



BRIDGE COURT

Woodham Lane New Haw Surrey

 **BOOST
HOMES**






WELCOME TO BRIDGE COURT

A small development of 6 brand new build properties consisting of four 1 bedroom apartments (Bridge Court) and two 2 bedroom semi-detached houses (Weyview Court) situated in a quiet residential setting in New Haw. Weyview Court has delightful views overlooking the local golf course.

Built by Boost Homes, these luxury properties are finished to a very high standard to include integrated appliances, allocated parking and a 10 year new build warranty for peace of mind.



DISCOVER



Under a mile away from the development is the famous Brooklands motor racing circuit, now home to museum and aircraft displays and the Mercedes-Benz World Centre with thrilling Driving Experiences for all ages plus three floors of attractions and exhibits.

The Wey Navigation canal is easily accessible off New Haw Road offering pleasant towpath walks and cycle rides towards Chertsey Meads and Pyrford Golf Course for weekend adventures.

There are numerous amenities nearby, including The Brooklands Centre offering a Tesco and Marks & Spencer and The Paddock Retail Park boasting PC World, Argos and Currys both under 3 miles away.





Addlestone town centre has recently undergone a £90 million regeneration and the local amenities include a stylish shopping district, Waitrose, Premier Inn, Achieve Lifestyle Gym and The Light Cinema. The town centre also boasts a Tesco superstore and railway station with links to Weybridge and London Waterloo.

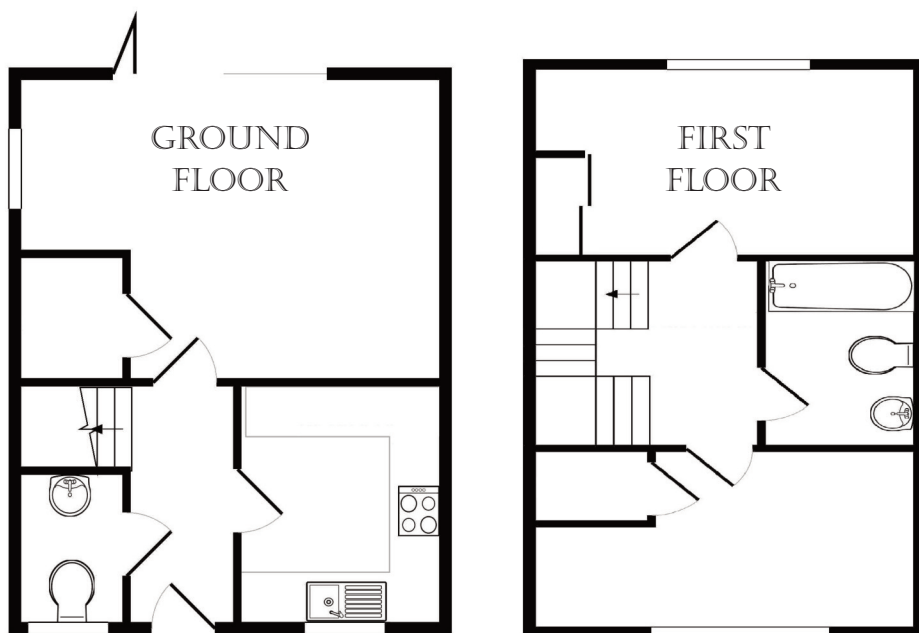
Woodham is also home to Top Golf, a premier entertainment complex with point-scoring golf games for all skill levels, upscale bar food and drinks, music and more. It is only one of three destinations in the whole of England, and therefore a prominent attraction in Surrey.



Computer generated images and photographs are intended for illustrative purposes only and should be treated as general guidance only.

WEYVIEW COURT

PLOT 5A (2 BEDROOM HOUSE)



