

# ALBION

— YARD —

REDHILL | SURREY

# ALBION

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## YARD

Named after an old English hand-operated printing press, Albion Yard is a development of 57 superbly finished one and two bedroom apartments in Surrey's finest commuter town. A tribute to the

work of The Monotype Corporation at their font foundry just outside of Redhill, the scheme combines the best of old and new to create a series of homes that are as welcoming as they are stylish.

**ALBION YARD, BROOK ROAD, REDHILL RH1 6DL**





REDHILL  
IS BEING  
REDEFINED  
& REBORN  
DISCOVER  
THE SHAPE  
OF THINGS  
TO COME

**£90M** REGENERATION OF  
REDHILL TOWN CENTRE\*

**EDUCATIONAL HOTSPOT**  
WITH SUPERB OPTIONS FROM  
NURSERY TO UNIVERSITY

**MAJOR COMMUTER HUB**  
WITH GREAT RAIL & ROAD  
CONNECTIVITY

**38** DIRECT SERVICES TO  
LONDON EACH DAY#

**08** MINS BY RAIL TO  
GATWICK AIRPORT#

**39** MINS BY ROAD TO  
HEATHROW AIRPORT<

Voted London's second best commuter town to live in\*, thanks to its superb transport links, prime location moments from the Surrey Hills and M25, and excellent education settings, Redhill has a lot to offer.

It's not a place to rest on its laurels however. Reigate & Banstead Borough Council's proactive approach to redevelopment is seeing a £90-million programme of investment in the town – ensuring its popularity is only set to rise.

**WARWICK QUADRANT** COMPACT SHOPPING CENTRE WITH ARRAY OF RETAILERS AND A LARGE SAINSBURY'S

**HARLEQUIN THEATRE & CINEMA** A VIBRANT ARTS AND ENTERTAINMENT VENUE OFFERING AN ECLECTIC PROGRAMME

**THE BELFRY** SHOPPING CENTRE WITH OVER 50 HIGH STREET FAVOURITES AND EATERIES

**MARKETFIELD WAY** A MIXED-USE DEVELOPMENT, THE WORK UNDERWAY AT MARKETFIELD WAY WILL PROVIDE A NEW MULTI-SCREEN CINEMA, PUBLIC SPACE IMPROVEMENTS, AS WELL AS AN ARRAY OF RESTAURANTS, SHOPS, LEISURE SPACES AND HOMES

**REDHILL STATION**  
A £50M REDEVELOPMENT OF THE STATION HAS BEEN APPROVED. AS WELL AS 150 NEW HOMES, THERE'LL BE 450 NEW CAR PARKING SPACES FOR COMMUTERS AND A NEW 25,000 SQUARE FOOT WAITROSE STORE

