

THE COMPASSES

26-28 London Street, Chertsey, KT16 8AA



DS REAL ESTATE



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The Compasses is a remarkable piece of architecture, that can be dated back to the 17th century. Once a coaching house known as the Dukes Head, the building continues to sit in the heart of the historic town of Chertsey.

Now, the property has been transformed into eight beautiful 1 & 2 bedroom apartments that have been carefully designed to continue a traditional, yet modern feel, to create a home that you'll fall in love with.





WITHIN CLOSE PROXIMITY OF THE COMPASSES:

- | | | |
|---|---------------------|---------|
|  | • Sainsbury's | 2 mins |
| | • Gogmore Farm Park | 8 mins |
| | • Chertsey Station | 11 mins |
|  | • M25 (Junction 11) | 5 mins |
| | • Heathrow Airport | 14 mins |
| | • Woking | 18 mins |

AMENITIES

- 01 Sainsbury's
- 02 Aldi
- 03 Tesco Express
- 04 Carlo Delicatessen
- 05 Natwest
- 06 Barclays
- 07 Halifax

EATING & DRINKING

- 08 Pizza Express
- 09 Caspari Bar & Restaurant
- 10 Costa
- 11 Tia Maria Cafe
- 12 Crown Hotel
- 13 Ohanas Cafe Bistro

SPORTS & LEISURE

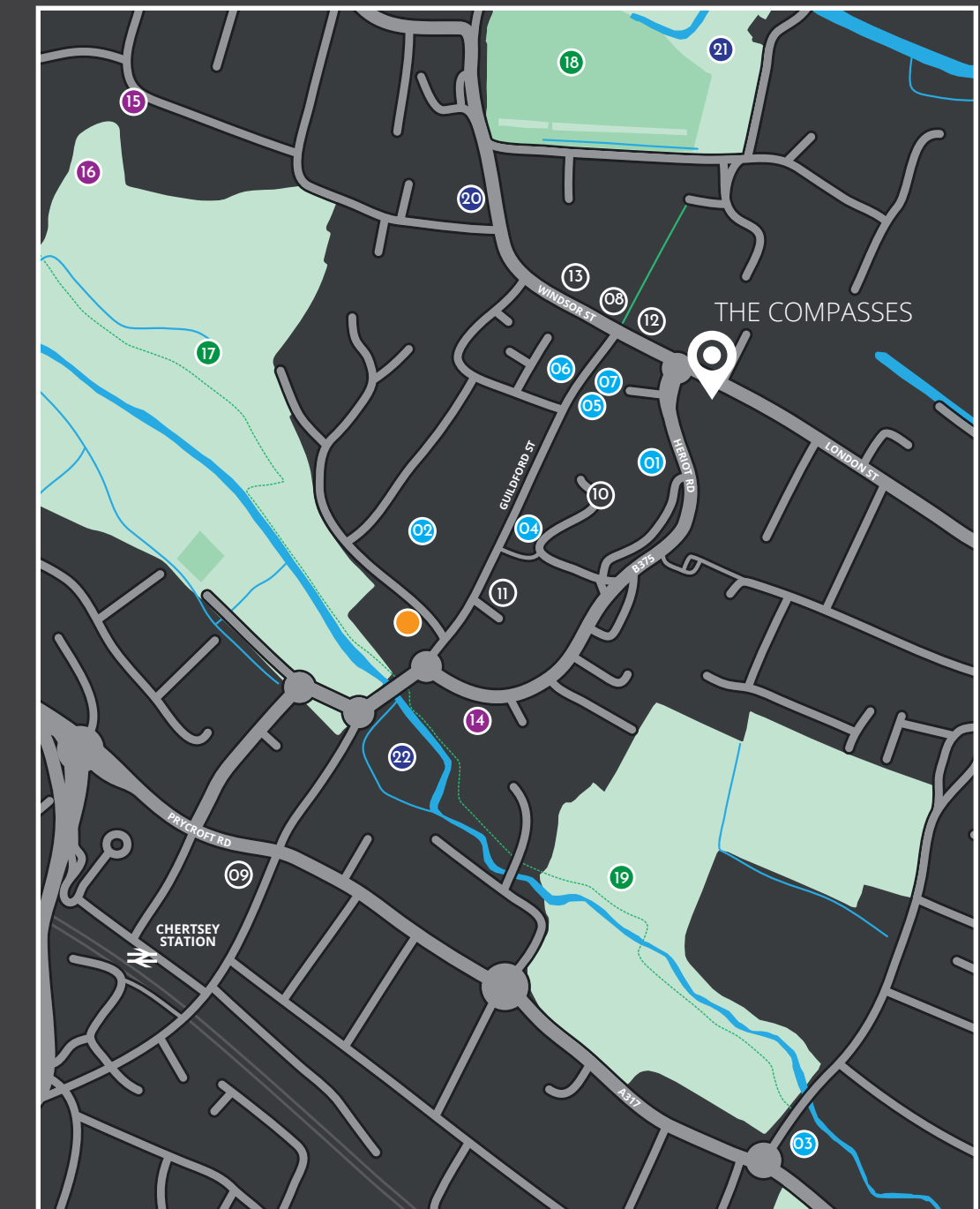
- 14 River Bourne Health Club
- 15 Chertsey Cricket Club
- 16 Chertsey Thames Valley Hockey Club

