



OLD AUCTION HOUSE

CHERTSEY • SURREY

GEARED FOR LIVING



For those not yet acquainted, Chertsey is a picturesque town in the Runnymede borough of Surrey on the River Thames and the River Bourne and located within the Greater London Urban Area, bordered by Junction 11 of the M25 motorway, Addlestone and several villages. 18 miles southwest of Central London, Chertsey is bisected less than one mile north by the M3 motorway. As part of the London commuter belt, Chertsey is served by its own railway station.

The character of this traditional small town is made up with narrow building frontages set close to pavements and is richly populated with listed buildings, most of which date back to the 16th and 17th centuries.

Aside from being a brilliant location for the commuter, this market town offers a wealth of convenient shops, bars, traditional pubs and restaurants.

The Constitutional Hall was built in 1890 and began screening films from 1905. After 1918, it had other uses in the weekdays and screened films on Saturday's only. During World War II, it was used as a school during weekdays, and cinema use continued on Saturday's. The Saturday only cinema use continued until it closed in 1946. In 2000, the firm Wellers Auctioneer's moved into the building.

And now this fabulous piece of history has been converted and extended into luxury apartments by Lux homes.

CHERTSEY : SURREY

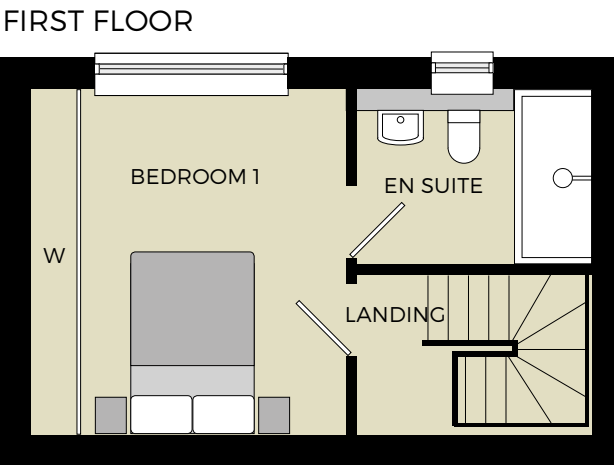
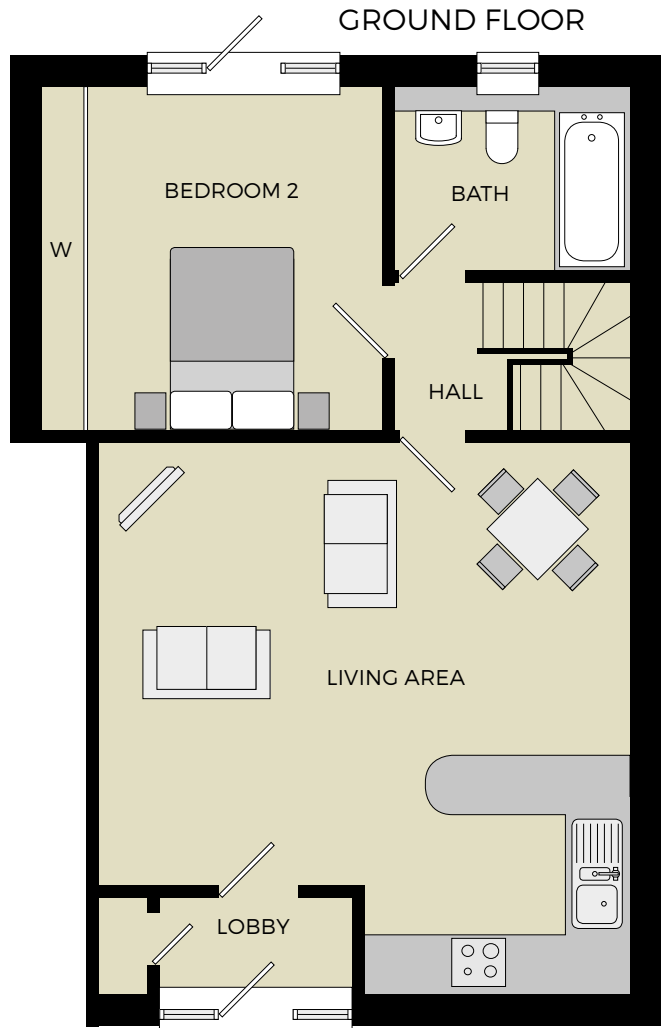




The Old Auction House, formerly known as Constitutional Hall, is a remarkable architectural work. The original building has been transformed into 6 magnificent duplex apartments and a new wing has been added to the rear of the building providing a further 10 apartments including two penthouses on the second floor featuring large terraces. The majority of the ground floor apartments will benefit from either rear private courtyard or a private patio area.

