



Birch House

CHERTSEY



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A luxury gated development of six
1 & 2 bedroom apartments in the
heart of Chertsey.

Close to local amenities and green spaces, Birch House provides the best in contemporary design and high standard finishes with carefully planned living spaces.

Stylish German kitchens with Siemens appliances and quartz worktops, complemented by well designed modern bathrooms with chrome fittings. All working together to provide a home to fall in love with, within a vibrant community.



A place for lifestyle and leisure

Birch House is located in the centre of Chertsey – an attractive historical town on the banks of the River Thames and River Bourne.

This market town offers a wealth of amenities including Pizza Express, Travelodge, Halifax/ Natwest banks, Aldi, Sainsbury's, The River Bourne Leisure Centre and The Crown Hotel, along with a number of high street coffee shops.

Within a few minutes of your apartment you're moments away from enjoying peaceful riverside walks, parks and wide open spaces.

Birch House is also close to Chertsey train station providing links into London and Reading. There are also excellent motorway links nearby and for those travelling further afield, Heathrow Airport can be reached in just 15 minutes.



By road

- Chertsey
- 7 mins
M25 Junction 11
- 10 mins
M3 Via M25 Junction 12
- 11 mins
Weybridge
- 15 mins
Heathrow Airport
- 17 mins
Woking

By rail

- Chertsey
- 53 mins
London Waterloo
- Weybridge
- 29 mins
London Waterloo
- Woking
- 25 mins
London Waterloo

By foot

- Birch House
- 2 mins
Gogmore Farm Park
- 4 mins
Chertsey Station
- 4 mins
Aldi
- 5 mins
Sainsbury's
- 6 mins
Pizza Express



ETON

WINDSOR

OLD WINDSOR

M25

HEATHROW
AIRPORT

HOUNSLOW

RICHMOND

M4

ROYAL BOTANIC
GARDEN KEW

FELTHAM

TWICKENHAM

RICHMOND
PARK

EGHAM

M25

M3

WINDSOR
GREAT PARK

THORPE PARK

VIRGINIA
WATER

WENTWORTH
SPA

Birch House

CHERTSEY

CHERTSEY
MEADS

10 MINS

15 MINS

20 MINS

WALTON-ON-THAMES

M3

CHOBHAM
COMMON

GREAT
COCKCROW
RAILWAY

WEYBRIDGE

WEYBRIDGE
STATION

BROOKLANDS
MUSEUM

HERSHAM

ESHER

CHESSINGTON

CHESSINGTON
WORLD OF
ADVENTURES

OXSHOTT

EPSOM

WOKING

SHEERWATER

BYFLEET

On your doorstep



Amenities

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

Eating & Drinking

- 06 Pizza Express
- 07 Caspari Bar & Restaurant
- 08 Costa
- 09 Tia Maria Café
- 10 Crown Hotel
- 11 Ohanas Café Bistro

Sports & Leisure

- 12 River Bourne Health Club
- 13 Chertsey Cricket Club
- 14 Chertsey Thames Valley Hockey Club