10 MINUTE WALK

SITE CURRENTLY IN PLANNING FOR A POP-UP RETAIL / EATERY SPACE

NEW RESIDENTIAL DEVELOPMENT PROPOSED

**ALBION  
YARD**

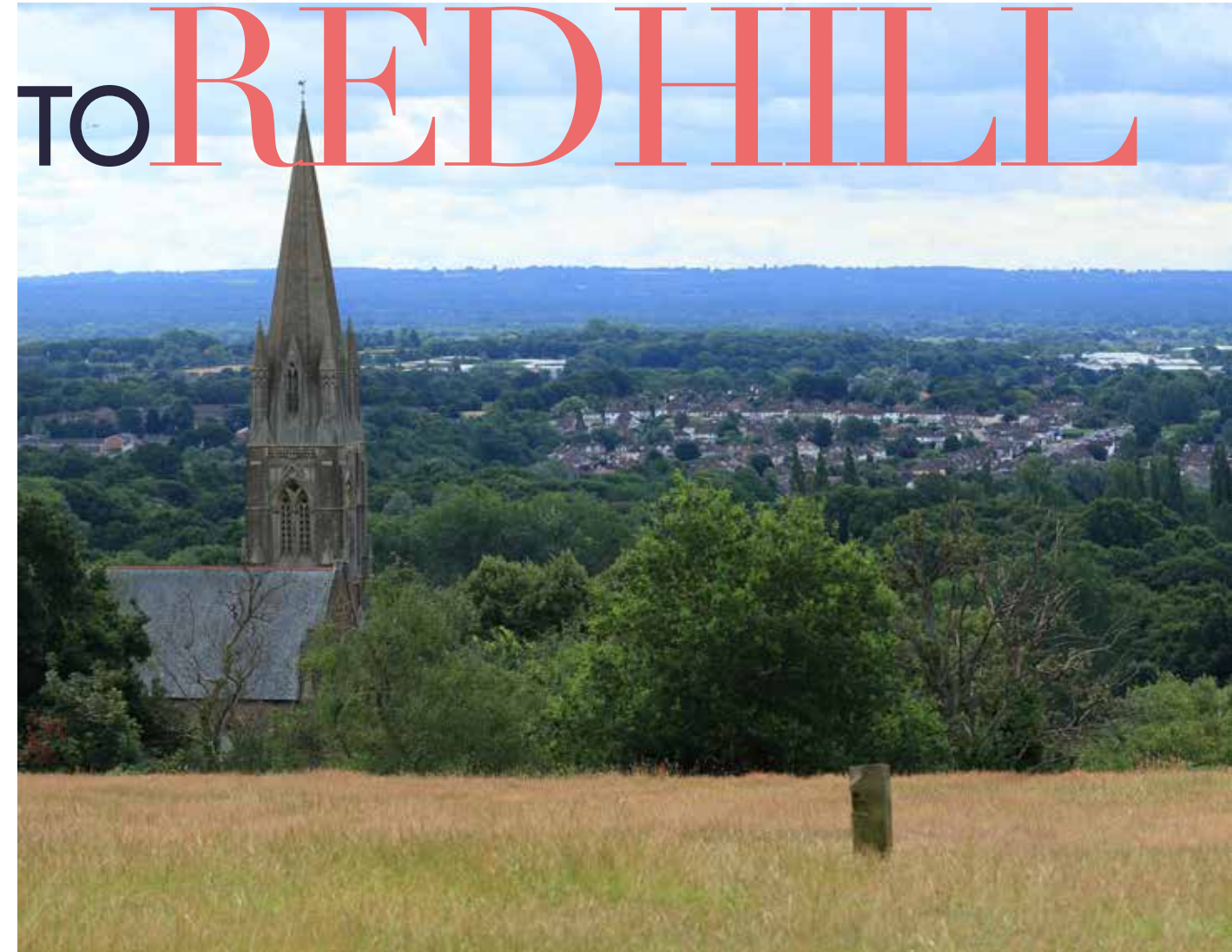
# INVESTING IN REDHILL'S FUTURE

Redhill town centre is being transformed by significant public and private sector investment. The Warwick Quadrant development has already delivered a new Sainsbury's, parking, a hotel and gym, as well as improvements to The Harlequin Theatre and Redhill Library. With several other schemes underway or in planning, the town has a bright future ahead of it.

**SEIZE A  
NEW LIFE  
MOMENTS  
FROM THE  
SURREY  
HILLS AND  
CENTRAL  
LONDON**

**WELCOME**

**TO REDHILL**



With recent events bringing a renewed focus on work-life balance, Redhill has never been more of an attractive destination. Proudly offering the best of all worlds, the town puts everything you

need on your doorstep. All with the added bonus of easy access to the bright lights of Central London and the charms of the Surrey Hills. Here you can genuinely live at whatever pace you want.

# LOCAL AREA

A thriving commuter town in its own right with everything you could ask for, Redhill also benefits from all of Reigate's amenities being just a couple miles away. A fact that allows you to embrace Redhill's value and superior rail connections, while still enjoying its neighbour's retail and restaurant provision.



## RETAIL & LEISURE

The Belfry shopping centre is the hub of Redhill's retail offering, with a host of well-known brands including a Marks & Spencer, H&M and Waterstones. While Reigate has more independent shops, The Belfry's convenience attracts shoppers from all around. The high street also plays host to a popular market three days a week, with the stalls complemented by an array of street food operators. More shops are available at the Warwick Quadrant, along with the Harlequin Theatre and Cinema - the heart of Redhill's cultural offering.



## GREENERY

One of Surrey's greatest assets are the Surrey Hills. A 422 km<sup>2</sup> Area of Outstanding Natural Beauty, it's one of just 46 nationally protected landscapes in the UK and a wonderful escape from the stresses of modern life. As the numerous walkers and cyclists you'll encounter can testify to.

Even closer to home is Redhill Common, which puts miles of footpaths through an array of woods and grasslands at your disposal. You couldn't be better placed to explore the great outdoors.



## FOOD & DRINK

From Italian and Asian to Caribbean, there's a variety of restaurants close by. Many of the local pubs have also embraced their gastro sides - The Pendleton's gourmet burgers being a particular highlight. While being in the midst of Surrey's greenery, Redhill is spoilt for choice when it comes to country pubs. Combine a visit to one with a country walk and you'll soon realise why this area is so popular.

