



Travel

The railway station at Walton-on-Thames is approximately 250 metres from Wardur Court.

From here you can catch the train to London Waterloo every 35 minutes with the journey time taking less than 1 hour. Alternatively trains from Walton-on-Thames go to Woking and to Basingstoke every 35 minutes.

The following buses also stop nearby to Wardur Court:

461 to Staines; 555 to Heathrow Airport; 646 to Egham; 681 to Hampton Court.

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WARDUR COURT



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WALTON-ON-THAMES SURREY KT12 1JN

WARDUR COURT IS PART OF A SMALL DEVELOPMENT
IN AN ESTABLISHED RESIDENTIAL NEIGHBOURHOOD

WARDUR COURT

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 quality services.





The Location

Located within an established residential area, the development enjoys mature oak and beech trees growing in the landscaped gardens, whilst each boundary is screened by mature planting. Although enjoying a tranquil setting, Walton-on-Thames town centre is under 1 mile away. The newly developed shopping centre - along with the existing outlets - offers a huge variety of shops and restaurants, as well as a cinema, library, and landscaped gardens.

The Thames is just over a mile away where more pubs and resaurants can be found. Miles of walks and cycle paths can be enjoyed as well as boat trips and the marina



The Apartments

Complementing the existing community, these new apartments at Wardur 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.

We are excited to be involved in the design and development of this collection of six 2 bedroom shared ownership apartments in Walton-on-Thames. These homes are being built by W Stirling Ltd to a very high specification. There is car parking for each apartment with access to excellent local amenities as well as good road and rail connections.



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.

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

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/EN-SUITE BATHROOMS

- White sanitary ware
- Bristan Fever thermostatically controlled bath/shower mixer
- Chrome bath/shower mixers
- Polish chrome ladder heated towel rail
- Shaver point

INTERIOR FEATURES:

- The district heating is very carbon footprint efficient and good for the environment and being an under-floor system does not require radiators.
- Mains powered smoke detector with battery back-up
- Satellite television outlet points provided, connection subject to purchaser's subscription and decoding equipment
- Fitted Wardrobes

EXTERIOR FEATURES

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





First Floor

Apartments 1, 3 and 5 (Internal area - 80m²)

Living room/Kitchen 7866 x 4338mm (25'10" x 14'3")

Bedroom 1 3829 x 3395mm (12'6" x 11'2")

Bedroom 2 3395 x 3282mm (11'2" x 10'9")



Ground Floor

Apartments 2, 4 and 6 (Internal area - 75.5m²)

Living room/Kitchen 5281 x 4338mm (17'4" x 14'3")

Bedroom 1 3829 x 3395mm (12'6" x 11'2")

Bedroom 2 3395 x 3282mm (11'2" x 10'9")