



HANNOVER HOUSE

1 STATION PARADE, VIRGINIA WATER, SURREY, GU25 4AA

A UNIQUELY DESIGNED DEVELOPMENT OF 16 LUXURY APARTMENTS



At Kirkby Homes we are dedicated to creating homes that will stand proud in their surroundings for generations to come. We know we are not simply creating houses but homes where lives are built, family homes that are as individual as the individuals who live in them.

Our pursuit for excellence is a culmination of meticulous attention to detail throughout the design and build process and the integration of quality materials with the skills of specialist craftsmen and craftswomen.

These principles are at the heart of what we do and the passion and commitment from each employee has been reflected in the numerous Awards that recognise Kirkby Homes as a market leader in Berkshire, Surrey and Hampshire.



BUILT FOR LIFE



An exceptional collection of apartments offering a high level of specification, innovative layouts and the quality finish that Kirkby Homes consistently offer.





HANNOVER HOUSE

Hannover House is an impressive development of spacious 1 and 2 bedroom apartments in the centre of Virginia Water in the leafy county of Surrey.

The development benefits from secure gated under-croft parking, lifts to each core and full height windows, maximising the light throughout.

Selected apartments also feature terraces or juliet balconies.

These stunning apartments incorporate an exceptionally high specification and have been designed with meticulous attention to detail to accommodate today's modern lifestyle.



BUILT FOR LIFE

Wentworth Club, one of the world's finest golf and country clubs



Wentworth Golf Club



Virginia Water Lake

LOCATION

With neighbouring towns such as Ascot, Windsor, Weybridge and Chobham, Virginia Water is centrally located in one of the most sought-after areas in the country.

The local area offers plenty of choice for the sports and outdoor enthusiasts, as well as an abundance of hotels, restaurants and individual boutique shops.

The renowned golf courses of Wentworth, The Berkshire Golf Club and Sunningdale Golf Club are all close-by with Wentworth also offering a tennis and leisure club.

Virginia Water Lake, located on the southern edge of Windsor Great Park, encompasses many curiosities including a 100ft totem pole, a cascade and an obelisk raised by George II. The circuit around the lake is c.4.5 miles. Savill Garden is one of Britain's greatest ornamental gardens, comprising some 35 acres.

Ascot Racecourse, Coworth Park Hotel and Spa, the Royal County of Berkshire Polo Club and Windsor Great Park are just some of the nearby attractions to this fantastic development.



BUILT FOR LIFE

Revel in the pastoral tranquillity of Coworth Park



Coworth Park



Windsor Castle



Royal Ascot

TRANSPORT CONNECTIONS & EDUCATION

Alongside the desirable local facilities, areas around Virginia Water have some of the best independent schools in the country, including Heathfield School (an all-girls boarding school) and St George's School (a private senior school), as well as being in the catchment area of the local state secondary Charters School which has consistently achieved a 'Grade 1 Outstanding' Ofsted report.

Hannover House is positioned in an enviable location, adjacent to the train station providing direct access into London Waterloo, with the fastest train reaching London in c.48 minutes.

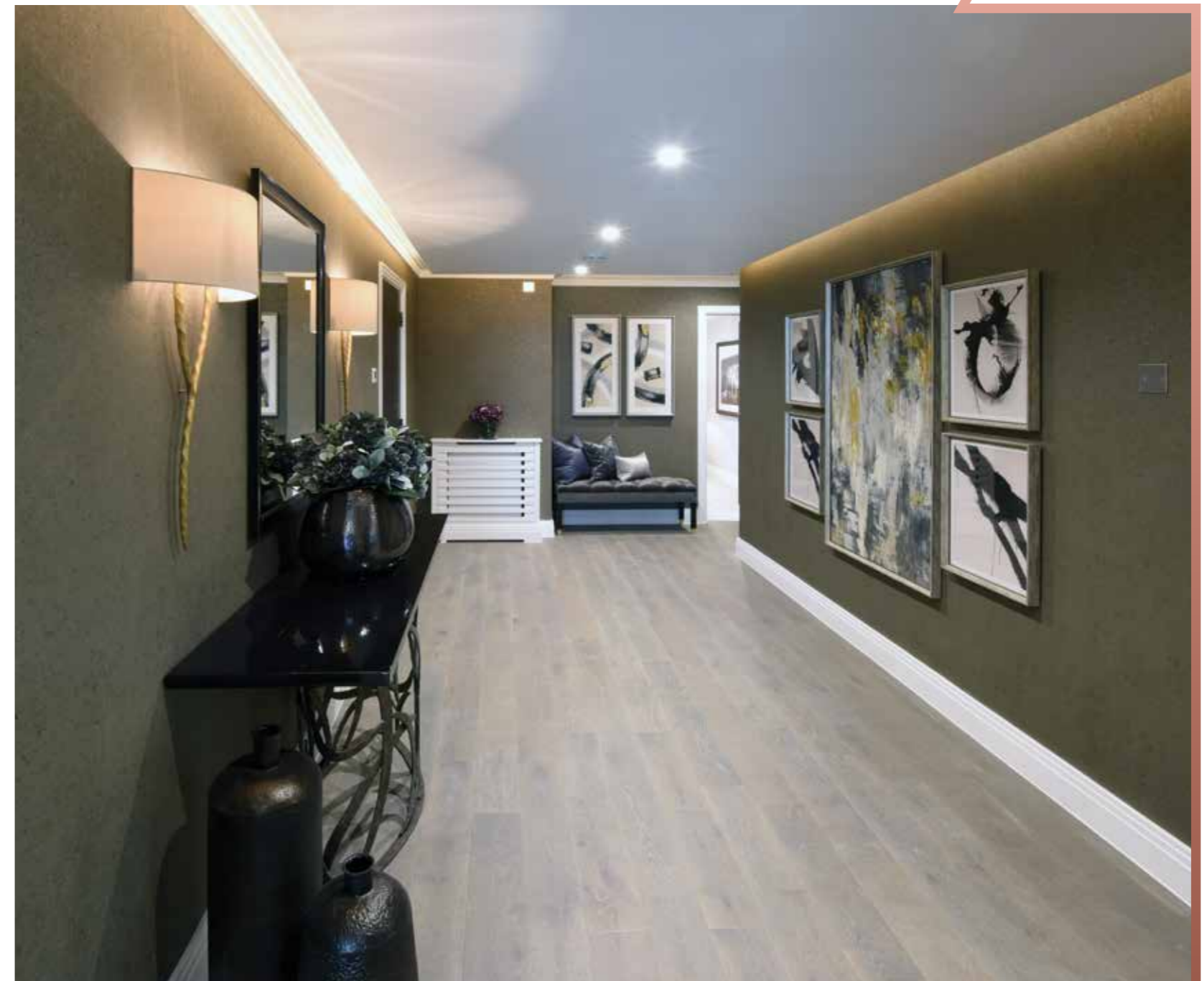
London is within 25 miles, Heathrow Airport is c.7 miles and the M3 and M4 are easily accessible providing access to the national motorway network.