THE WEST END

THE CITY

CANARY WHARF

M25

◀ LONDON HEATHROW AIRPORT 30MINS (FROM J8)

GATTON PARK

REIGATE HILL GOLF COURSE

▲ LONDON BRIDGE 26MINS

▲ LONDON VICTORIA 35MINS

MEMORIAL PARK

WARWICK QUADRANT

HARLEQUIN THEATRE & CINEMA

REDHILL STATION

THE BELFRY

# ALBION YARD

REDHILL COMMON

▼ LONDON GATWICK AIRPORT 07MINS



# TRANSPORT

For all the greenery that surrounds you, rest assured Redhill is anything but an isolated backwater. By road and rail you're superbly connected to both the surrounding area and Central London.

For commuting or pleasure, Victoria and London Bridge stations are both readily accessible, putting all of London at your fingertips. While by road, your proximity to the M25 and M23 ensure that trips further afield are just as easy.



## BY ROAD

**06** MINS TO  
REIGATE

**11** MINS TO  
THE M25

**16** MINS TO  
GATWICK

**23** MINS TO  
THE A3

**30** MINS TO  
THE M3

**39** MINS TO  
HEATHROW

**47** MINS TO  
BRIGHTON

## BY TRAIN

Walk to Redhill station – 10 minutes

**04** MINS TO  
REIGATE

**07** MINS TO  
GATWICK

**14** MINS TO  
EAST CROYDON

**26** MINS TO  
LONDON BRIDGE

**35** MINS TO  
LONDON VICTORIA

**35** MINS TO  
CITY THAMESLINK

**42** MINS TO  
KINGS CROSS  
ST PANCRAS

# EDUCATION

With the quality of its schooling, Redhill has long been a favourite destination for families. Across both primary and secondary, there are countless highly regarded state and independent schools that are readily accessible. Undergraduate and postgraduate studies are also well catered to, with the University of Surrey and University of Law in nearby Guildford.

## PRIMARY SCHOOLS

### EARLSWOOD INFANT AND NURSERY SCHOOL

Co-educational school for 3-7 year olds  
Ofsted rating, Good | 0.4 miles

### HATCHLANDS PRIMARY SCHOOL

Co-educational school for 4-11 year olds  
Ofsted rating, Not yet inspected | 0.9 miles

### REIGATE PARISH CHURCH PRIMARY SCHOOL

Co-educational school for 4-11 year olds  
Ofsted rating, Outstanding | 1.2 miles

### REIGATE ST MARY'S PREPARATORY SCHOOL

Independent co-educational day school for 2-11 year olds  
ISI Inspection, Excellent | 1.7 miles

## SECONDARY SCHOOLS

### REIGATE SCHOOL

Co-educational school for 11-16 year olds  
Ofsted rating, Outstanding | 1.4 miles

### REIGATE GRAMMAR SCHOOL

Independent co-educational school for 11-18 year olds  
ISI Inspection, Exceptional | 1.4 miles

### ST BEDE'S SCHOOL

Independent co-educational school for 11-18 year olds  
Ofsted rating, Outstanding | 1.8 miles

### REIGATE COLLEGE

Co-educational college for 16-19 year olds  
Ofsted rating, Outstanding | 2.0 miles

### ROYAL ALEXANDRA AND ALBERT SCHOOL

State-maintained co-educational boarding school for 7-18 year olds  
Ofsted rating, Outstanding | 3.2 miles

## UNIVERSITIES

### UNIVERSITY OF LAW

One of the longest-established providers of English legal education, the University of Law has trained the most practising lawyers in the UK | 22 miles

### UNIVERSITY OF SURREY

Popular with both UK and international students, the university's goal is to be a global leader in interdisciplinary research and innovation | 26.5 miles

### CENTRAL ST MARTIN'S

With a curriculum spanning art, design and performance, Central St Martin's is a world leader in creative thinking.  
Kings Cross St Pancras | 42 mins + 6 mins walk

### UNIVERSITY COLLEGE LONDON

Ranked 8th in the 2022 QS World University Rankings, UCL is the UK's top university for research strength.  
Kings Cross St Pancras | 42 mins + 14 mins walk



