

The Bourne



A charming, character property
offering 10 luxury apartments in Chertsey
designed and developed by Lux Homes

Historic town centre location

Contemporary luxury living



Computer generated illustration shows rear of development



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 with a simple journey to London Waterloo.

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, mostly dating 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.

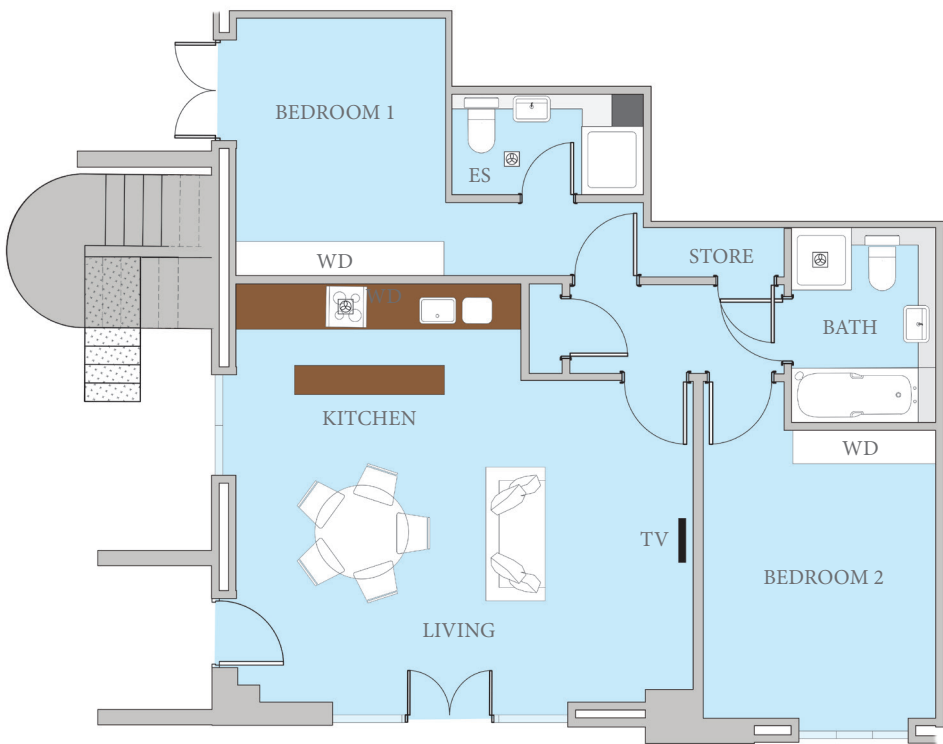
The Bourne is set in the centre of Chertsey, a traditional building with its front facade dating back to the 1850's, which has now been beautifully renovated and converted into ten luxury apartments. Great attention to detail has been lavished on this development and you'll discover many, many quality fittings have been selected to create practical, efficient and comfortable dwellings. These apartments are located over 3 floors with the triplex apartment 7 set over all three floors and duplex apartment 8 over two floors and all apartments have their own parking allocation.

This impressive development features state of the art window technology - black aluminium frames housing efficient double glazing for economic insulation and noise reduction. All first and second floor apartments are adorned with balconies. The brick work and rendering has been sympathetically chosen to sit in harmony with the traditional front facade of this impressive building. All this... and it's just off the high street.