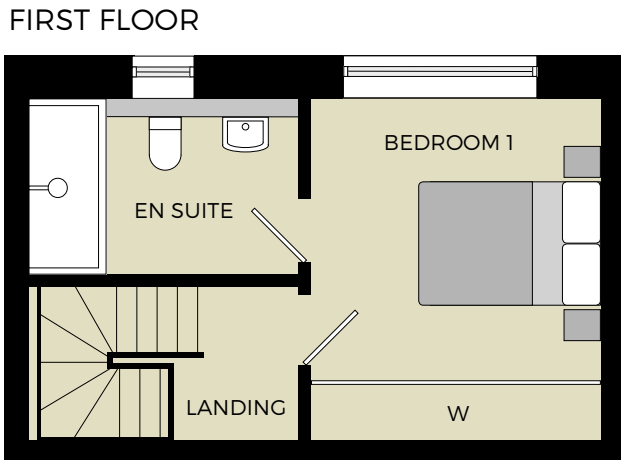
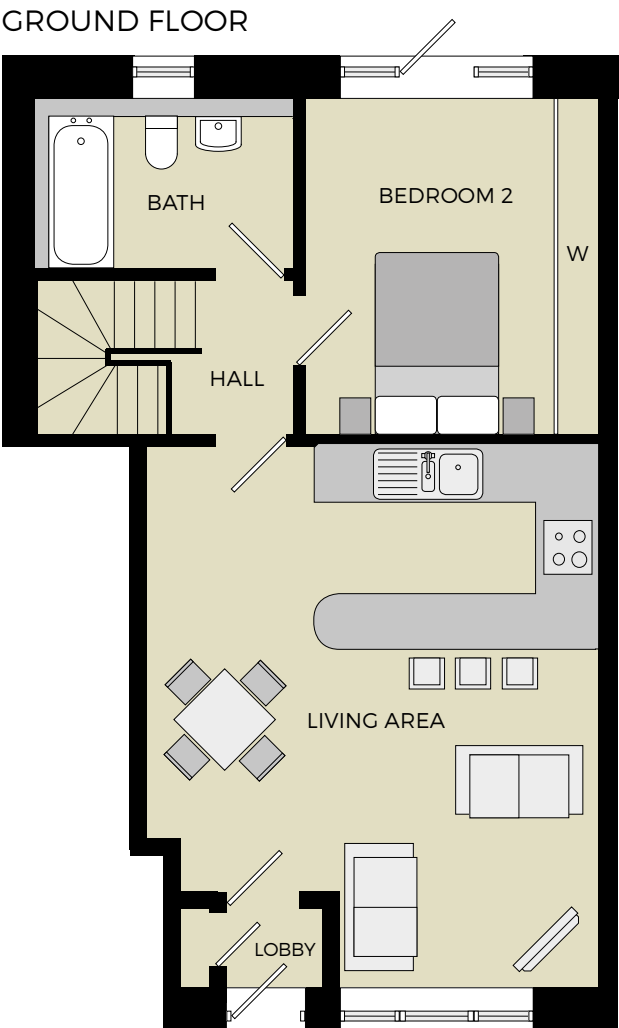
Set in beautifully landscaped grounds with mature trees and hedging, there is also a path that runs alongside the building giving access to the parking areas at the rear. Inside you will discover a world of modernity with state of the art kitchens, bathrooms, appliances, fixtures and fittings for today's modern lifestyle, sitting in harmony with the traditional architectural features of the original building.





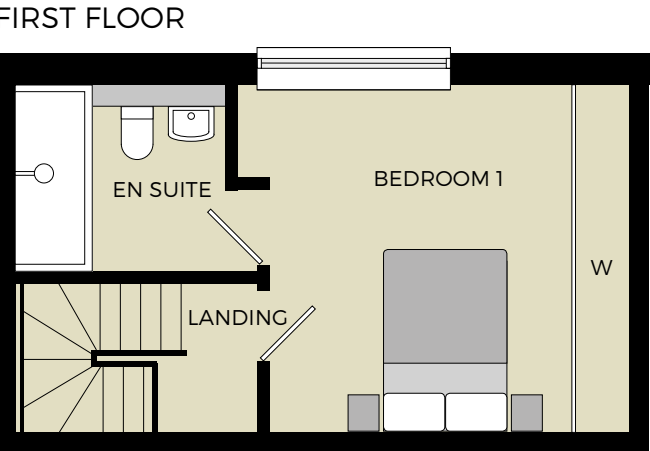
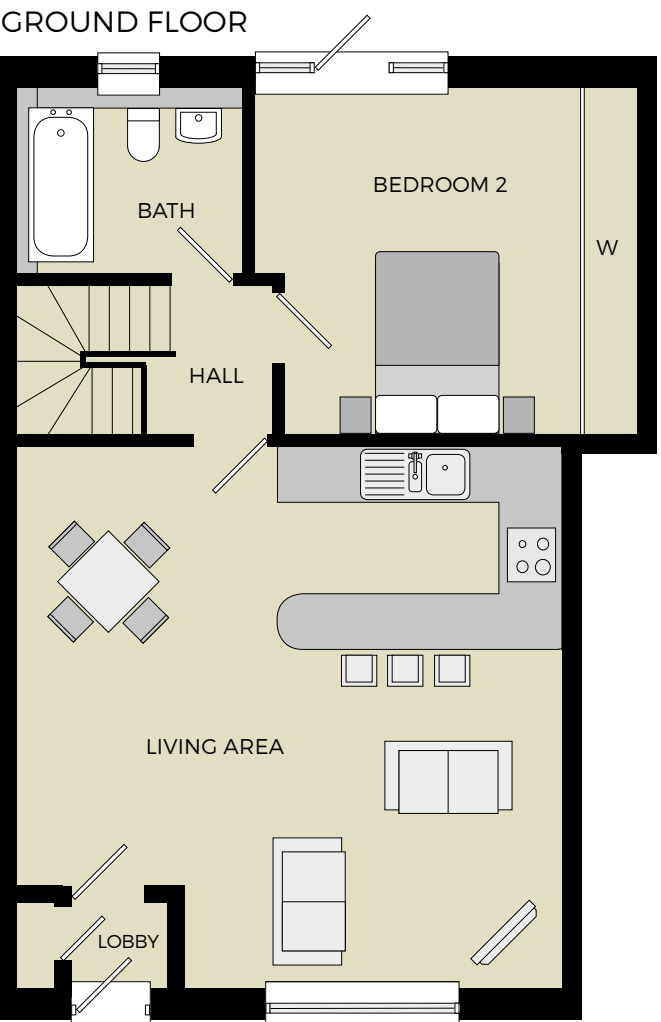
APARTMENT 1

GROUND FLOOR
Living area 5830 x 5870mm
Bedroom 2 3830 x 3620mm
FIRST FLOOR
Bedroom 1 3830 x 3640mm