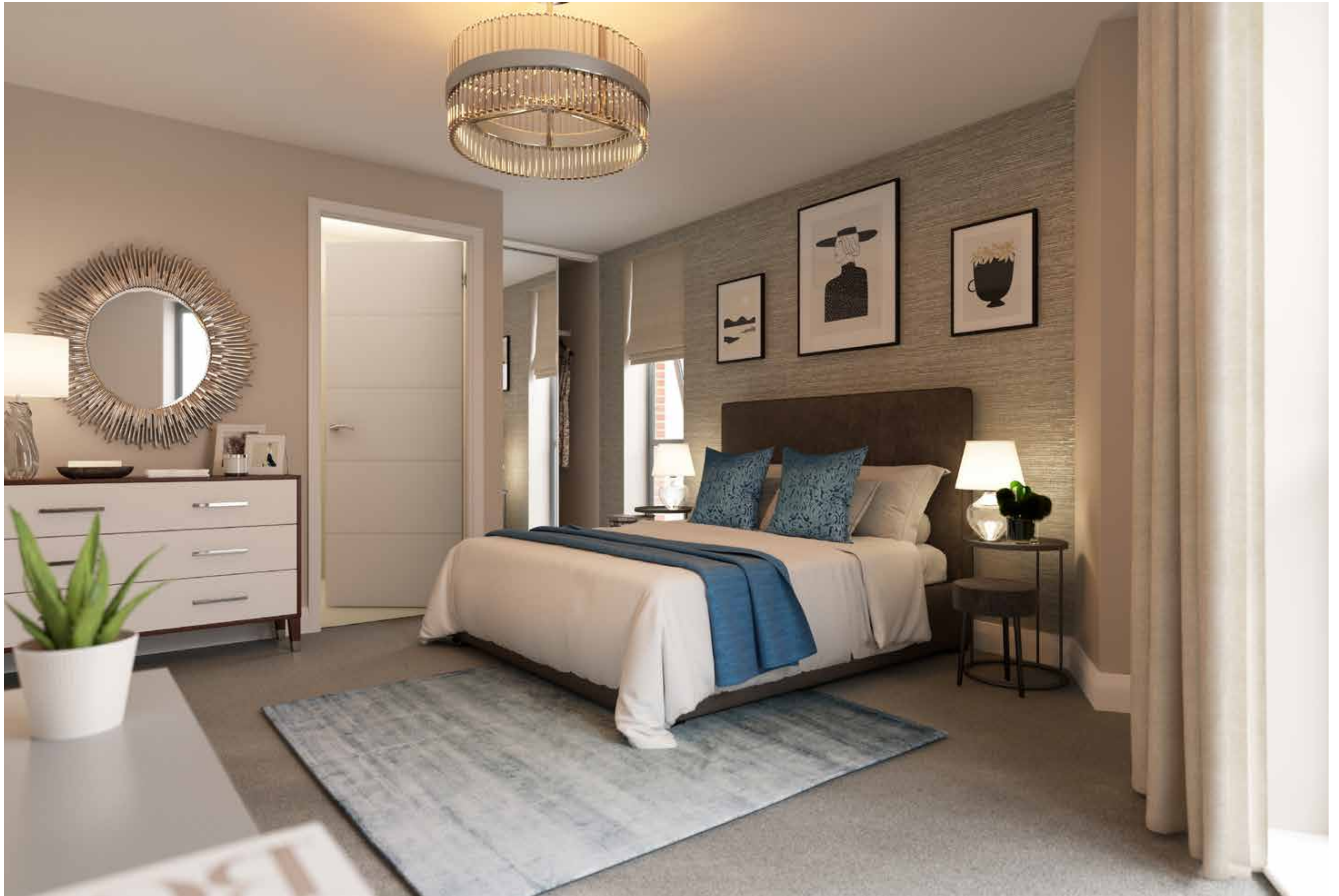




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# SPECIFICATION

## INTERNAL DESIGN

- Internal Premdor feature doors painted white with chrome ironmongery
- Fitted wardrobe to principal bedroom
- White matt emulsion painted walls and ceilings with white satin finish skirtings and architraves
- Grey wood effect Amtico flooring to hallways, kitchen, living and dining areas, with Cormar Primo Plus carpet to bedrooms
- Highly efficient, Secured by Design grey aluminium double-glazed windows and doors with multi-point locking system
- Video entry system
- Zanussi wash dryer to either the kitchen or hallway cupboard depending on layout
- Heat detecting fire sprinkler system
- Lift to all floors

## KITCHEN

- Individually designed, handle-less contemporary kitchen by Rok European Kitchens
- Fully integrated Zanussi appliances including single oven, microwave\*, ceramic hob, dishwasher, fridge freezer and Elica extractor
- Silestone worktop with full height painted glass splashback under all wall units
- Polished chrome single lever mixer tap
- Stainless steel sink with drainer grooves in worktop
- LED lighting to underside of wall units