The Bourne planned out

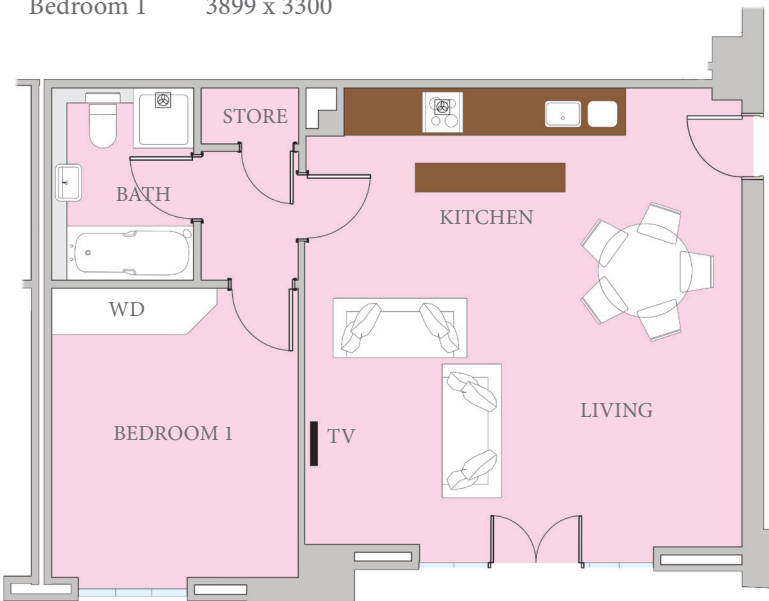
APARTMENT 1 GROUND FLOOR

Kitchen/living 5631 x 6150
Bedroom 1 3794 x 2802
Bedroom 2 3888 x 3100



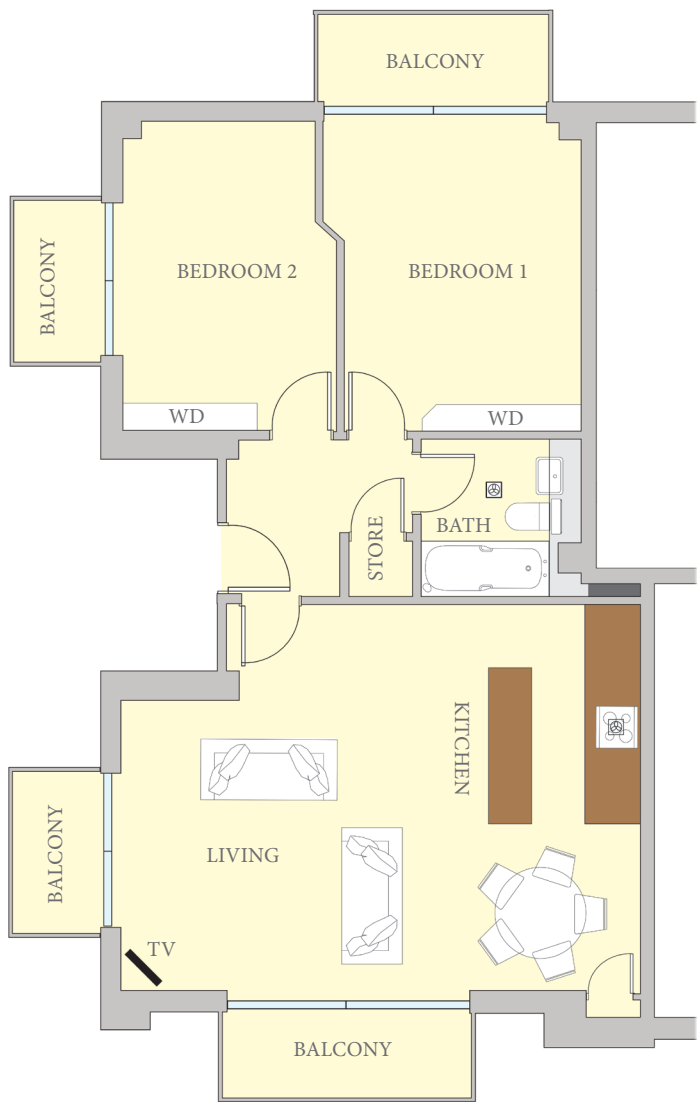
APARTMENT 2 GROUND FLOOR

Kitchen/living 6152 x 5900
Bedroom 1 3899 x 3300



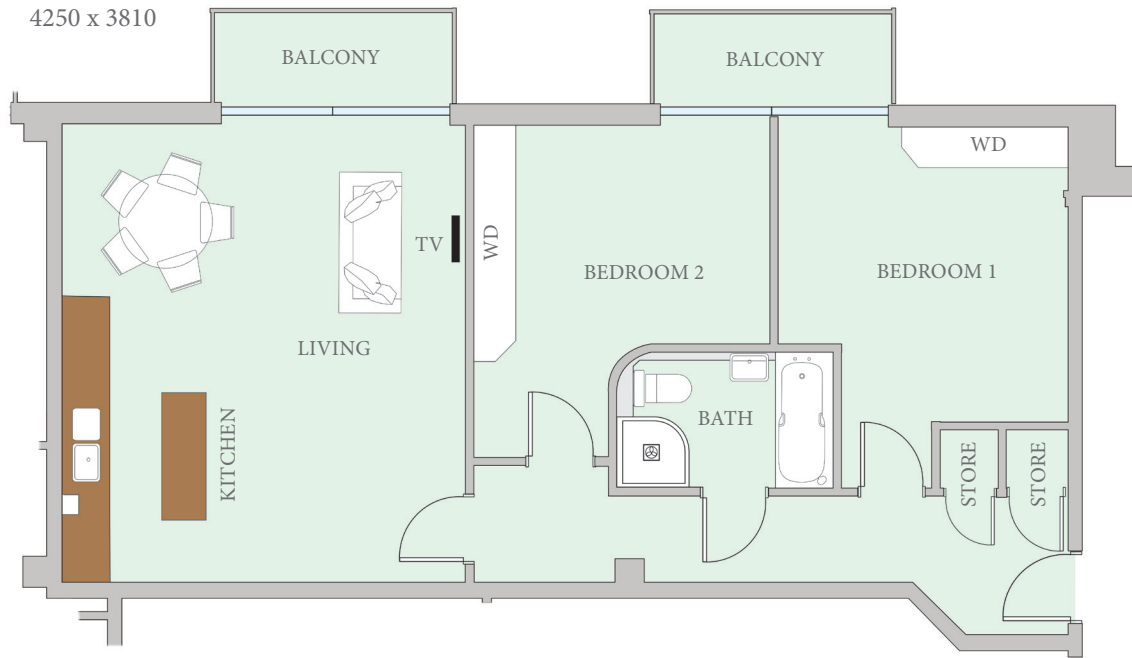
