom 2

Floor area - 64.15m<sup>2</sup> (691ft<sup>2</sup>)

4842 × 4020mm (15'10" × 13'2")  
 3312 × 2053mm (10'10" × 6'8")  
 4566 × 3550mm (14'11" × 11'7")  
 3752 × 2833mm (12'3" × 9'3")

## Interior Features

- Gas-fired central heating
- Neutral coloured carpet throughout excluding kitchen and bathroom
- TV connections to be satellite TV point. One per apartment connected to communal satellite dish (subject to purchaser's subscription and decoding equipment)
- Mains powered smoke detector with battery back-up

## Exterior Features

- Allocated residents parking
- Communal bin and cycle storage

## General

- 10 year NHBC warranty on completion.