LIVING ROOM – 14'9 X 14'6

KITCHEN – 9'8 X 6'2

BEDROOM ONE – 14'9 X 8'8

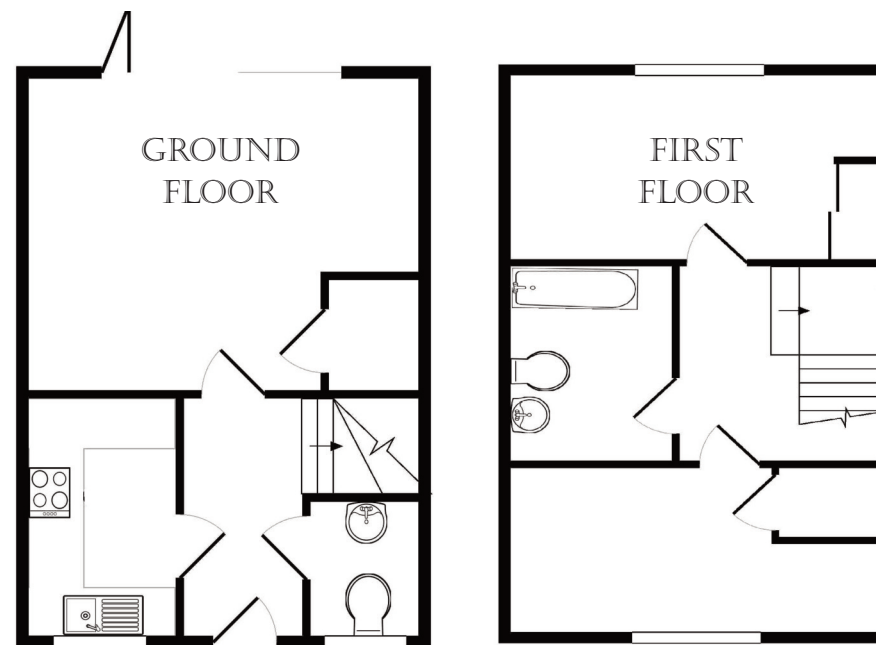
BEDROOM TWO – 14'7 X 9'4

GROUND FLOOR APPROX FLOOR AREA 367 SQ.FT (34.1 SQ.M)

FIRST FLOOR APPROX FLOOR AREA 328 SQ.FT (30.5 SQ.M)

TOTAL APPROX FLOOR AREA 695 SQ.FT (64.6 SQ.M)

PLOT 5B (2 BEDROOM HOUSE)



LIVING ROOM – 14'9 X 14'6

KITCHEN – 9'8 X 6'2

BEDROOM ONE – 14'9 X 8'8

BEDROOM TWO – 14'7 X 9'4

GROUND FLOOR APPROX FLOOR AREA 367 SQ.FT (34.1 SQ.M)

FIRST FLOOR APPROX FLOOR AREA 328 SQ.FT (30.5 SQ.M)

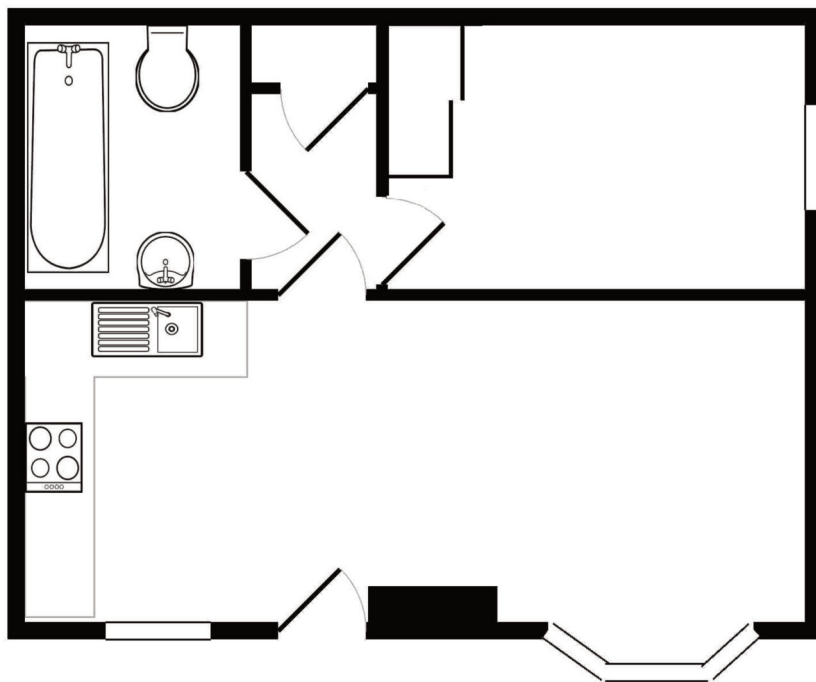
TOTAL APPROX FLOOR AREA 695 SQ.FT (64.6 SQ.M)



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BRIDGE COURT

APARTMENT 1 (GROUND FLOOR)