PARKS

- 17 Gogmore Farm Park
- 18 Abbey Fields
- 19 Free Prae Road Park

CULTURE

- 20 Chertsey Museum
- 21 Chertsey Abbey
- 22 Chertsey Library



GROUND FLOOR

1

APPROX AREA
574 SQ FT / 53.3 SQ M

2

APPROX AREA
379 SQ FT / 35.2 SQ M

3

APPROX AREA
570 SQ FT / 53 SQ M

4

APPROX AREA
411 SQ FT / 38.1 SQ M

5

APPROX AREA
417 SQ FT / 38.7 SQ M

6

APPROX AREA
433 SQ FT / 40.3 SQ M

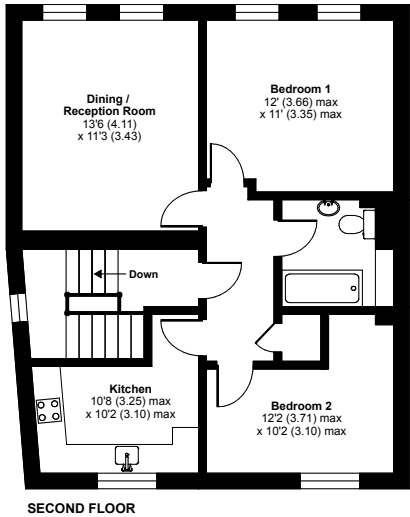
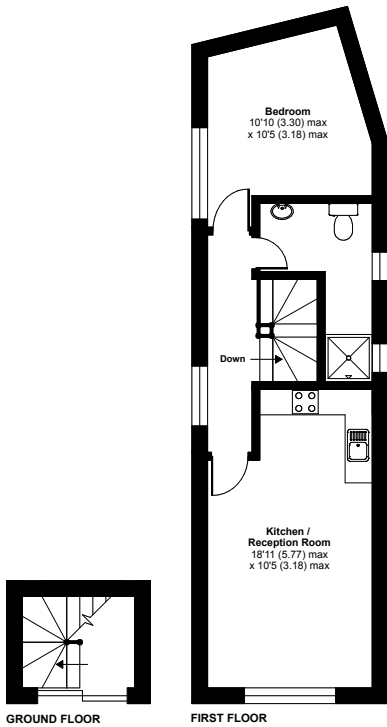
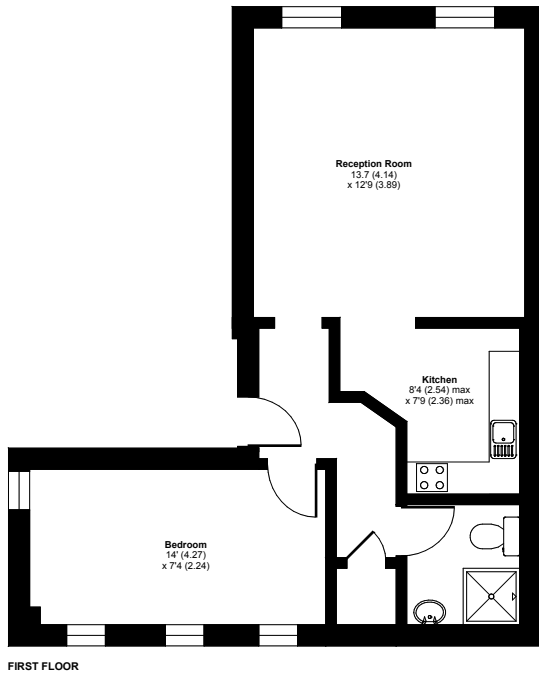
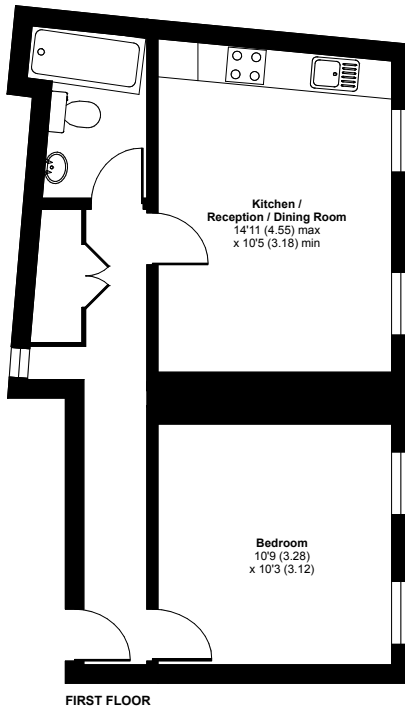
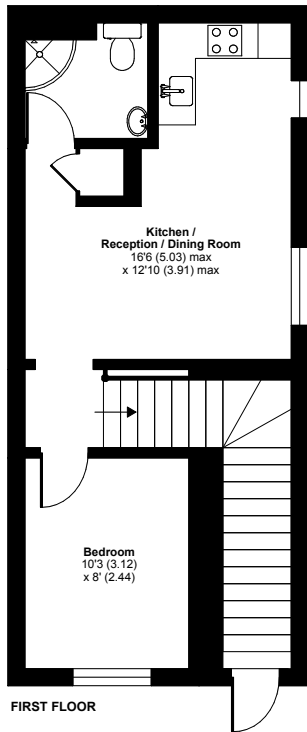
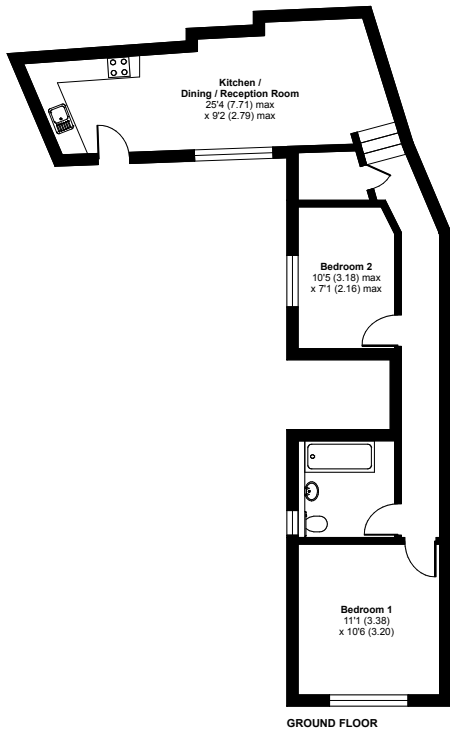
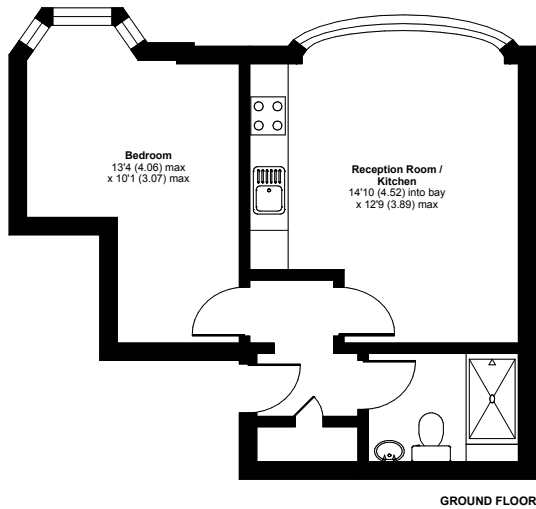
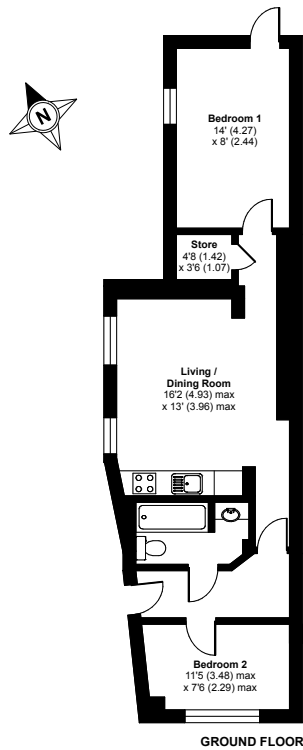
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APPROX AREA
467 SQ FT / 43.3 SQ M