## BATHROOM AND EN-SUITE

- White ceramic back to wall WC with soft close seat and concealed cistern
- White ceramic basin and vanity unit with chrome monobloc tap
- Chrome towel rail
- Porcelain wall tiling to shower area and splashback
- Kaldewei steel bath with chrome mixer taps
- Chrome three mode shower mixer
- Fixed wall mounted shower head with separate handheld wand
- Mirror and shaver socket

## PLUMBING AND HEATING

- Highly efficient gas fired communal central heating and hot water system for 'on demand' individual apartment use
- Thermostatically controlled radiators

## MEDIA AND COMMUNICATIONS

- High speed fibre broadband direct to communal service cupboard
- Main incoming BT point to apartment hallway cupboard
- Telephone, TV and satellite points fitted to principal rooms
- Pre-wired for FM / DAB / Freeview / Sky reception (Ready for subscription by new homeowner)
- Communal satellite dish and Freeview / FM aerial installed

## EXTERNAL DESIGN

- FLB Danehill Yellow external brickwork
- Balconies to selected plots
- All parking bays prepared for electric vehicle charging (ready for activation by homeowner, connection fee may apply) with simple monthly billing

## COMMUNAL

- Heated communal hallway and staircases
- Heckmondwicke Supercord carpet to communal floors
- External bicycle racks in undercroft area
- Solar panels to main roof linked to reverse feed communal meter

## GUARANTEE

- Mulberry Homes is a registered Premier Builder and Developer. On completion, each home will be covered by a 10 year comprehensive building warranty provided by Premier. All premiums for the warranty are paid for by Mulberry Homes.