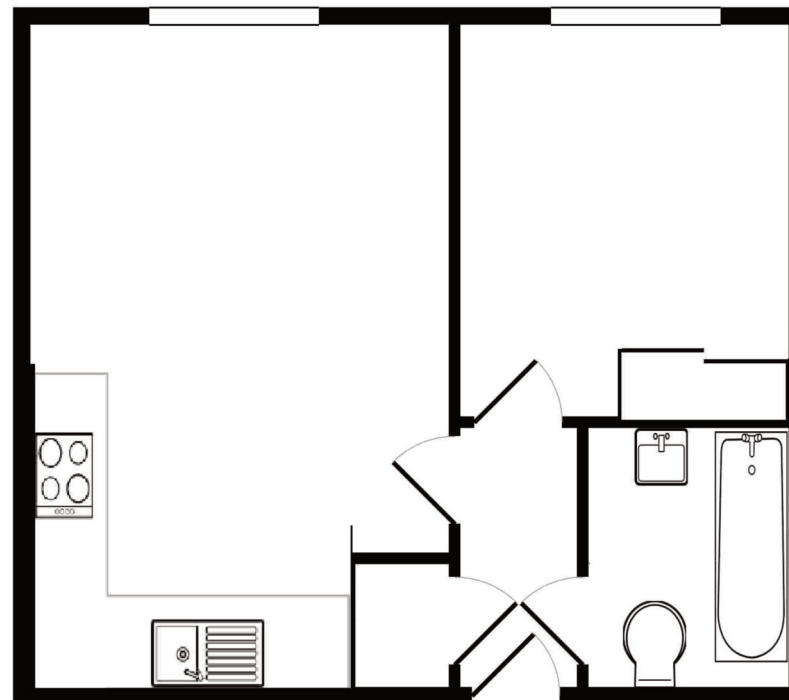
KITCHEN/LIVING ROOM – 22'8 X 7'11

BEDROOM – 12'3 X 7'11

BATHROOM – 6'6 X 6'1

TOTAL APPROX FLOOR AREA 452 SQ.FT (42 SQ.M)

APARTMENT 2 (GROUND FLOOR)



KITCHEN /LIVING ROOM – 19'4 X 12'4

BEDROOM – 12'4 X 9'9

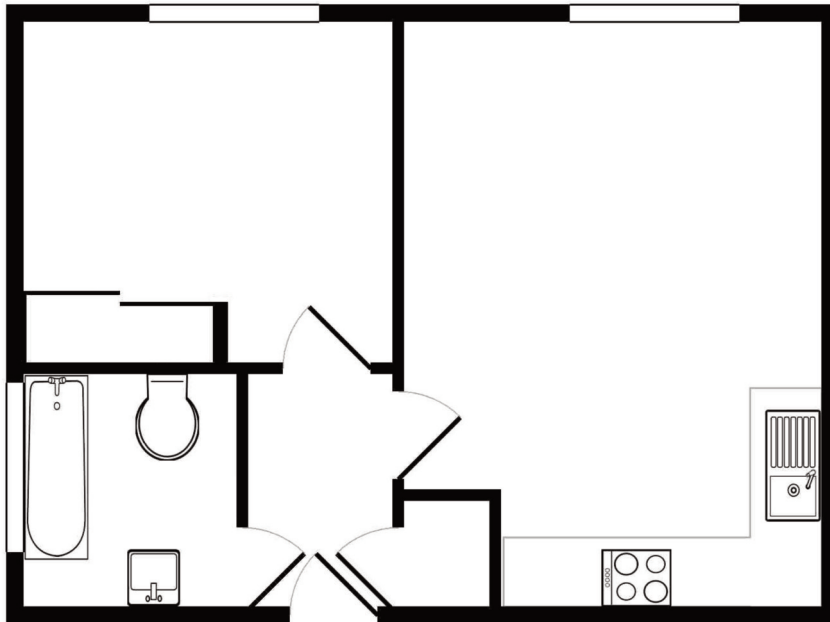
BATHROOM – 6'6 X 6'1

TOTAL APPROX FLOOR AREA 452 SQ.FT (42 SQ.M)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.

BRIDGE COURT

APARTMENT 3 (FIRST FLOOR)