APARTMENT 3 FIRST FLOOR APARTMENT 4 SECOND FLOOR

Kitchen/living 6834 x 5105
Bedroom 1 3126 x 4074
Bedroom 2 2830 x 4074



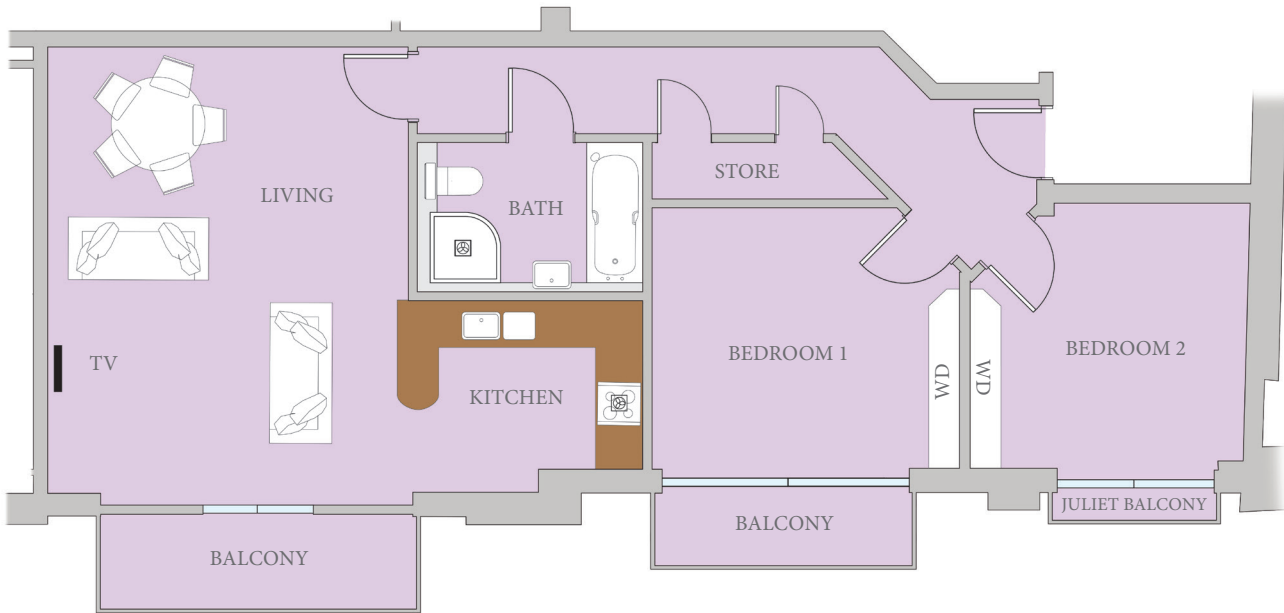
APARTMENT 6 FIRST FLOOR APARTMENT 10 SECOND FLOOR

Kitchen/living 5850 x 5180
Bedroom 1 4625 x 3716
Bedroom 2 4250 x 3810



APARTMENT 5 FIRST FLOOR APARTMENT 9 SECOND FLOOR