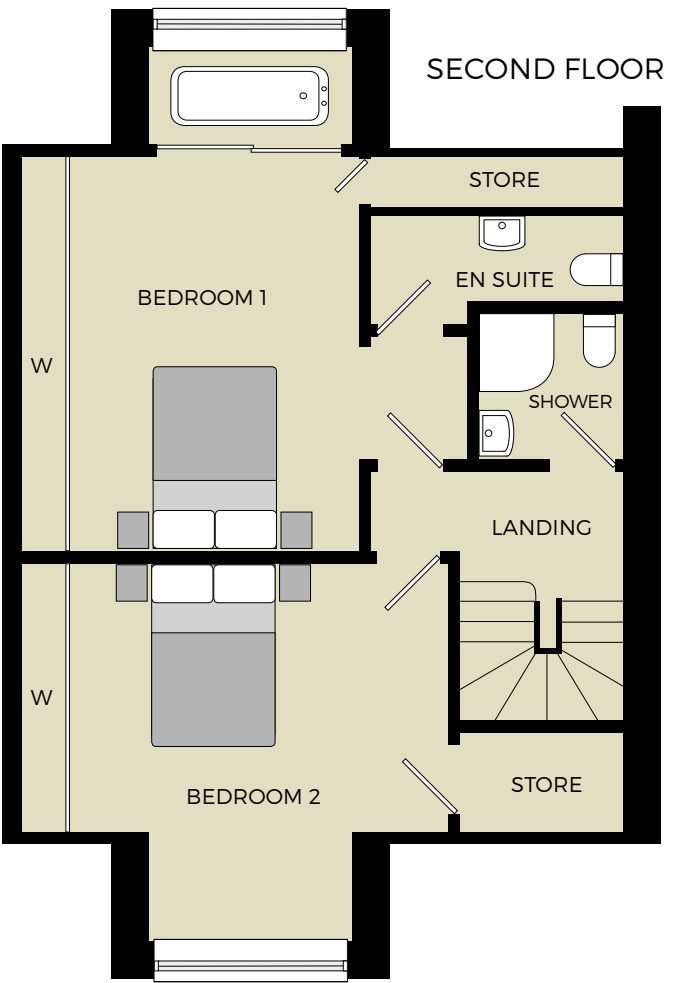
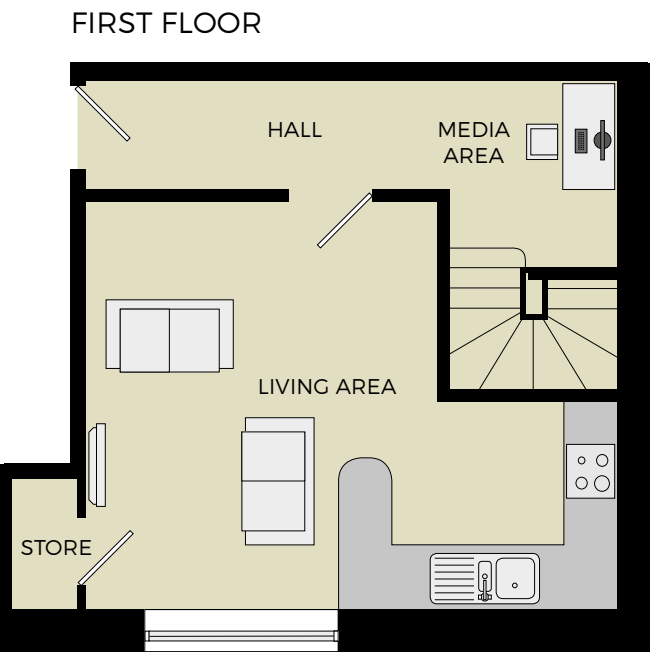
APARTMENT 3

GROUND FLOOR
Living area 4880 x 5870mm
Bedroom 2 3200 x 3570mm
FIRST FLOOR
Bedroom 1 3210 x 3610mm



APARTMENT 2

GROUND FLOOR
Living area 5960 x 5870mm
Bedroom 2 4090 x 3610mm
FIRST FLOOR
Bedroom 1 3840 x 3640mm



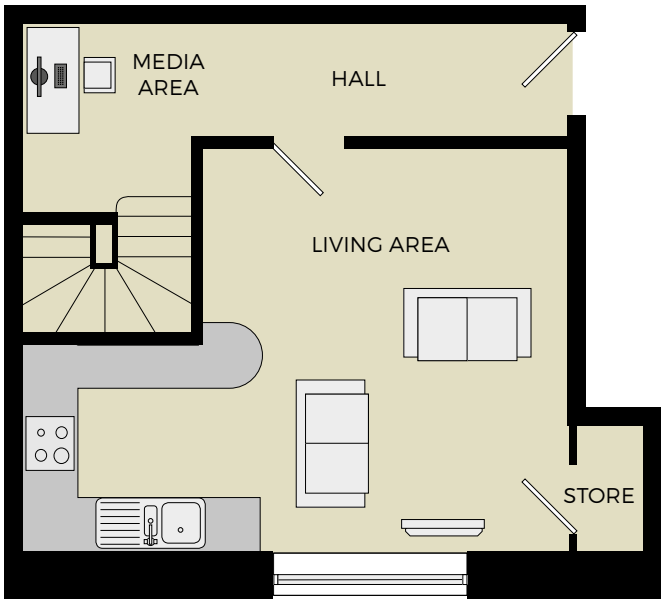
APARTMENT 4

GROUND FLOOR
Living area 5810 x 4370mm
FIRST FLOOR
Bedroom 1 3830 x 3620mm
Bedroom 2 3660 x 5730mm

Please note: Dimensions shown are approximate.
Room sizes and layouts may change during construction.