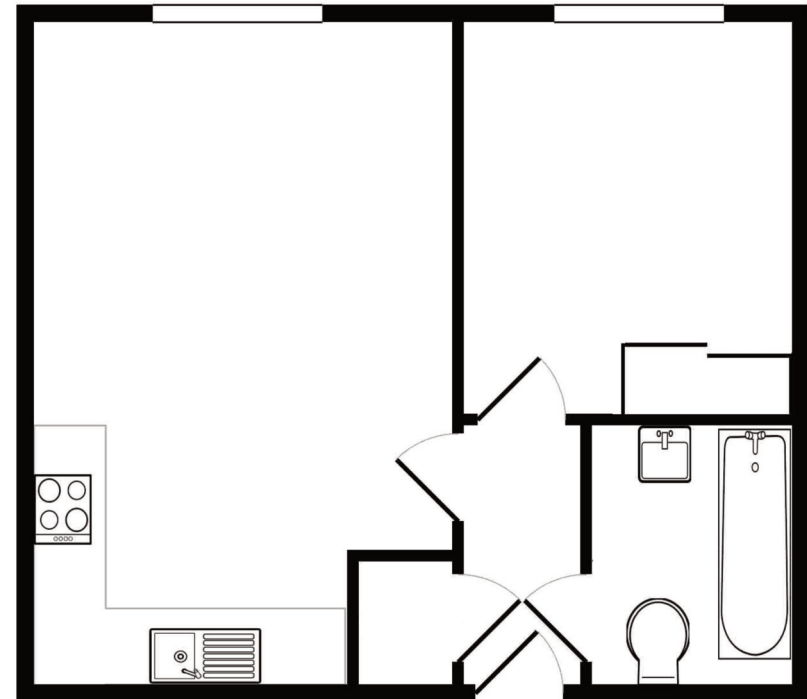
KITCHEN /LIVING ROOM – 18'3 X 12'3

BEDROOM – 12'3 X 10'1

BATHROOM – 6'6 X 6'1

TOTAL APPROX FLOOR AREA 452 SQ.FT (42 SQ.M)

APARTMENT 4 (FIRST FLOOR)



KITCHEN /LIVING ROOM – 19'4 X 12'4

BEDROOM – 12'4 X 9'9

BATHROOM – 6'6 X 6'1

TOTAL APPROX FLOOR AREA 452 SQ.FT (42 SQ.M)

A SUPERIOR SPECIFICATION

DESIGNED FOR CONTEMPORARY LIVING

KITCHEN & APPLIANCES

- Handless kitchen units with sleek, contemporary styling and soft close doors/drawers
- Concealed LED pelmet lighting to wall units
- Stainless steel one and half bowl with drainer, chrome plated mixer taps
- Glass splash back behind hob
- Brushed stainless socket outlets above work surfaces
- Single fan assisted oven
- Extractor hood with stainless steel and glass finish
- Integrated washer/dryer
- Integrated dishwasher
- Integrated fridge freezer

ELECTRICAL FITTINGS

- All apartments are pre wired to accept Sky TV, and digital services including Free View and DAB radio (services may require subscription)
- PIR sensed lighting to hallway cupboard
- Telephone data point fitted in main reception room
- Satin chrome power sockets and light switches

BATHROOM

- Vado notion thermostatic 3 way shower valve with fixed shower head, and hand held pull out wash down
- Simpsons classic bath screen
- Villeroy-Boch novo back to wall wc
- Villeroy-Boch soft close seat and cover
- Satin chrome shaver socket
- Wall hung vanity unit below basin
- Large fixed mirror above basin
- Tiling to walls and floors
- Sensored LED mood lighting
- Chrome finished towel rail

FINISHES

- Floor finishes throughout
- Porcelanosa tiling to selected walls and floors
- Bespoke fitted wardrobe to master bedroom
- Bespoke fitted venetian blinds fitted to all windows

ENERGY EFFICIENCY

- High level insulation
- LED lighting throughout
- Energy efficient controlled electric heating
- Fully insulated energy efficient pressurized hot water cylinder
- A or B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use

PEACE OF MIND

- 10 year Build Warranty provided by ICW
- Thorough demonstration of your new home on handover
- Bespoke and detailed home owners manual provided

GENERAL

- Secure bike store (apartments only)
- Allocated parking
- Built to a high specification
- External bin storage