Elegant



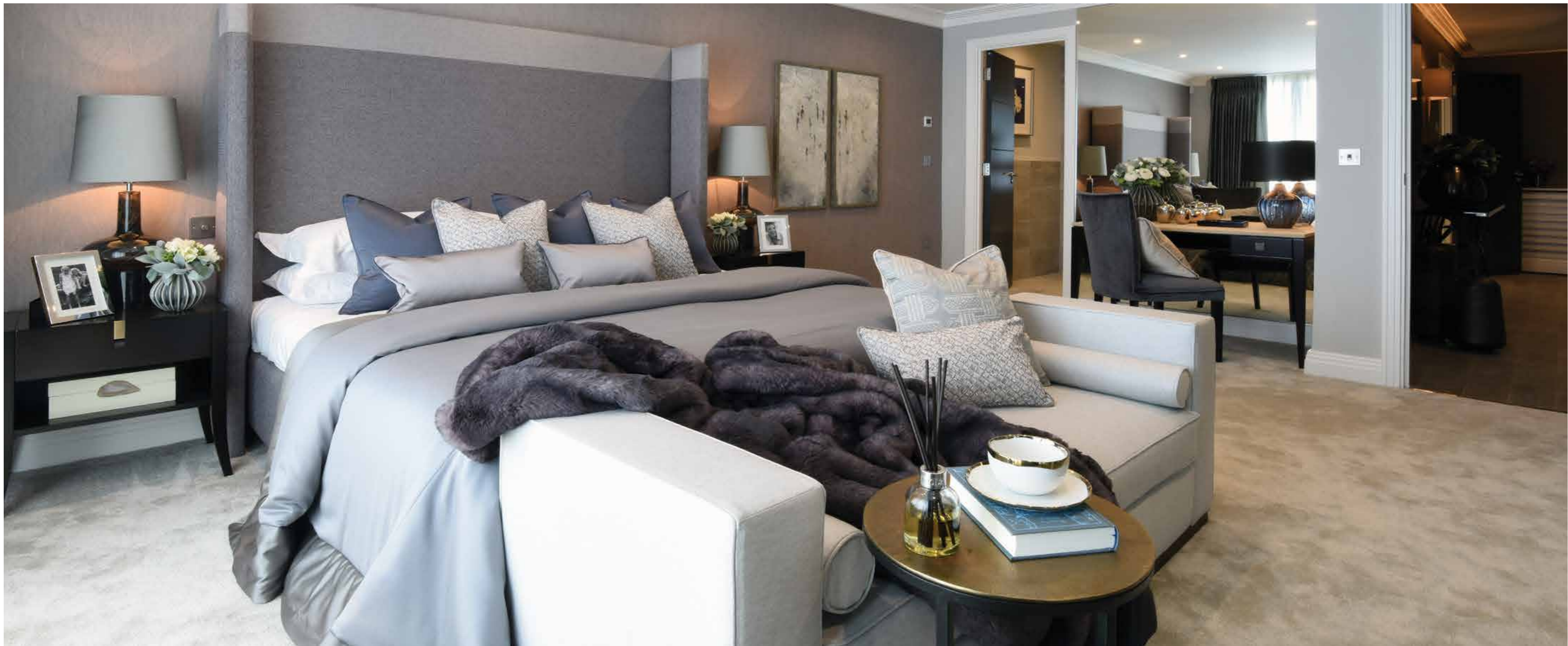


Spacious

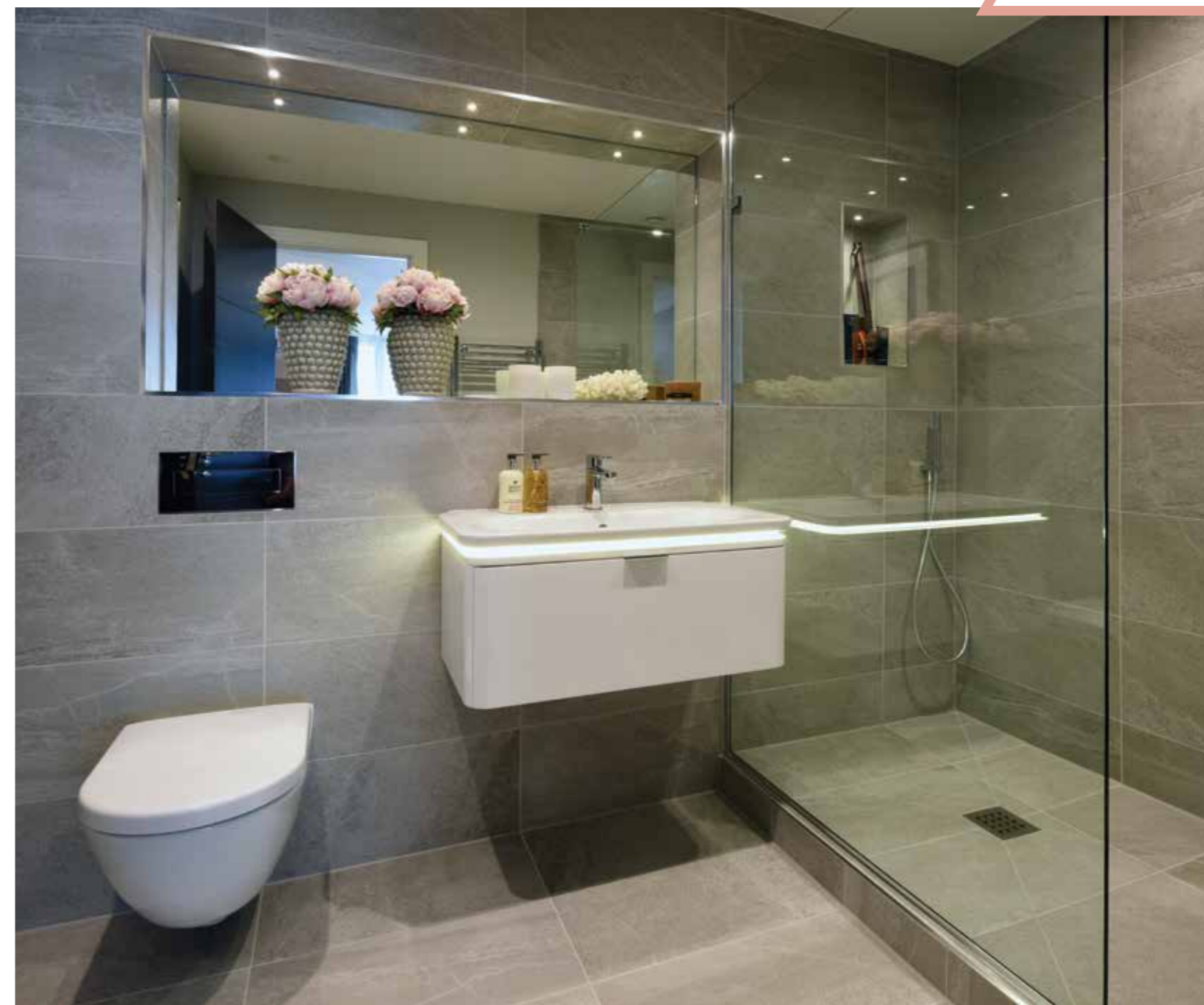


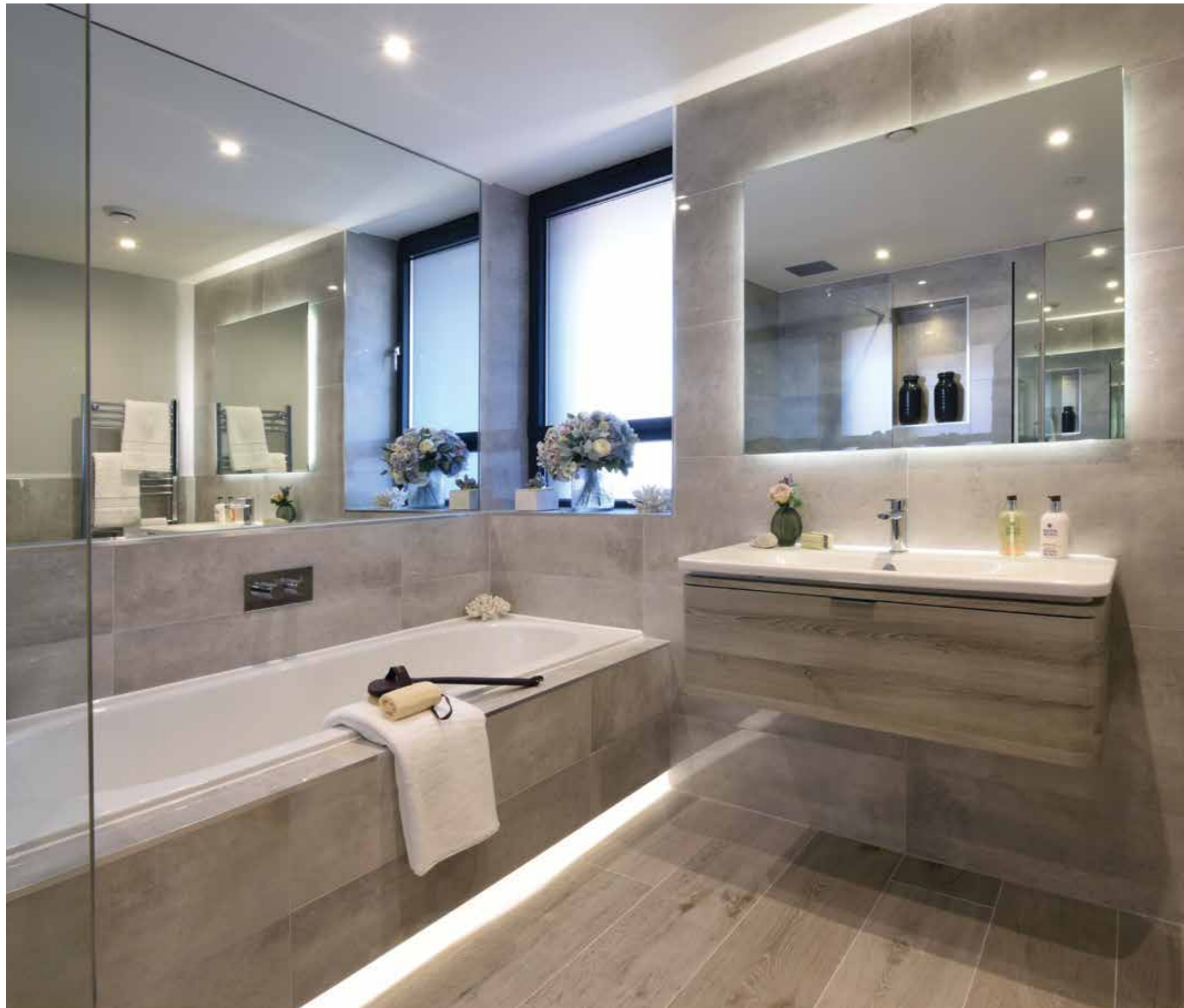
Sophisticated





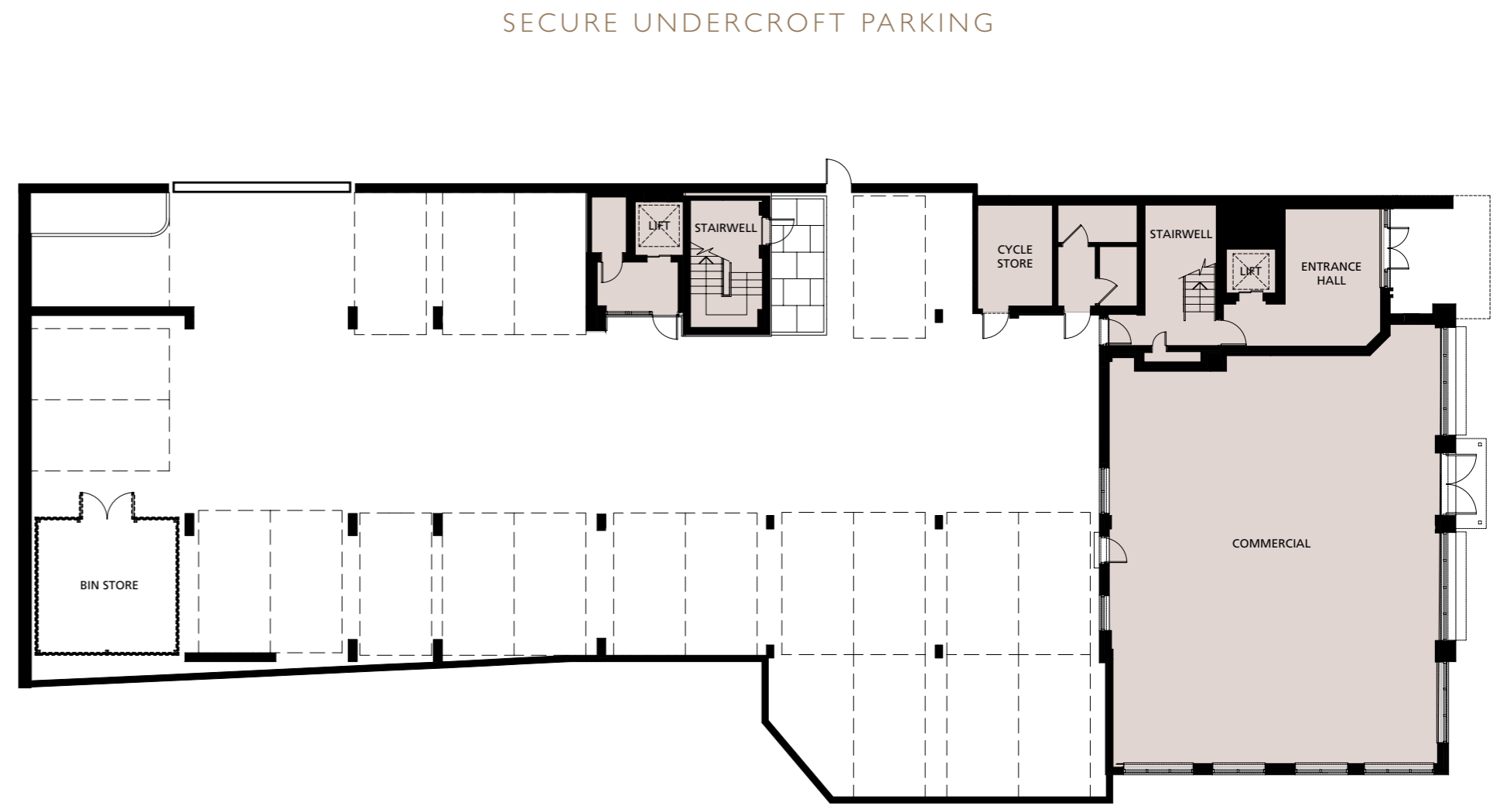
Indulgent





Refined





FIRST FLOOR

APARTMENT 16

Kitchen/Living Area	6.56m x 5.44m	21'7" x 17'10"
Master Bedroom	4.25m x 3.97m	14'0" x 13'1"
Total sq ft	772 ft ²	



FIRST FLOOR

APARTMENT 1

Kitchen/Living Area	7.02m x 6.10m	23'0" x 20'0"
Master Bedroom	5.77m x 4.67m	18'11" x 15'4"