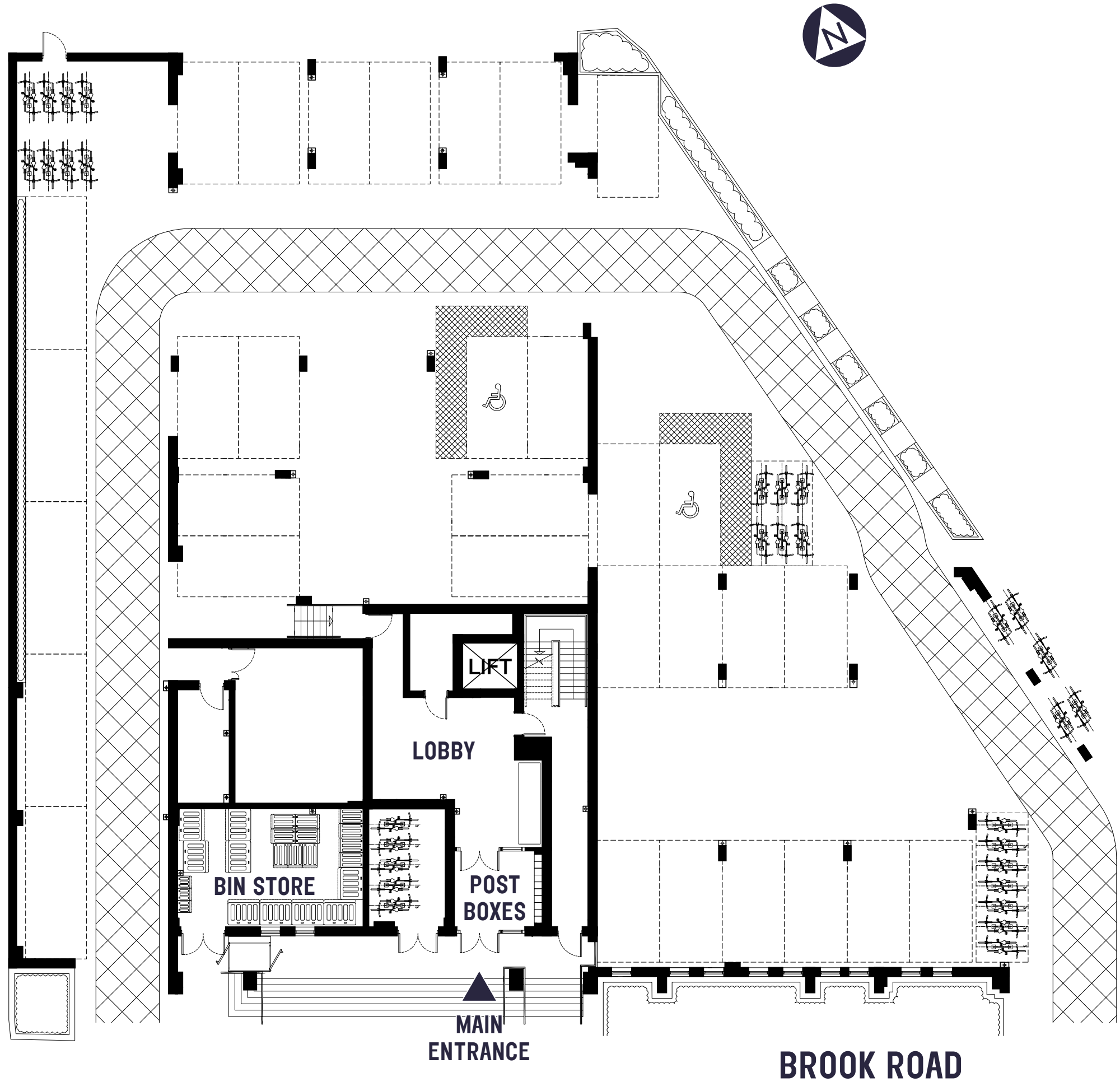
## ENERGY EFFICIENCY RATING

- Predicted Grade B

\*Where layouts allow. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

DESIGNED  
TO BE  
PERFECTLY  
IN TUNE  
WITH THE  
NEEDS OF  
MODERN  
LIFE





# G FLOOR

LOBBY

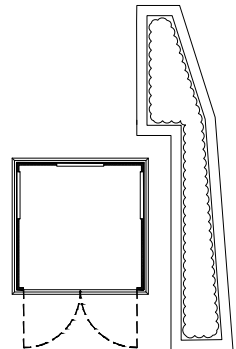
LIFT

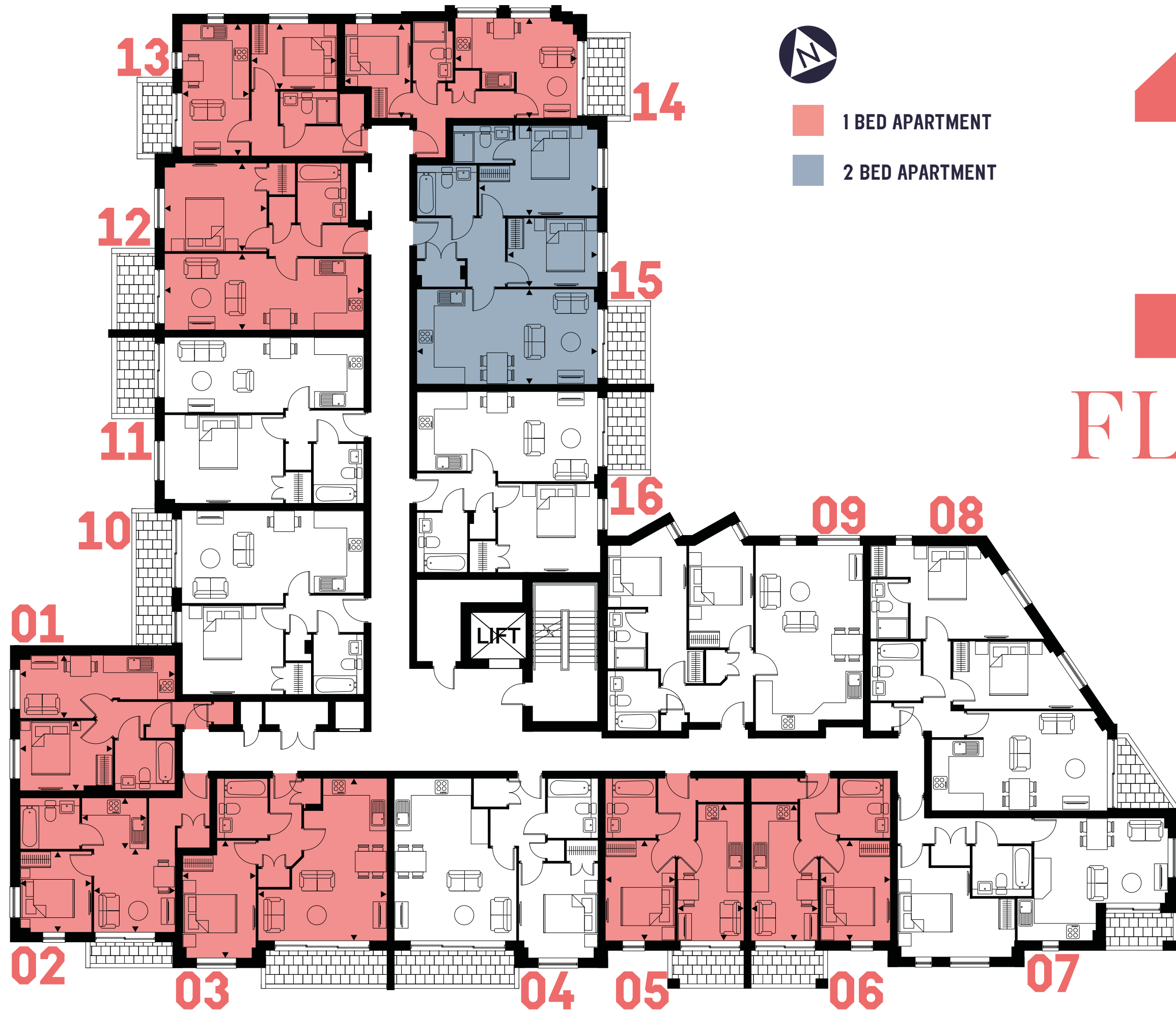
BIN STORE

POST BOXES

MAIN  
ENTRANCE

BROOK ROAD





■ 1 BED APARTMENT  
■ 2 BED APARTMENT

# 1 ST FLOOR

**APARTMENT 01**

Living/Kitchen/Dining	6.0 x 2.5m	19'10" x 8'1"
Principal Bedroom	3.6 x 2.8m	11'11" x 9'0"
<b>Total Internal Area</b>	<b>33.3sqm</b>	<b>358sqft</b>

**APARTMENT 12**

Living/Kitchen/Dining	7.8 x 3.0m	25'6" x 9'10"
Principal Bedroom	4.0 x 3.5m	13'1" x 11'4"
<b>Total Internal Area</b>	<b>48.4sqm</b>	<b>521sqft</b>
Total External Area	4.6sqm	49.5sqft