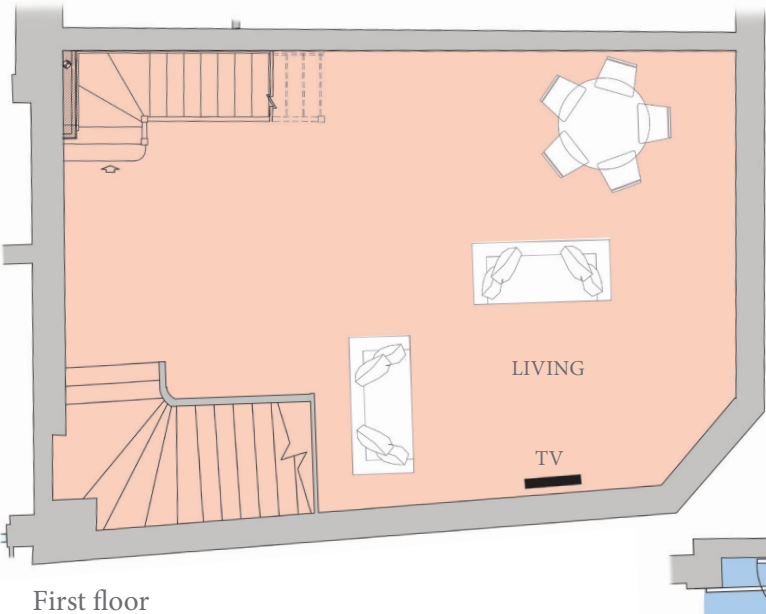
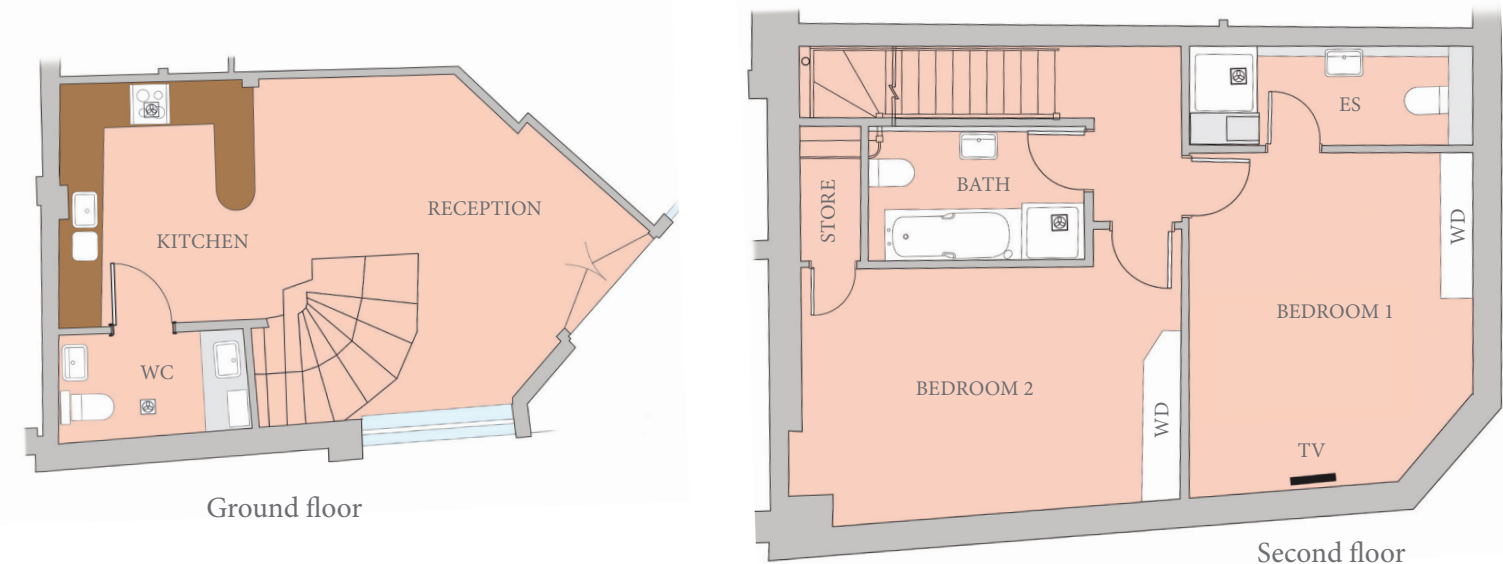
Kitchen/living 7632 x 5725
Bedroom 1 4050 x 3441
Bedroom 2 3347 x 3415



Furniture shown is for scale purposes only and is not provided.
All dimensions shown are in mms and are approximate
as slight changes can occur during the development process.