Bedroom 2	3.85m x 3.44m	12'8" x 11'3"
Total sq ft	1,202 ft ²	



FIRST FLOOR

APARTMENT 2

Kitchen/Living Area	9.28m x 5.46m	30'5" x 18'2"
Master Bedroom	5.50m x 5.40m	18'1" x 17'9"
Bedroom 2	4.78m x 2.98m	15'8" x 9'9"
Total sq ft	1,177 ft ²	



FIRST FLOOR

APARTMENT 3

Kitchen/Living Area	9.53m x 4.30m	31'3" x 14'1"
Master Bedroom	4.54m x 4.01m	14'11" x 13'2"
Bedroom 2	3.68m x 2.76m	12'1" x 9'1"
Total sq ft	1,012 ft ²	



FIRST FLOOR

APARTMENT 4

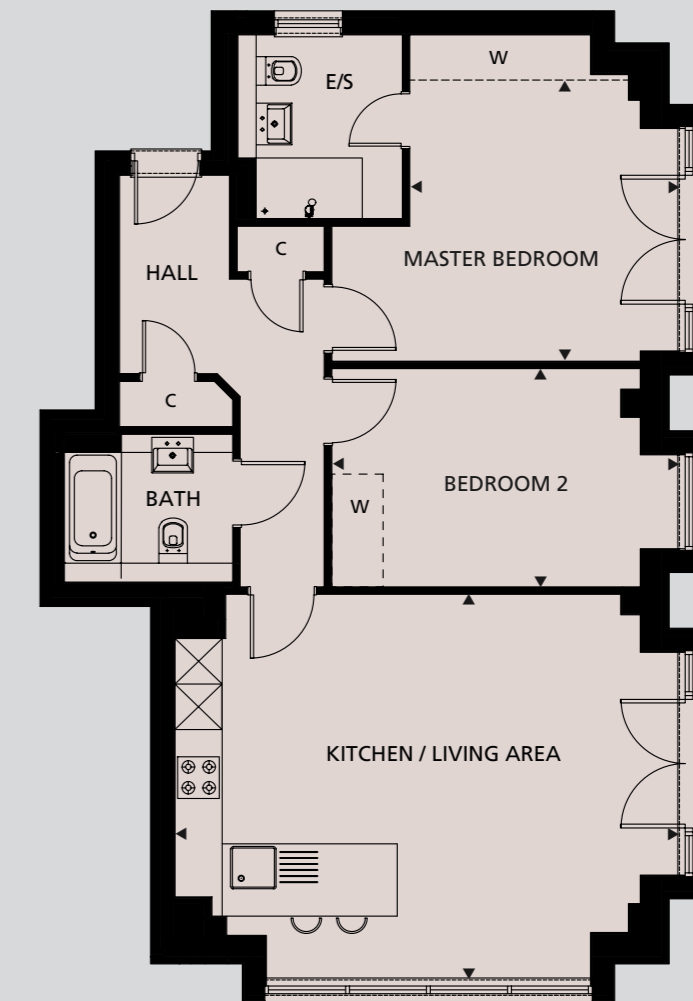
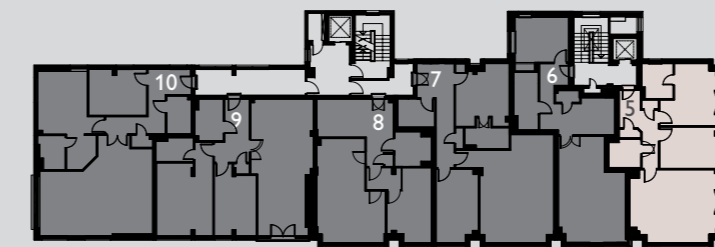
Kitchen/Living Area	7.98m x 7.09m	26'2" x 23'3"
Master Bedroom	4.33m x 3.62m	14'3" x 11'11"
Bedroom 2	4.04m x 3.21m	13'3" x 10'6"
Total sq ft	1,111 ft ²	



SECOND FLOOR

APARTMENT 5

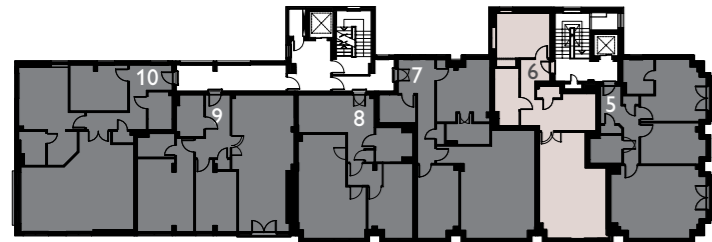
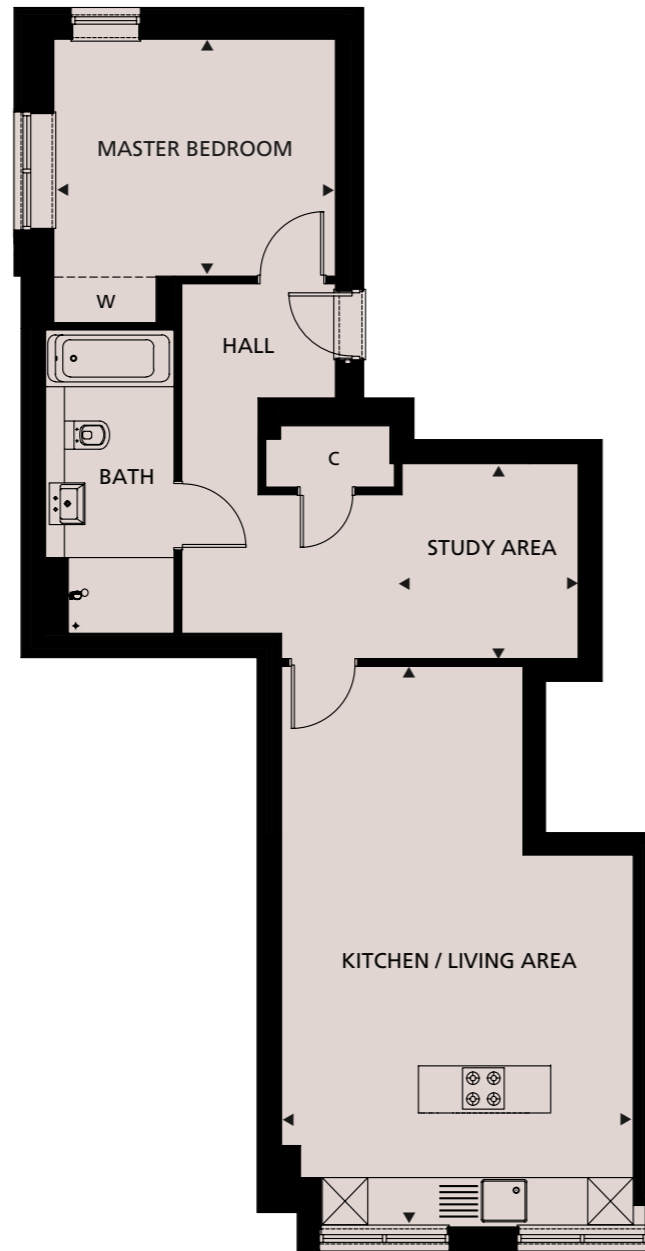
Kitchen/Living Area	6.99m x 4.37m	22'11" x 14'4"
Master Bedroom	4.28m x 4.16m	14'1" x 13'8"
Bedroom 2	5.03m x 3.19m	16'6" x 9'11"
Total sq ft	884 ft ²	