FLOOR PLANS BLOCK A 5-6

FIRST FLOOR

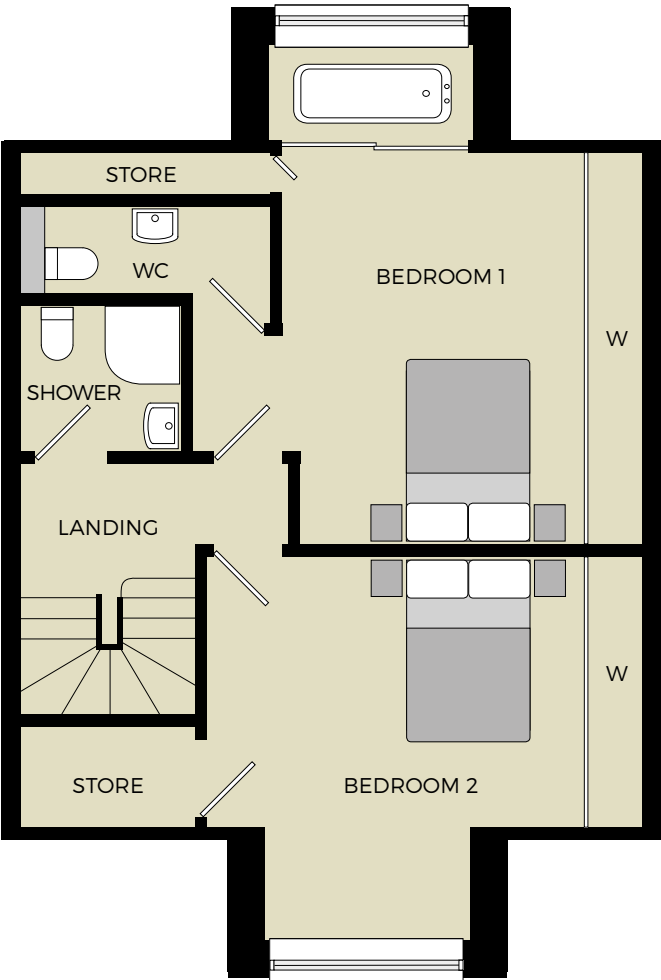


APARTMENT 5

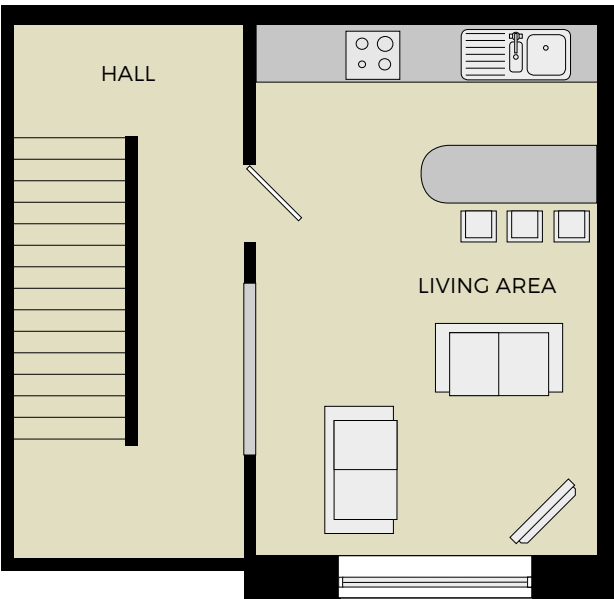
FIRST FLOOR
Living area 5920 x 4370mm

SECOND FLOOR
Bedroom 1 3920 x 5730mm
Bedroom 2 4730 x 4340mm

SECOND FLOOR



FIRST FLOOR

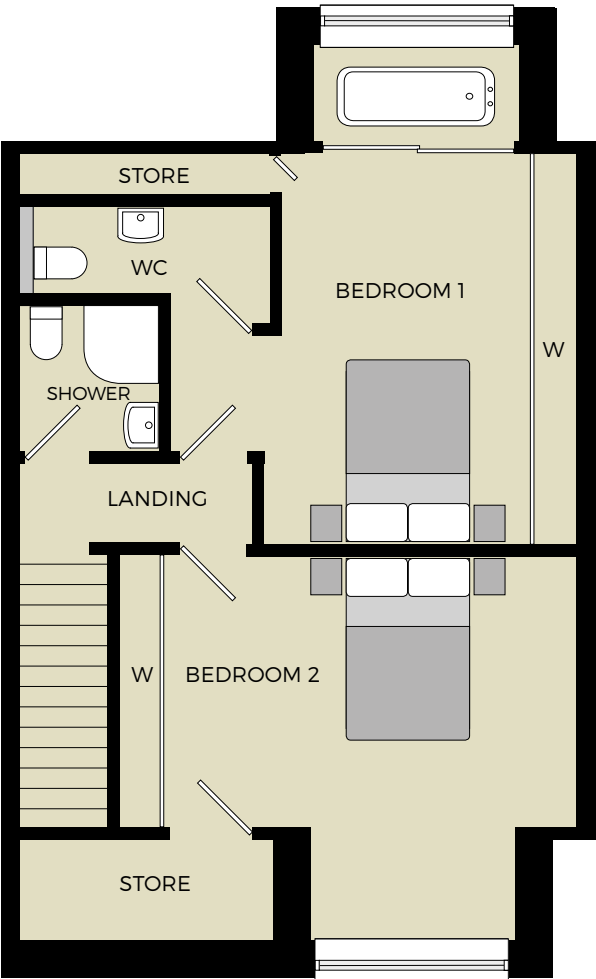


APARTMENT 6

FIRST FLOOR
Living area 3700 x 5700mm

SECOND FLOOR
Bedroom 1 3440 x 5730mm
Bedroom 2 5030 x 4340mm

SECOND FLOOR



Please note: Dimensions shown are approximate.
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Images shown are of previous Lux Homes developments and are indicative only