**APARTMENT 02**

Kitchen	2.5 x 2.0m	8'4" x 6'6"
Living/Dining	3.2 x 3.2m	10'5" x 10'8"
Principal Bedroom	2.8 x 3.2m	9'2" x 10'5"
<b>Total Internal Area</b>	<b>34.8sqm</b>	<b>375sqft</b>
Total External Area	2.8sqm	30.1sqft

**APARTMENT 13**

Living/Kitchen/Dining	2.6 x 5.1m	8'8" x 16'11"
Principal Bedroom	3.4 x 2.6m	11'1" x 8'5"
<b>Total Internal Area</b>	<b>33.1sqm</b>	<b>356sqft</b>
Total External Area	3.2sqm	34.4sqft

**APARTMENT 03**

Living/Kitchen/Dining	5.0 x 6.3m	16'6" x 20'10"
Principal Bedroom	2.9 x 4.6m	9'6" x 15'1"
<b>Total Internal Area</b>	<b>48.1sqm</b>	<b>518sqft</b>
Total External Area	6.2sqm	66.7sqft

**APARTMENT 14**

Living/Kitchen/Dining	4.8 x 3.8m	15'8" x 12'5"
Principal Bedroom	2.6 x 3.7m	8'5" x 12'1"
<b>Total Internal Area</b>	<b>34.6sqm</b>	<b>372sqft</b>
Total External Area	4.5sqm	48.4sqft