SECOND FLOOR

APARTMENT 6

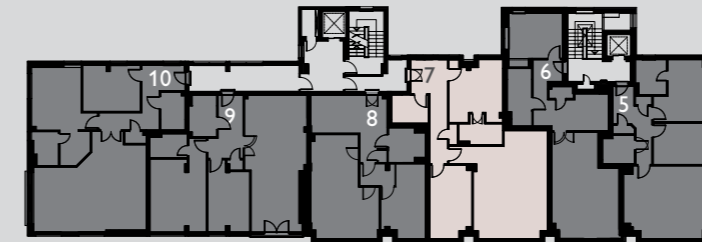
Kitchen/Living Area	7.44m x 4.58m	24'5" x 15'0"
Master Bedroom	3.85m x 3.62m	12'8" x 12'1"
Study Area	3.04m x 2.84m	10'0" x 9'4"
Total sq ft	746 ft ²	



SECOND FLOOR

APARTMENT 7

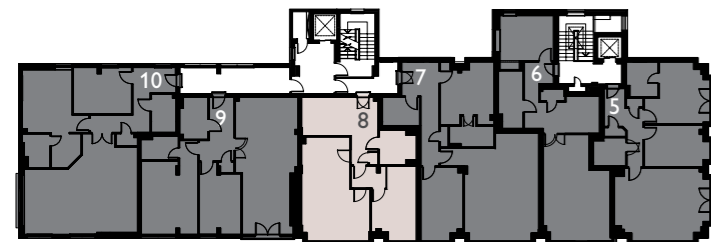
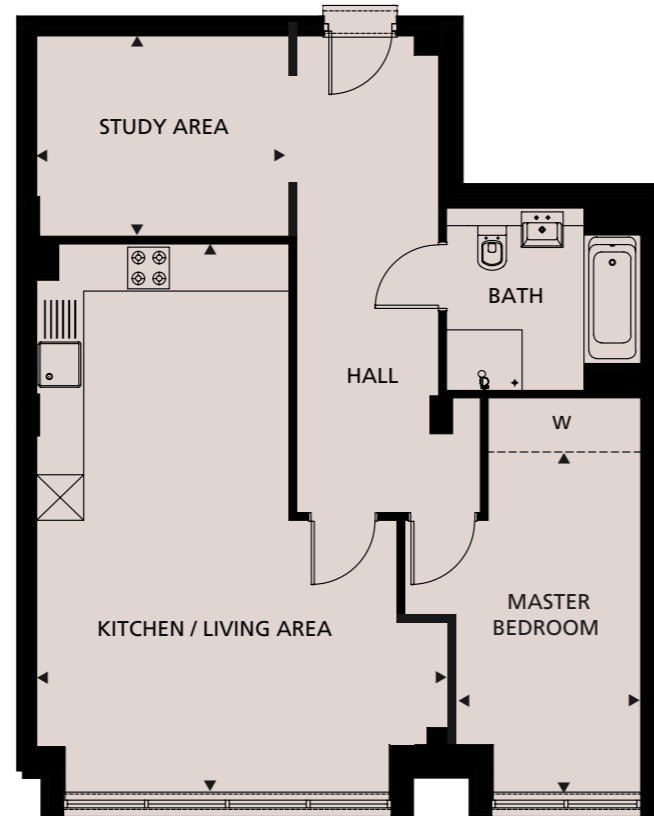
Kitchen/Living Area	7.71m x 4.89m	25'4" x 16'0"
Master Bedroom	4.49m x 3.92m	14'9" x 12'10"
Bedroom 2	5.32m x 3.18m	17'6" x 10'5"
Total sq ft	1,004 ft ²	