APARTMENT 7

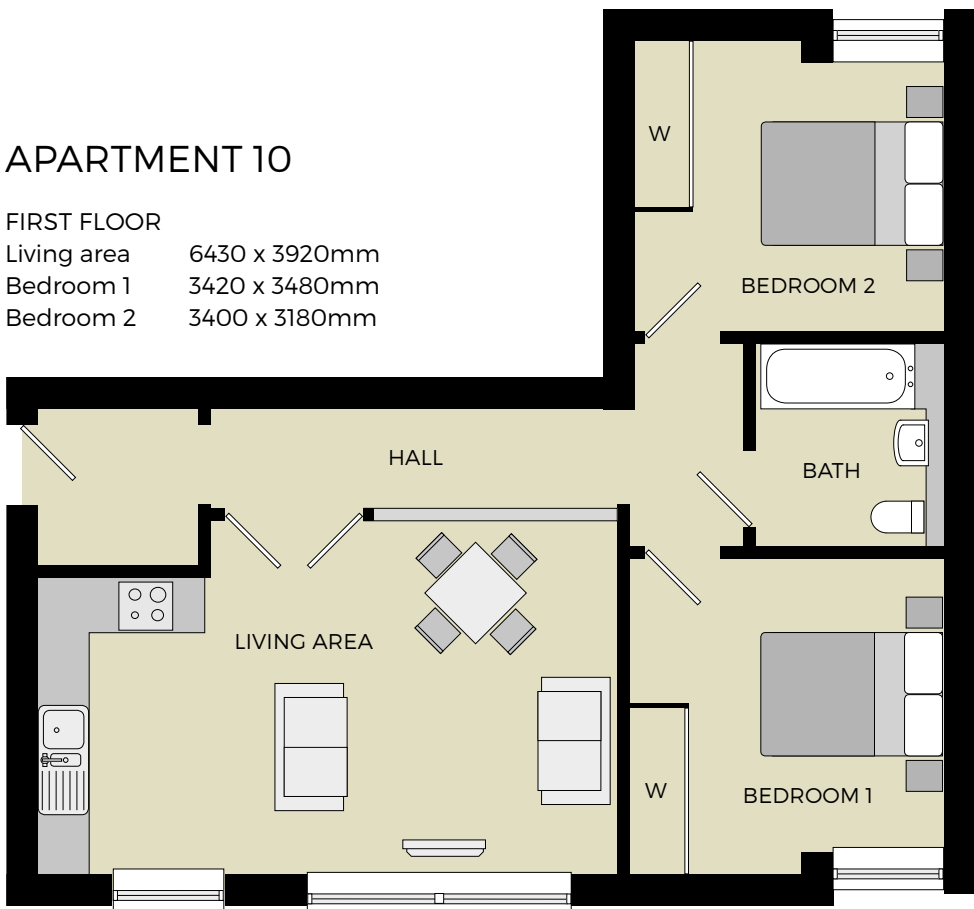
GROUND FLOOR

Living area	6780 x 3920mm
Bedroom 1	3310 x 3120mm
Bedroom 2	3200 x 3160mm

APARTMENT 10

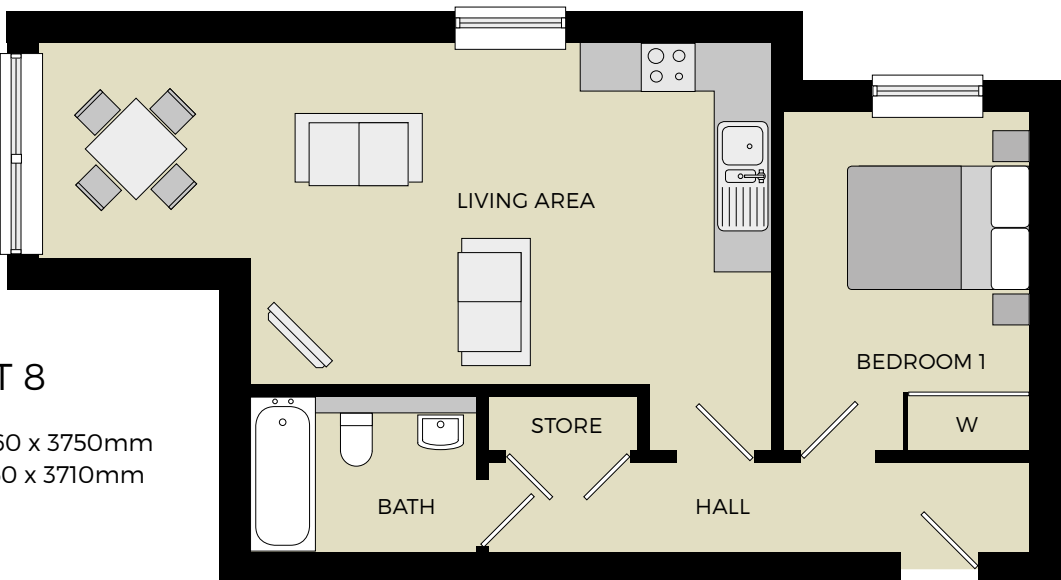
FIRST FLOOR

Living area	6430 x 3920mm
Bedroom 1	3420 x 3480mm
Bedroom 2	3400 x 3180mm



APARTMENT 8

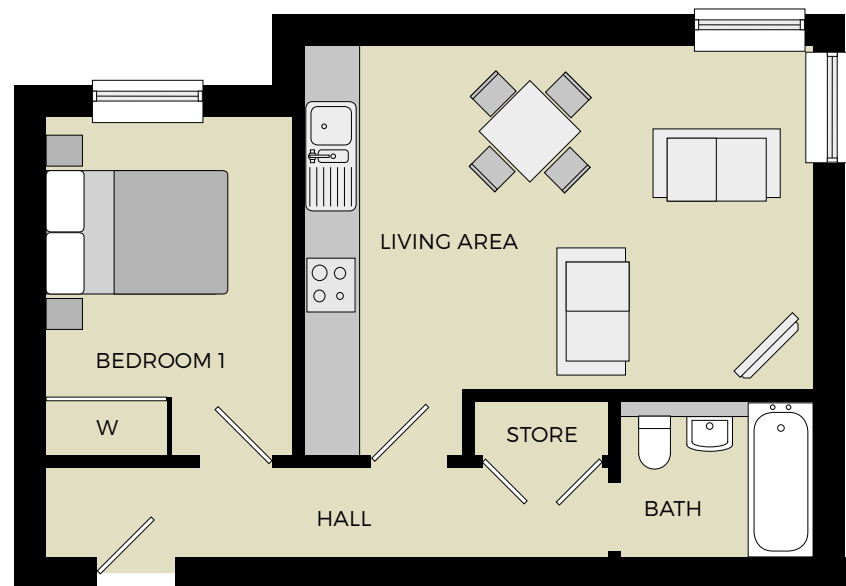
Living area	8060 x 3750mm
Bedroom 1	2760 x 3710mm