Parks

- 15 Gogmore Farm Park
- 16 Abbey Fields
- 17 Free Prae Road Park

Culture

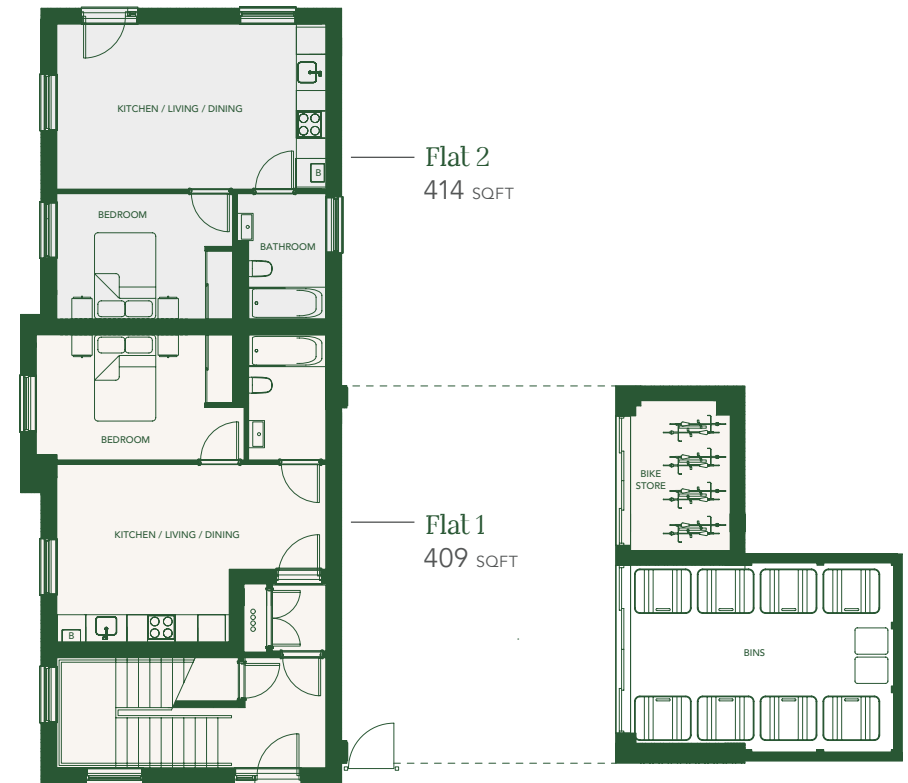
- 18 Chertsey Museum
- 19 Chertsey Abbey
- 20 Chertsey Library



Site plan



Ground floor



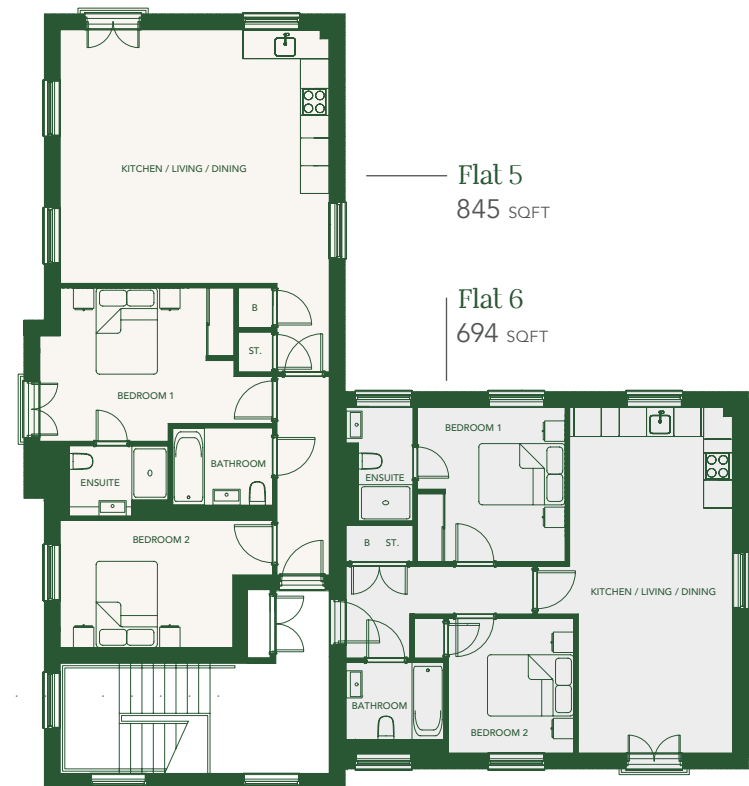
All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.

