



Travel

From Oak Tree Drive the over ground train station at Guildford is within a 30 minute walk.

From here you can catch the train to London Waterloo every 15 minutes with the journey time taking less than an hour. Alternatively trains from Guildford go to Portsmouth and to Gatwick every hour. Worplesdon main line railway station is 2.5 miles away which has a large pay and display car park. Bus service 23 (A320 Guildford to Woking) operates on this route.

The following buses also stop near Guildford Station: 479 which takes you to Epsom and the 20 which goes out to Aldershot. Buses run every 20 minutes. There are local bus services and the nearby A320 provides good access between Guildford and Woking.

SIMMONS COURT

OAK TREE DRIVE · GUILDFORD



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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.



Simmons Court is part of a small development in an established residential neighbourhood and has been designed to enjoy the spectacular views over open parkland towards Guildford town centre, the Cathedral, and beyond.

Our Housing Association and You

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

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 quality services. We have strong finances and a solid skill base.

Complementing the existing community, these new apartments at Simmons 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.

Apartments



The Apartments

We are excited to be involved in the design and development of Simmons Court, an attractive development of twelve 2 bedroom shared ownership apartments in Guildford. These homes are being built by and in conjunction with Lacey Simmons to the same high specification that they are using for the houses that they are building on the site. There is car parking for each apartment with access to good road connections.



Ground Floor



First Floor



Second Floor



Apartments 13 & 19 (Floor area - 58.9m² each)

Living room	3800 × 5370mm (12'6" × 17'8")
Kitchen	2090 × 3130mm (6'10" × 10'3")
Bedroom 1	3280 × 3250mm (10'9" × 10'8")
Bedroom 2	2700 × 3250mm (8'11" × 10'8")

Apartments 14 & 20 (Floor area - 58.5m² each)

Living room	3800 × 5370mm (12'6" × 17'8")
Kitchen	2090 × 3130mm (6'10" × 10'3")
Bedroom 1	3280 × 3250mm (10'9" × 10'8")
Bedroom 2	2700 × 3250mm (8'11" × 10'8")

Apartments 15 & 21 (Floor area - 60.7m² each)

Living room	3800 × 5370mm (12'6" × 17'8")
Kitchen	2090 × 3130mm (6'10" × 10'3")
Bedroom 1	3280 × 3250mm (10'9" × 10'8")
Bedroom 2	3250 × 3250mm (10'8" × 10'8")

Apartments 16 & 22 (Floor area - 59.8m² each)

Living room	3800 × 5370mm (12'6" × 17'8")
Kitchen	2090 × 3130mm (6'10" × 10'3")
Bedroom 1	3280 × 3250mm (10'9" × 10'8")
Bedroom 2	3250 × 3250mm (10'8" × 10'8")

Apartments 17 & 23 (Floor area - 69.8m² each)

Living room	6570 × 3800mm (21'7" × 12'6")
Kitchen	2120 × 3040mm (7'0" × 10'0")
Bedroom 1	4270 × 3270mm (14'0" × 10'9")
Bedroom 2	2300 × 3270mm (7'7" × 10'9")

Apartments 18 & 24 (Floor area - 62.2m² each)

Living room	6770 × 3800mm (22'3" × 12'6")
Kitchen	2120 × 3040mm (7'0" × 10'0")
Bedroom 1	4270 × 3270mm (14'0" × 10'9")
Bedroom 2	2300 × 3270mm (7'7" × 10'9")



Location



Location

Located within an established residential area, the northern side of the development is screened by mature English oaks whilst the open southerly aspect enjoys spectacular views over open parkland towards Guildford town centre, the Cathedral and beyond.

There is easy access to the centre of Guildford and Woking by bus or by car, as well as the highly efficient park and ride service that will take you to the heart of Guildford.



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.

An integrated strategy for reducing energy use and carbon dioxide emissions combines high insulation with advanced boiler technology, low voltage lighting, sealed construction and controlled ventilation ensures that energy costs will be reduced.

KITCHENS

- A comprehensive range of wall and floor units with Formica slate-effect worktops
- Stainless steel sink
- Integrated oven
- Stainless steel gas hob
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Spotlight task lighting
- Vinyl flooring

BATHROOMS

- White sanitary ware
- Thermostatic power shower
- Chrome bath/shower mixers
- Polished chrome ladder heated towel rail
- Shaver point
- Vinyl flooring

INTERIOR FEATURES

- High efficiency, pressurised gas fired central heating with thermostatic radiator controls
- Mains powered smoke detector with battery back-up
- Satellite television outlet points provided - connection subject to purchaser's subscription and decoding equipment
- Neutral coloured carpet throughout excluding kitchen and bathroom

EXTERIOR FEATURES

- Allocated resident's parking
- Communal bin store

10 year NHBC warranty on completion