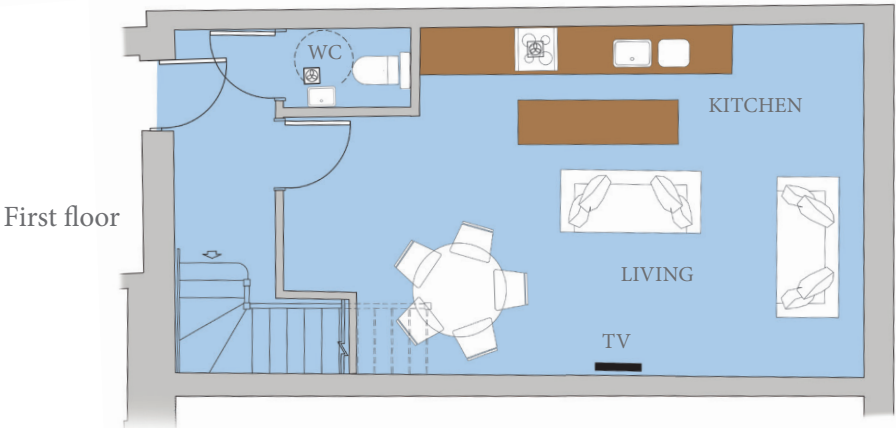
The Bourne planned out

The details



APARTMENT 7 - TRIPLEX

Ground floor	
Family/reception	7900 x 4700
First floor	
Living area	6100 x 8850
Second floor	
Bedroom 1	3753 x 5750
Bedroom 2	4930 x 4970



APARTMENT 8 - DUPLEX

First floor	
Kitchen/living	5000 x 8850
Second floor	
Bedroom 1	4521 x 3490
Bedroom 2	3372 x 3390

Second floor

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COMMUNAL AREA

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

Lift to all floors.

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 full height fridge/freezer.

Integrated washer/dryers. Apartment/ Plot 7 boasts a separate utility room.

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.

Thermostatically controlled under floor heating to all bathrooms.

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.

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.

Pre-wiring audio installation is featured in all homes.

TELEVISION AND TELEPHONE

A number of television and telephone points are fitted throughout each apartment. All television points include pre-wiring for CAT 6A (HD compatible) and AV system.

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

SECURITY

An approved hardwired intruder alarm system is provided to each apartment, with panic button in main bedroom.

An audio entry system at the main entrance door is linked to each apartment.

CENTRAL HEATING

A highly efficient gas fired under floor central heating and hot water system is provided with thermostats in each room.

EXTERNAL WINDOWS AND DOORS

Matt black powder coated high performance aluminium windows and doors, with double glazed, trickle vents and high security locking systems fitted by UK Bifold.

BALCONIES AND TERRACES

Matt black powder coated steel featured cantilevered balconies.

The majority of apartments have a number of balconies or terraces.

High performance decking is fitted to the floors of all balconies.

All balconies fitted with external lighting.

Terraces are fitted with Indian sandstone slabs and mortar pointed joints.

DECORATION AND FINISH

Internal doors throughout are solid core fully finished walnut doors complemented by detail architrave and 9 inch skirting boards. Also fitted with architectural brushed chrome handles, locks and hinges.

All internal walls have a plaster finish and emulsion paint.

All bedrooms feature spacious bespoke wardrobes with fitted, hanging and shelved interiors.

EXTERNAL COMMUNAL AREAS

Each apartment will benefit from its own allocated parking space. Apartment / plot 7 boasts two spaces.

External bin store and bicycle storage will be located in the undercroft parking area.

Communal external tap and power point located in the bin store.

Pathways and patios are finished in Indian sandstone slabs with mortar pointed joints.

All garden and planted areas are fully landscaped using mature shrubs and trees.

All communal and car parking areas will be provided with external lighting.

BUILDZONE WARRANTY

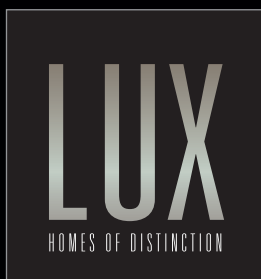
There is a full 10 year comprehensive warranty on all apartments.

Pictures shown above are previous Lux Homes developments and are representative only.

Chertsey living : make it home



Development designed
and built by



The Bourne, Chertsey
is marketed by



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or email: chertsey@hoddersons.net
for further information
or to make a viewing appointment.