APARTMENT 11

FIRST FLOOR

Living area	6770 x 3920mm
Bedroom 1	4340 x 4000mm
Bedroom 2	3320 x 3160mm



APARTMENT 9

FIRST FLOOR

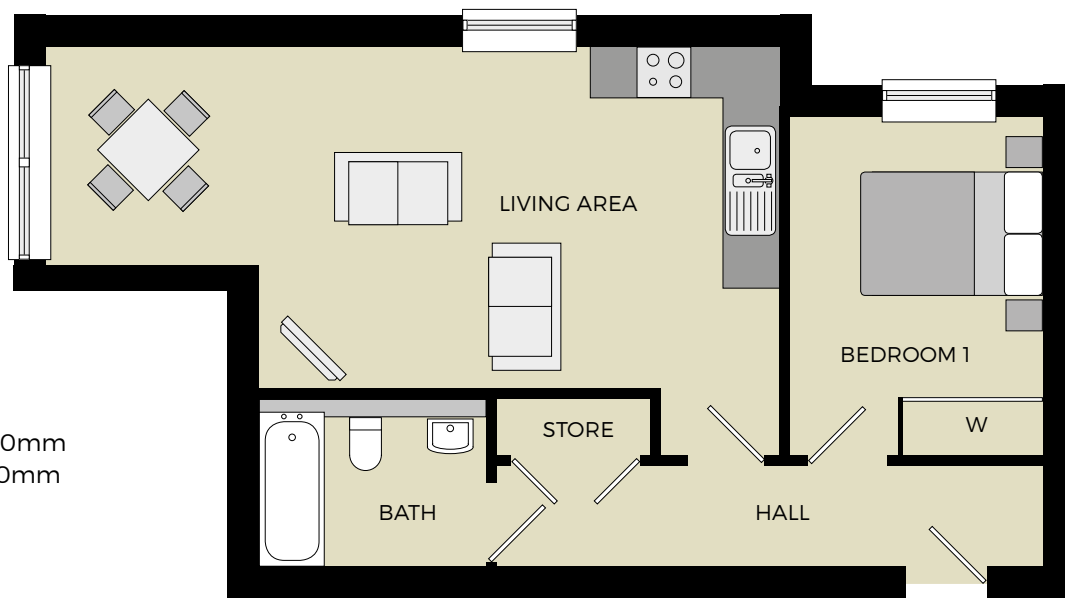
Living area	5560 x 3750mm
Bedroom 1	2780 x 3710mm

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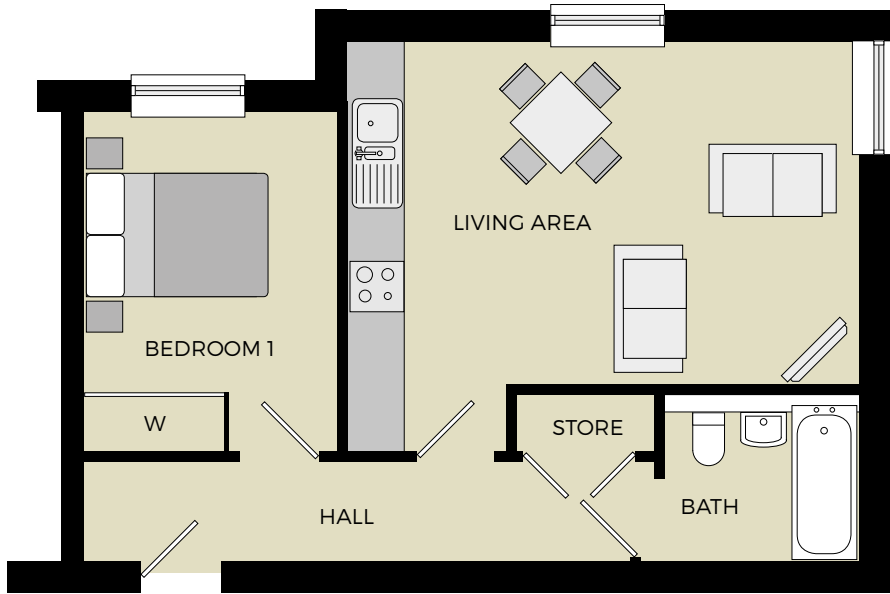
APARTMENT 12