B= Boiler

First floor



Second floor



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B= Boiler St. = Storage

Specifications

General Specification

- Parador Skyline Pearl-Grey laminate flooring throughout the living and hallway
- Carpet in the bedroom
- White finish to switches and sockets (chrome socket over the kitchen counter)
- Chrome door furniture
- LED low energy spot lights
- 10 year warranty provided by ICW
- Living rooms Sky Q compatible
- Fibre optic broadband
- Video entry to each apartment
- Gas central heating
- 150 year lease

Kitchen

- Leicht premium designer German Kitchen
- Integrated Siemens appliances (fridge / oven / induction hob / dishwasher)
- 20mm marble look quartz worktop – (Artscut Bianco Misterio) + 10mm upstands
- Blanco Envoy Eco Flow single lever monobloc mixer tap
- Blanco Supra 450 undermount stainless steel sink
- LED strip lighting under wall units

Living Room

- Parador Skyline Pearl-Grey laminate flooring 9x243x2200mm
- TV / telephone / fibre optic broadband / satellite point (wired for Sky Q)

Bedroom

- Fitted wardrobes (for two bed apartments one room will have a fitted wardrobe)
- Light grey carpet
- TV point

Bathrooms

- 600x600mm Naos Blanco Matt Porcelain tiles (marble look) for the floor & wall
- Wall hung vanity unit in light grey with soft close doors.
- Single lever chrome tap
- Shaver socket
- Chrome ladder style electric towel rail
- Chrome push button thermostatic bath / shower control

Shower Rooms

- 600x600mm Naos Blanco Matt Porcelain tiles (Marble look) for the floor & wall
- Floor standing vanity unit in light grey with soft close doors
- Single lever chrome tap
- Shaver socket
- Chrome ladder style electric towel rail
- Chrome push button thermostatic shower control
- Mirror above the vanity unit
- Stone shower tray (size will vary)

Security

- Video intercom entry
- Secure front doors with spy hole
- Double glazed windows
- Gated development

Parking

- Each flat will have 1 dedicated parking space within the gated car park
- Further car parking space available for purchase (subject to availability)
- Secure bike parking
- 3 spaces will have an electric charge point

Lobby Area

- Video entry system to gain access
- Individual lockable letter boxes



Help to buy initiative

Help to Buy is the Government initiative which helps first time buyers get a brand new home. To be eligible you must intend to live at the property and it cannot be a buy to let.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

The Help to Buy Equity Loan is interest-free for 5 year and can be repaid at any time or on the sale of your home.

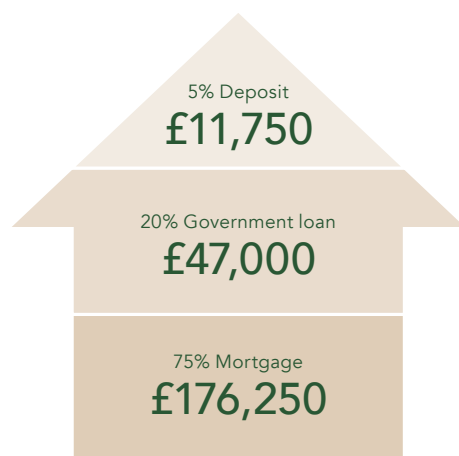
For full Help to Buy details and conditions please visit:

www.help2obuy.gov.uk



An example using Help to Buy:

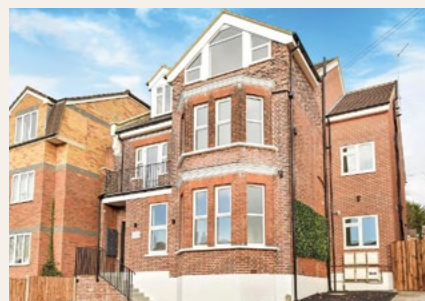
1 bedroom flat purchase price £235,000.



Developments by



Well built | Contemporary design | Luxury living at affordable prices



For all sales enquiries:



01932 504 740

hodders.net

Birch House, Abbots Way, Chertsey KT16 9GP

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.