8

APPROX AREA
682 SQ FT / 63.3 SQ M

FIRST FLOOR





SPECIFICATION AND FEATURES INCLUDE:

GENERAL

- Soft tone emulsion wall and ceiling finish
- Satin white door linings, skirtings and architraves
- Wide plank Engineered timber floor to living room and hallway
- Stainless steel door furniture
- Stainless steel switch and socket plates
- LED low energy downlighting
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms
- Living room sockets Sky enabled
- Thermostatically controlled electric heating to all rooms
- Double glazing throughout
- Video entry phone system to each apartment
- Car parking spaces available to rent (first year paid by the developers)
- 10 year Building Warranty

KITCHENS

- Grey base and wall units
- Traditional style unit handles in black
- Quartz worktop
- Fully integrated electrical appliances to include: Ceramic hob
Single oven or combination microwave oven
- Dishwasher
- Fridge freezer
- Stainless steel single bowl undermount sink

BATHROOM / SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable
- Wall hung or closed couple WC
- Chrome plated electric heated towel rail
- Chrome plated single lever basin tap
- Porcelain tiled walls and floor
- Clear glass bath screen or shower enclosure as applicable
- Thermostatically controlled and pressurised hot and cold water

BEDROOMS

- Terrestrial & satellite TV, FM radio sockets
- Carpeted throughout

COMMUNAL AREAS

- Communal hallway
- Low energy lighting
- Secure cycle store
- Landscaped communal gardens

HELP TO BUY

WHAT IS HELP TO BUY?

The Help to Buy scheme could help you to purchase your dream home. When you put down as little as a 5% deposit on a newly built home, you can get a government Help to Buy: Equity Loan – for up to 40% of the purchase price for homes in London and 20% throughout the country. The remainder of the cost is covered by a mortgage from lenders participating in the Help to Buy scheme. You won't be charged fees on the loan for the first five years of owning your home.

Alternatively Help to Buy: ISA which is another scheme lead by the government may also help you take the steps to buy your own home.

HOW DOES HELP TO BUY WORK?

Equity loans are available to first time buyers as well as some homeowners looking to move, as long as the following are met:

- The home you are looking to purchase must not cost more than £437,600
- You must buy this home to live in, and not as a buy to let property
- You must not own any other property at the time you buy your new home

HELP TO BUY: EQUITY LOAN

- 5% deposit required
- 20% loan from Government
- You obtain a mortgage for the remaining 75%
- No fees charged on the 20% loan for the first five years of ownership

EXAMPLE HOME VALUE	£300,000
Reservation Fee	£500
5% Deposit	£15,000
20% Equity Loan	£60,000
75% Mortgage	£225,000



a development by



DS REAL ESTATE



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