FIRST FLOOR
Living area 5690 x 3750mm
Bedroom one 2760 x 3710mm



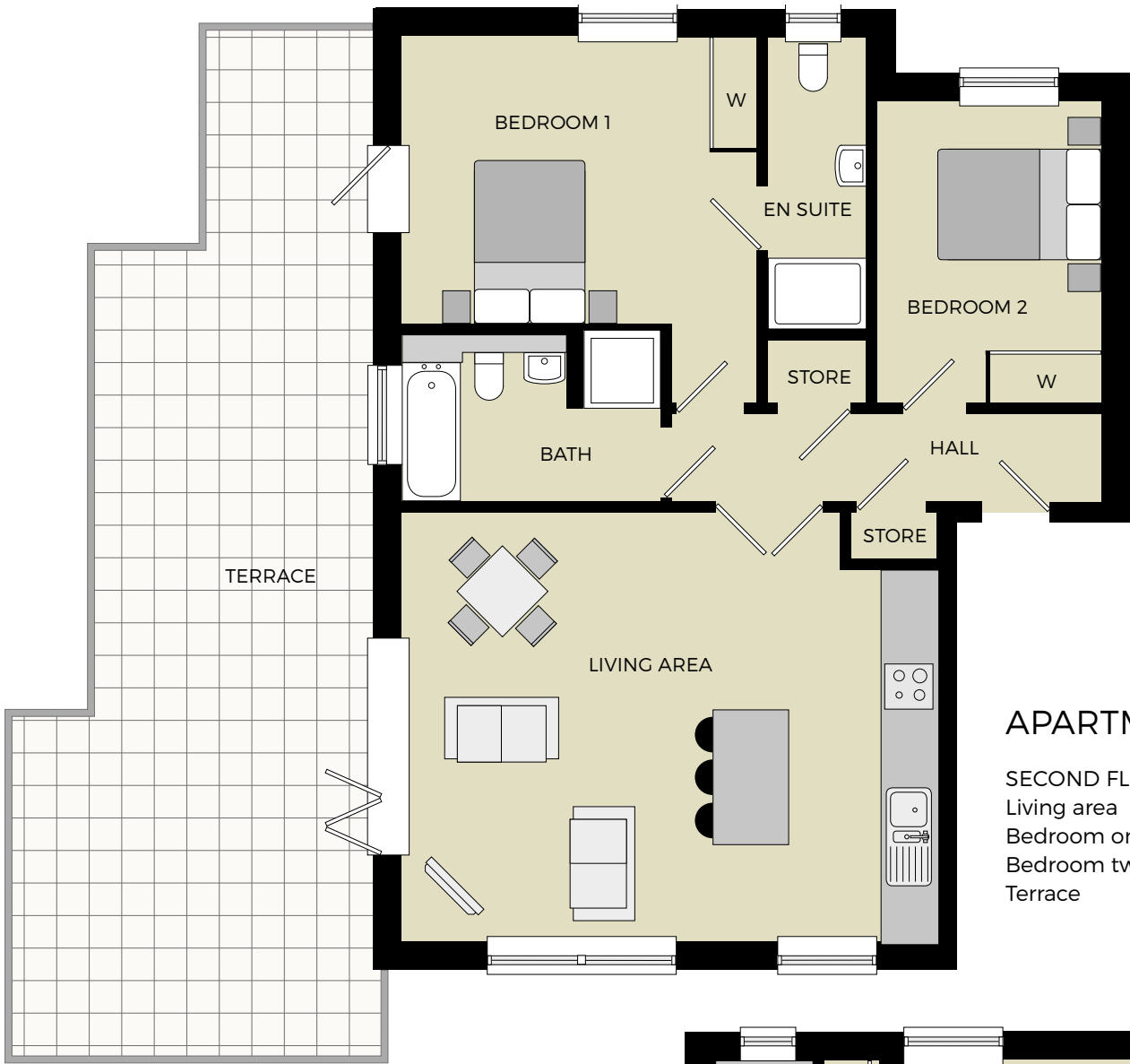
APARTMENT 13

FIRST FLOOR
Living area 5570 x 3750mm
Bedroom one 2780 x 3710mm



APARTMENT 14

FIRST FLOOR
Living area 6430 x 4710mm
Bedroom one 3420 x 3460mm
Bedroom two 3400 x 3460mm



APARTMENT 15

SECOND FLOOR
Living area 6570 x 5290mm
Bedroom one 4360 x 3540mm
Bedroom two 2760 x 3710mm
Terrace 40 sq.m

APARTMENT 16

SECOND FLOOR
Living area 7160 x 4220mm
Bedroom one 4230 x 3560mm
Bedroom two 2760 x 3710mm
Terrace 34 sq.m

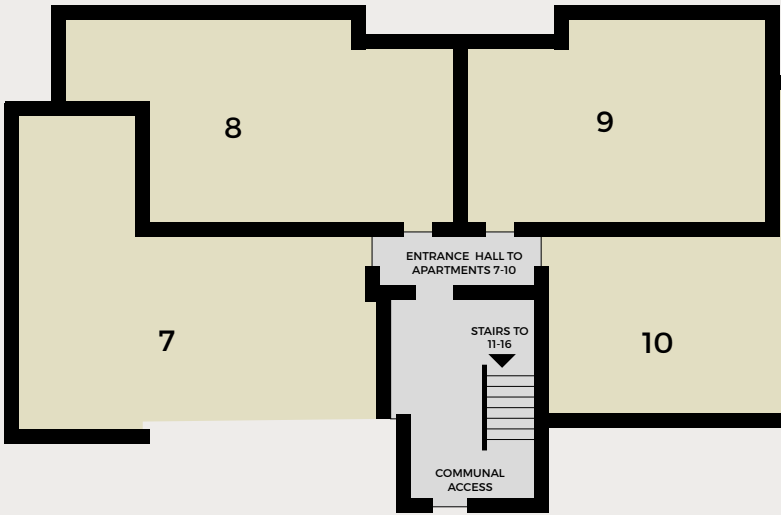


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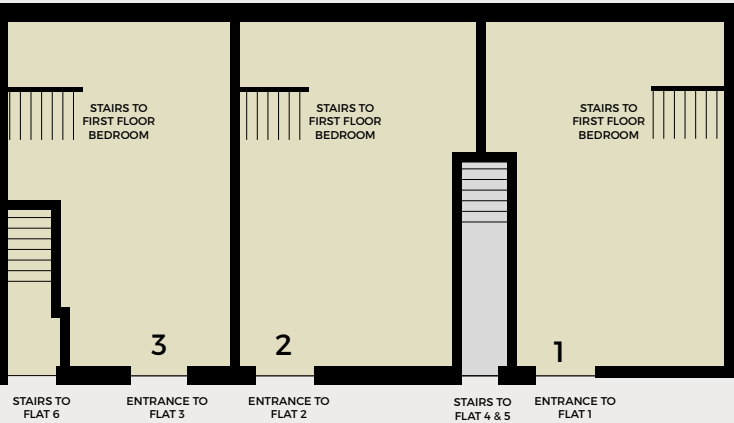
FLOOR BY FLOOR LAYOUT