SECOND FLOOR

APARTMENT 8

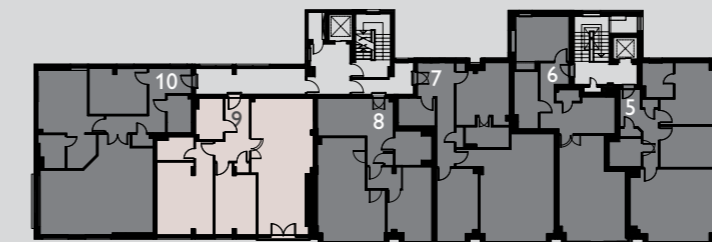
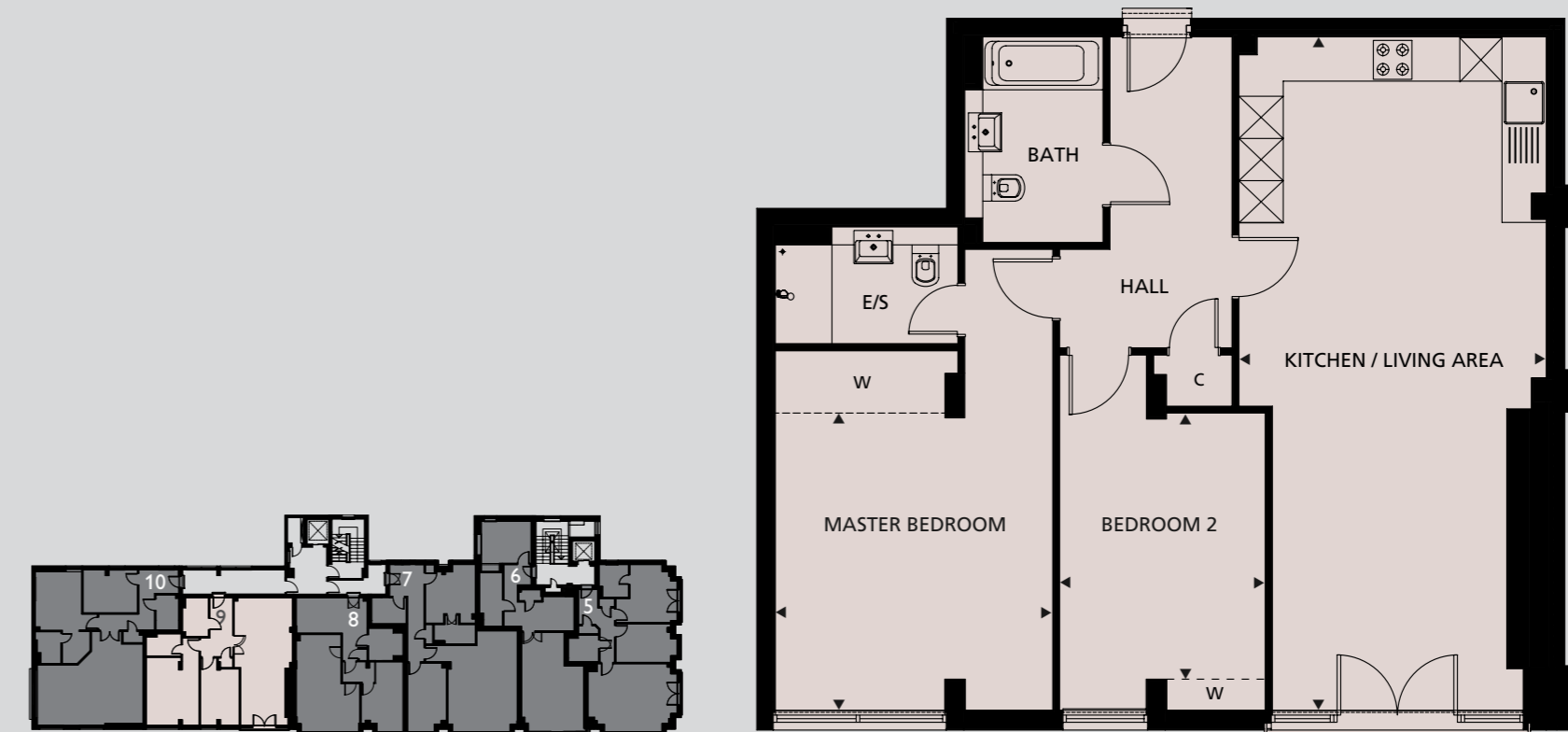
Kitchen/Living Area	7.54m x 4.89m	24'9" x 16'0"
Master Bedroom	4.54m x 3.17m	14'11" x 10'5"
Study Area	2.95m x 2.59m	9'8" x 8'6"
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Total sq ft	781 ft ²	



SECOND FLOOR

APARTMENT 9

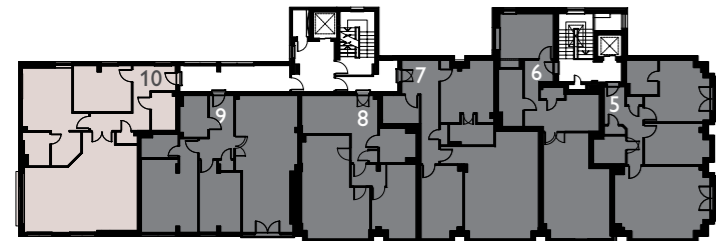
Kitchen/Living Area	9.60m x 4.34m	31'6" x 14'3"
Master Bedroom	4.54m x 4.14m	14'11" x 13'7"
Bedroom 2	3.67m x 2.78m	12'1" x 9'2"
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Total sq ft	1,012 ft ²	



SECOND FLOOR

APARTMENT 10

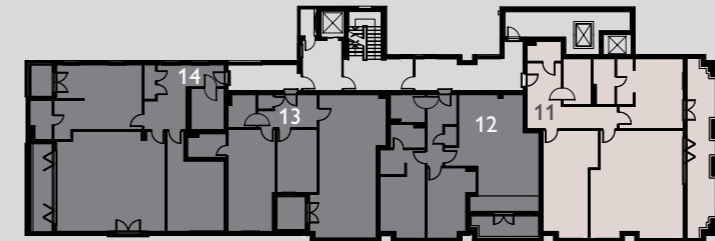
Kitchen/Living Area	7.88m x 7.06m	25'10" x 23'2"
Master Bedroom	4.30m x 3.51m	14'2" x 11'6"
Bedroom 2	3.92m x 3.21m	12'11" x 10'6"
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Total sq ft	1,111 ft ²	



THIRD FLOOR

APARTMENT 11

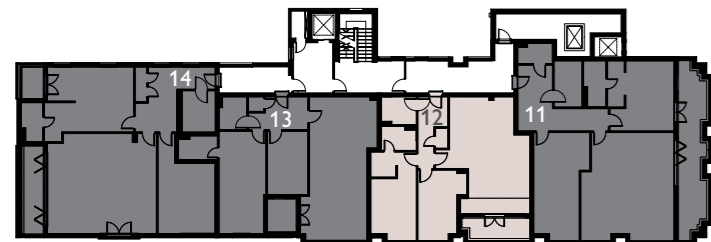
Kitchen/Living Area	7.58m x 6.59m	24'11" x 21'8"
Master Bedroom	4.52m x 2.75m	14'8" x 9'0"
Bedroom 2	7.66m x 3.90m	25'2" x 12'10"
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Total sq ft	1,395 ft ²	