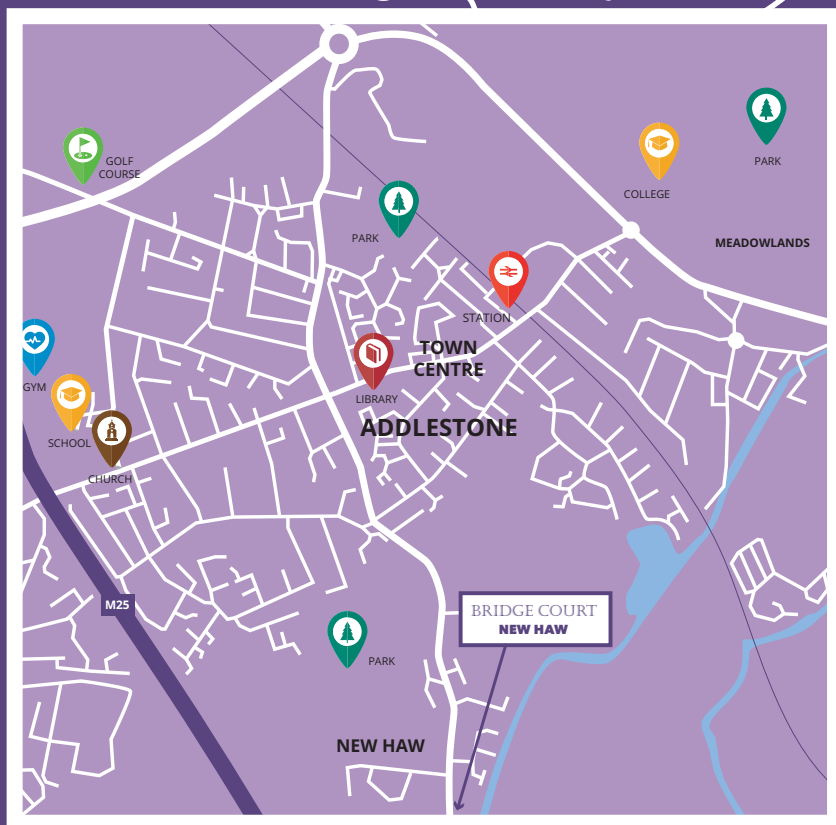
WHERE LOCATION MEETS CONVENIENCE

5A & 5B WEYVIEW COURT

WOODHAM LANE, NEW HAW, ADDLESTONE, SURREY, KT15 3NA

APARTMENTS 1, 2, 3 & 4 BRIDGE COURT

12 WOODHAM LANE, NEW HAW, ADDLESTONE, SURREY, KT15 3EH



A PLACE TO CALL HOME



The development is situated just over 1 mile away from The Grange community infant school and New Haw Junior School.

Older children can choose between a number of excellent schools, including Philip Southcote Secondary, Heathside Secondary in Weybridge and Jubilee High School in Addlestone.

Byfleet and New Haw railway station (serving London Waterloo in just under 40 minutes) is 1 mile away and Addlestone railway station is just over 1 mile away from Bridge Court.

The development lies equidistant between junction 10 and 11 of the M25 serving direct links to the M3 and central London and London Heathrow and Gatwick airports.



BY RAIL

Byfleet & New Haw

London Waterloo	(37 minutes)
Guildford	(20 minutes)
Woking	(8 minutes)
Weybridge	(3 minutes)

Rail times according to National Rail Enquiries.



BY ROAD

Bridge Court

London	(25 miles)
Guildford	(12 miles)
Woking	(5 miles)
London Heathrow	(11 miles)

Securing your new home is easier than you think

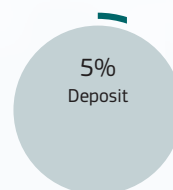
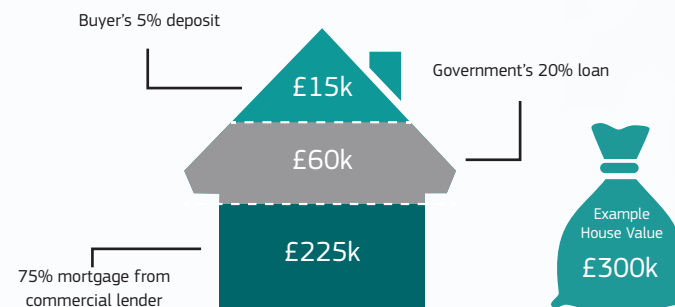
With Help to Buy, you can buy a new Boost Homes with just 5% deposit – whether you're a first-time buyer or you're moving on from your existing home.

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 years and can be repaid at any time or on the sale of the home.



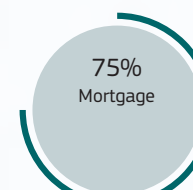
Backed by
HM Government



You only need a minimum
5% deposit



The government will lend you up to
20% of the value of your property
through an equity loan, which can
be repaid at any time or on the
sale of your home.



So you will only need to secure
up to a 75% mortgage from a
bank or building society.



Maximum home purchase
of £600,000

Help to Buy How it works

Typical example:

Cost of your new Boost home	£300,000
5% deposit	£15,000
20% equity loan	£60,000
75% mortgage	£225,000

If the Boost home in the example above sold for £400,000, you'd get £320,000 (80%, from your mortgage and the cash deposit) and you'd pay back £80,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

For more information, please visit: www.helptobuy.gov.uk

For sales contact:

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Land & New Homes

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E info@hodders.net

A development by:

**BOOST
HOMES**



Backed by
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