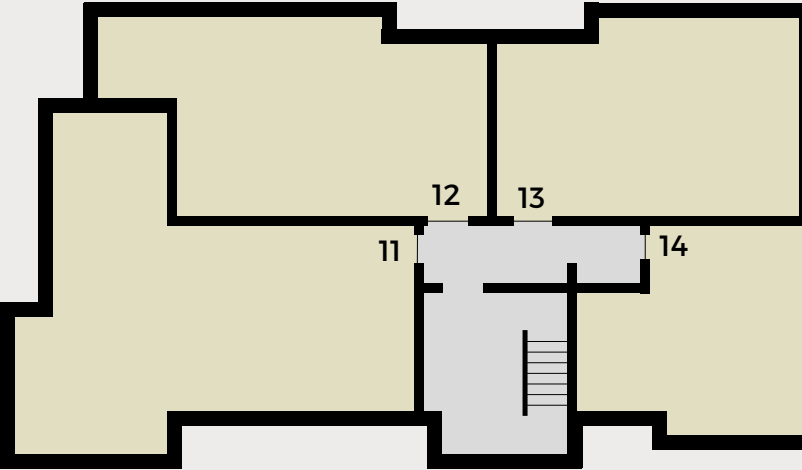
GROUND FLOOR
BLOCK B NEW BUILD



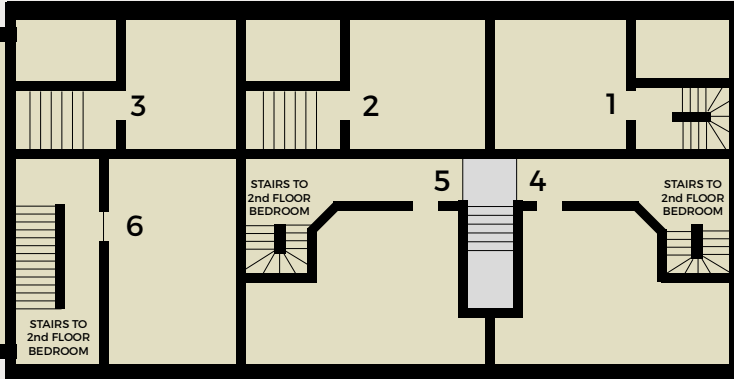
GROUND FLOOR
BLOCK A
REFURBISHMENT



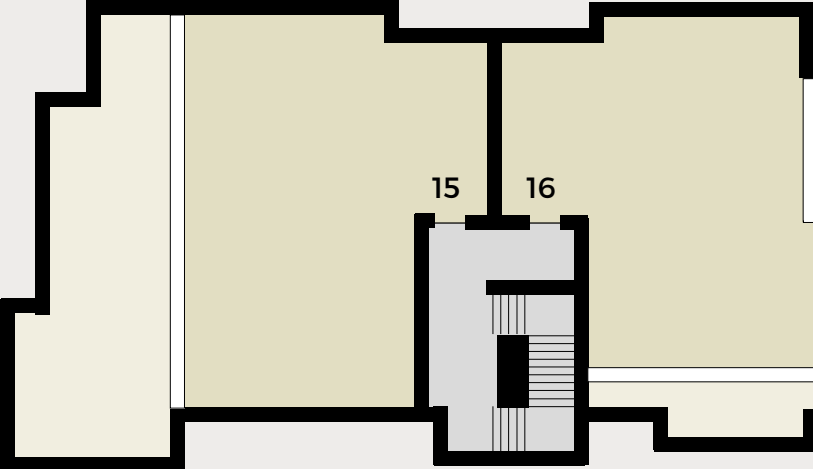
FIRST FLOOR
BLOCK B NEW BUILD



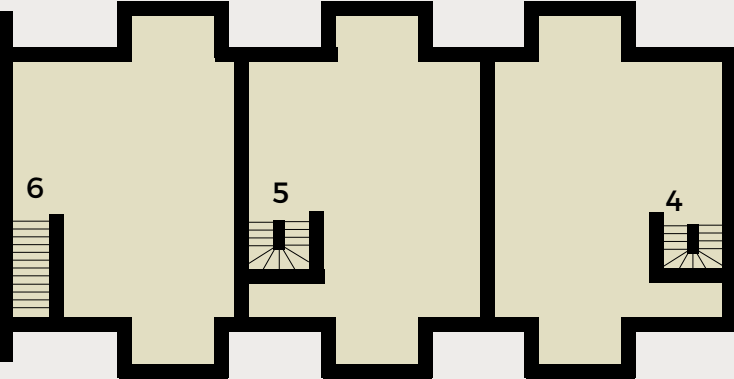
FIRST FLOOR
BLOCK A
REFURBISHMENT



SECOND FLOOR
BLOCK B NEW BUILD



SECOND FLOOR
BLOCK A
REFURBISHMENT





COMMUNAL AREA

The communal hall features polished natural tile flooring with carpet provided throughout the stairs and upper landing levels.

KITCHEN

The superb kitchens are equipped with a comprehensive range of bespoke wall and floor cupboards with granite work surfaces and a one and a half bowl under mounted stainless steel sink.

Stylish, architectural tap units feature retractable rinser fittings and instant hot water taps.

A range of top quality Siemens appliances in natural steel finish comprises a five-ring gas hob, electric fan-assisted oven, microwave oven and grill*, extractor hood and under counter wine cooler. Selected apartments also feature fitted coffee machines.

Integrated fridge/freezer.

Integrated washer/dryers.

Polished natural tile floors.



BATHROOM AND EN SUITES

The individually styled bathroom and en suites are equipped with stylish white sanitary ware, soft close toilet seats and contemporary vanity units by a prestigious European company.

Designer chrome taps.

Chrome finished towel ladders add an architectural quality.

Each bathroom features individually styled tiling using exquisite Italian tile designs, including floors, full height wall tiling and feature mirrors.

Shaver sockets are fitted to all bathrooms and en suites.

ELECTRICAL INSTALLATION

Each apartment features a comprehensive electrical system including low-voltage down lighters, architectural wall, ceiling lighting and feature pendant lights over the kitchen island units.

5 amp sockets for mood lighting.

Light switches and sockets are finished in brushed chrome or similar and a dimmer switches are provided throughout.

Mains fed smoke detectors with battery back up are fitted to all homes and communal areas.

TELEVISION AND TELEPHONE

A number of television and telephone points are fitted throughout each apartment.

A communal satellite / terrestrial television aerial is provided to allow for purchaser subscription, subject to service provider, if required.

SECURITY

Each apartment has its own designated alarm system and video/audio intercom.

THE GROUNDS

Fully landscaped, heavily planted with mature shrubs, and trees.

Fully paved pathways and patio areas.

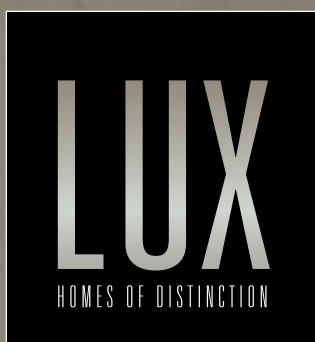
Communal parking to the rear.

Bin store and cycle store.

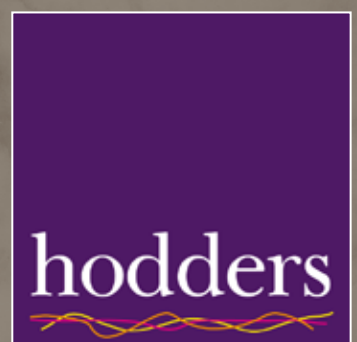


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A PRESTIGE DEVELOPMENT BY



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