THIRD FLOOR

APARTMENT 12

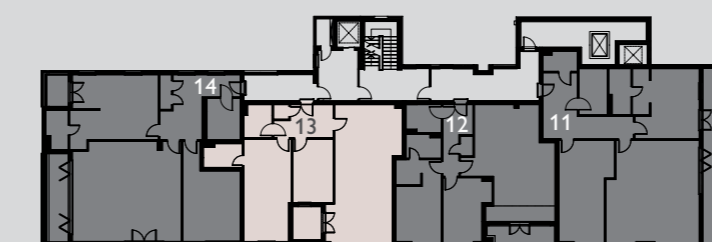
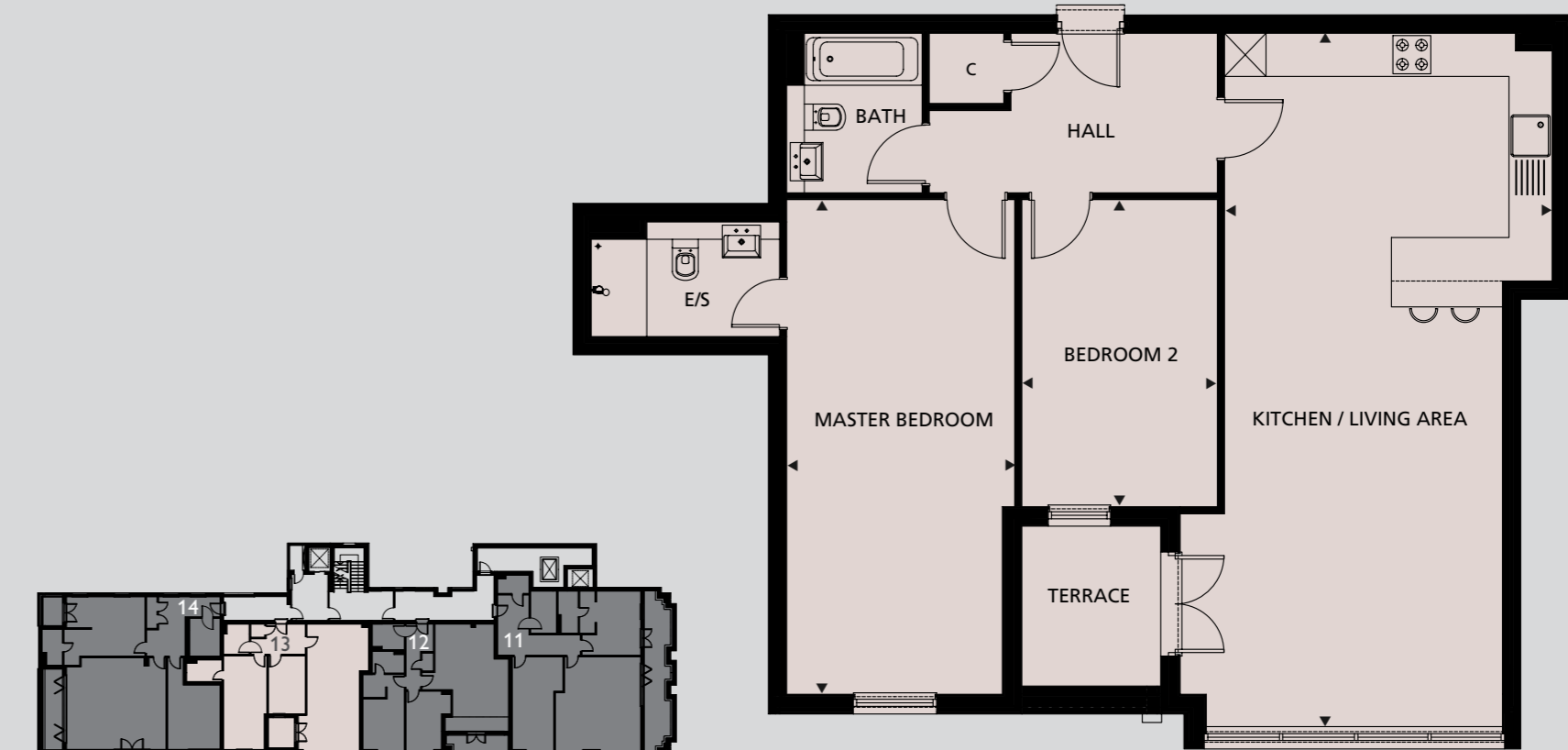
Kitchen/Living Area	8.20m x 4.27m	26'11" x 14'2"
Master Bedroom	5.22m x 3.17m	17'2" x 10'5"
Bedroom 2	5.15m x 2.70m	16'11" x 8'11"
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Total sq ft	1,017 ft ²	



THIRD FLOOR

APARTMENT 13

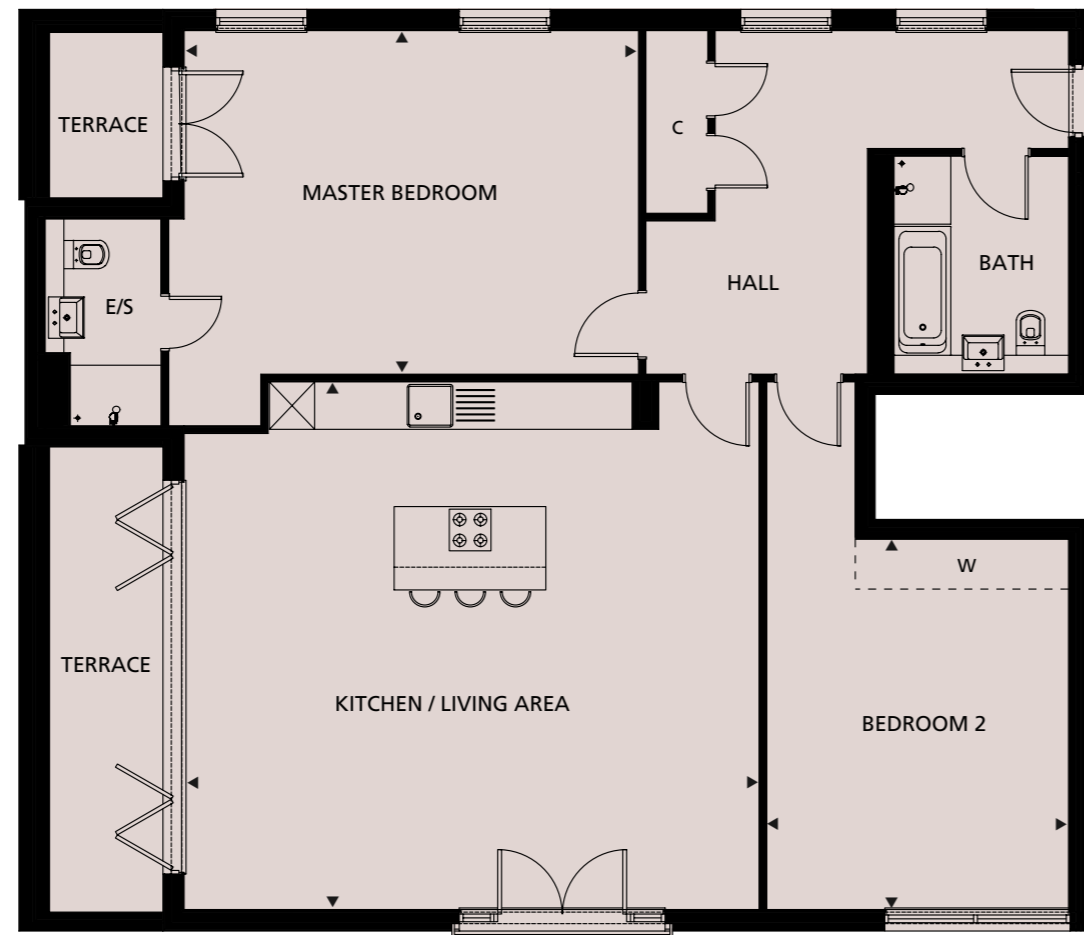
Kitchen/Living Area	10.28m x 4.05m	33'11" x 13'2"
Master Bedroom	7.15m x 3.14m	23'8" x 10'6"
Bedroom 2	4.41m x 2.79m	14'8" x 9'6"
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Total sq ft	1,083 ft ²	



THIRD FLOOR

APARTMENT 14

Kitchen/Living Area	7.67m x 6.98m	25'2" x 22'11"
Master Bedroom	6.07m x 4.61m	19'11" x 15'2"
Bedroom 2	4.90m x 3.98m	16'1" x 13'1"
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Total sq ft	1,444 ft ²	



SPECIFICATION



Kirkby Homes are committed to creating modern, low maintenance, energy efficient homes using traditional materials and finished to a high specification, all offered with a 10 year warranty.

KITCHEN

- Siemens appliances include a stainless steel oven, a microwave oven, induction hob, cooker hood, integrated fridge/freezer, dishwasher and washer/dryer.
- Caple wine cabinet.
- Blanco undermounted sink and mixer tap.
- Antique mirror splashback.
- Silestone quartz worktops with 100mm upstands.
- Arcobeleno soft-close cupboards and drawers.
- Under-cabinetry and plinth LED lighting.

BATHROOMS AND EN-SUITES

- En-suite shower room with vanity unit to master bedroom.
- Main bathroom with bath, mixer taps, shower attachments, bath screen and vanity unit.
- Porcelain/ceramic floor and wall tiles.
- LED motion sensor mood lighting in all bathrooms.
- Soft-close WCs with dual flush push button fittings.
- Crosswater chrome taps and fittings throughout.
- Chrome towel radiators.

EXTERNAL DOORS AND WINDOWS

- Low maintenance powder-coated aluminium double glazed windows with security locks.
- Juliet balconies and terraces to selected apartments.
- Powder-coated main entrance doors with chrome ironmongery.



HEATING AND ELECTRICAL

- Energy efficient gas condensing combi-boiler.
- Contemporary radiators with individual thermostatic control valves.
- Low energy LED down-lighting throughout.
- Extractor fan and multi-point shaver sockets in all en-suites/bathrooms.
- Mains operated heat/smoke/carbon monoxide detector with battery back-up.
- All electrical points and sockets in brushed chrome.
- Telephone points in kitchen/living area, hall cupboard and bedrooms.
- TV aerial points in kitchen/living area and bedrooms.
- Full alarm system fitted.

DECORATION AND FINISHES

- Smooth plastered ceilings and walls throughout.
- Dark Grey Oak flooring to kitchen/living area and hallway.
- "Sensation New Feelings" carpet in Arctic Grey to all bedrooms.
- Grey Ash internal doors with polished chrome ironmongery.
- Wardrobes fitted to master bedroom (and bedroom 2 in selected apartments).
- Cornice detailing to all rooms excluding en-suites and bathrooms.

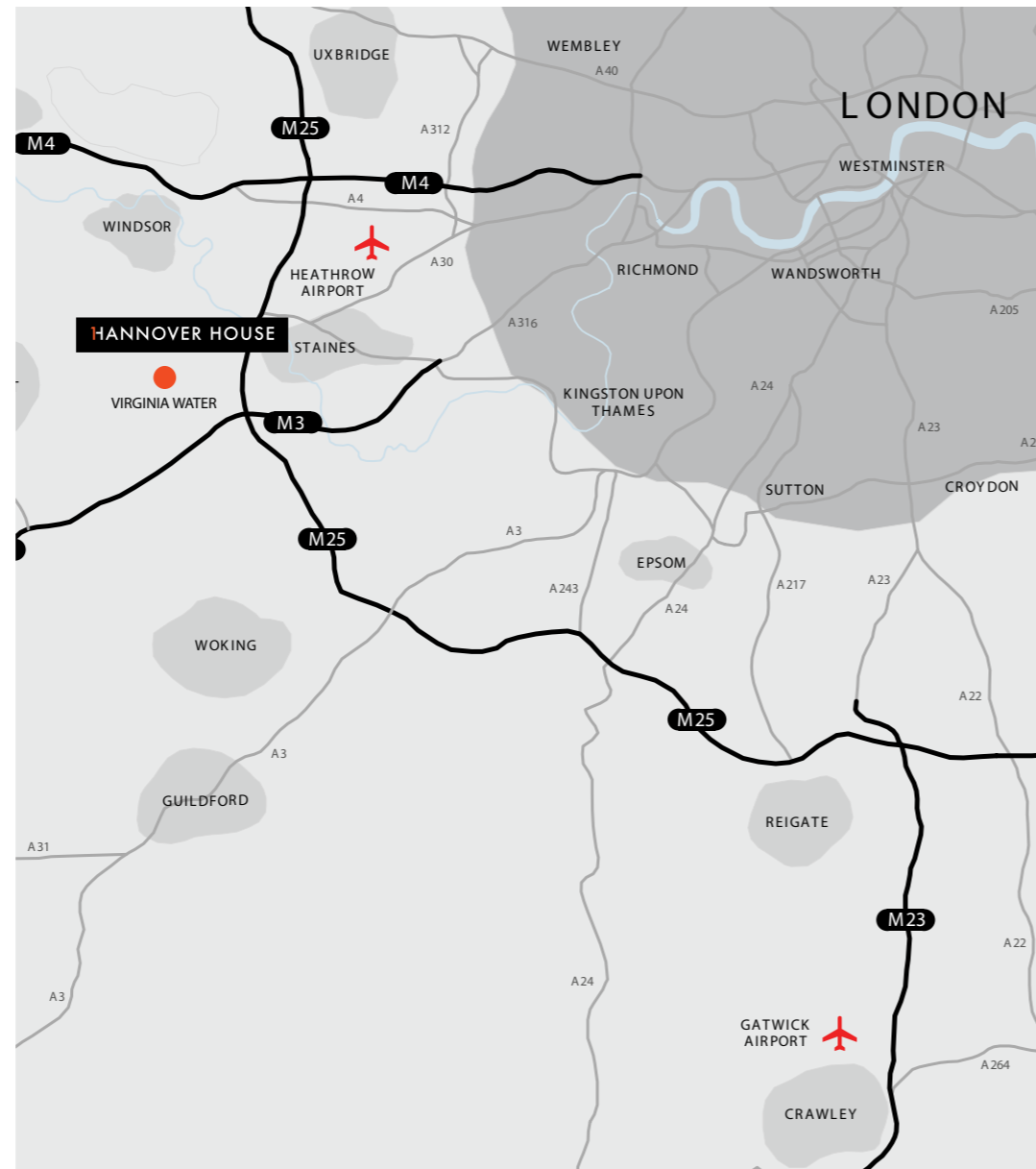
LOBBY AREA AND EXTERNAL

- Automated entrance gates to secure under-croft parking including video entry.
- Video door entry system.
- External lighting.
- Fully furnished lobby area with marble flooring.
- Lifts to each core with high end finishings.

10 year BLP Warranty

LOCATION

SAT NAV REFERENCE GU25 4AA



Disclaimer

Images, photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not necessarily represent the actual fittings and furnishings at this development. Dimensions have been taken from plan and are approximate however these should not be relied on for furniture layouts etc and buyers should check measure their apartment to ensure accuracy of finished dimensions

Distances and journey times are approximate and sourced from GoogleMaps and www.thetrainline.com

Design and Production by Flair Creative Design



KIRKBY
HOMES

01344 970970

www.kirkbyhomes.com

hannoverhouse@kirkbyhomes.com