**APARTMENT 05**

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

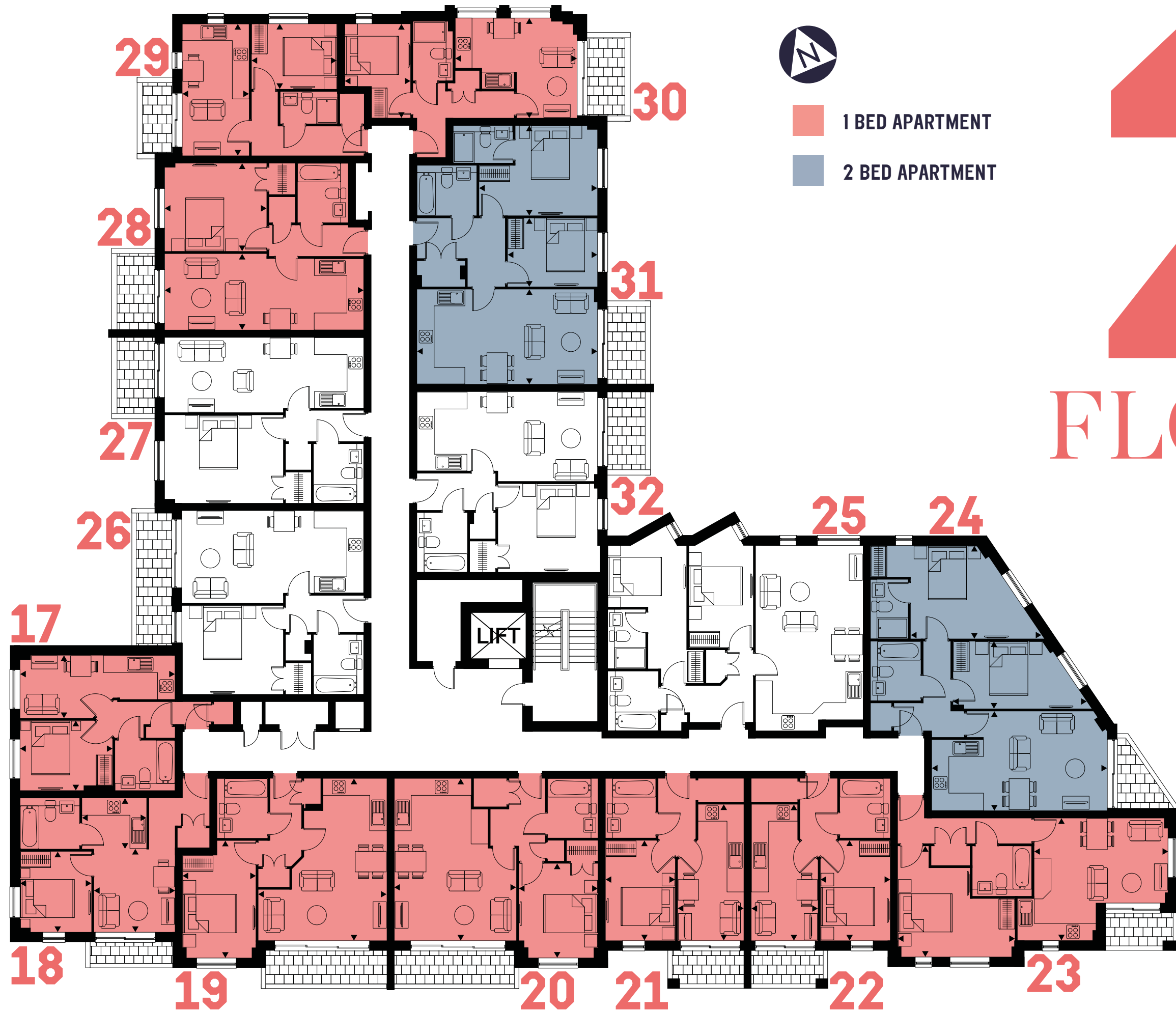
**APARTMENT 15**

Living/Kitchen/Dining	7.1 x 3.7m	23'2" x 12'2"
Principal Bedroom	4.6 x 3.5m	15'2" x 11'7"
Bedroom 2	3.5 x 2.7m	11'7" x 8'10"
<b>Total Internal Area</b>	<b>68.7sqm</b>	<b>739sqft</b>
Total External Area	4.5sqm	48.4sqft

**APARTMENT 06**

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.



# 2<sup>ND</sup> FLOOR

## APARTMENT 17

Living/Kitchen/Dining	6.0 x 2.5m	19'10" x 8'1"
Principal Bedroom	3.6 x 2.8m	11'11" x 9'0"
<b>Total Internal Area</b>	<b>33.3sqm</b>	<b>358sqft</b>

## APARTMENT 23

Living/Kitchen/Dining	5.2 x 4.8m	17'3" x 15'9"
Principal Bedroom	4.6 x 4.3m	15'0" x 14'3"
<b>Total Internal Area</b>	<b>50.5sqm</b>	<b>544sqft</b>
Total External Area	3.2sqm	34.4sqft

## APARTMENT 18

Kitchen	2.5 x 2.0m	8'4" x 6'6"
Living/Dining	3.2 x 3.2m	10'5" x 10'8"
Principal Bedroom	2.8 x 3.2m	9'2" x 10'5"
<b>Total Internal Area</b>	<b>34.8sqm</b>	<b>375sqft</b>
Total External Area	2.8sqm	30.1sqft

## APARTMENT 24

Living/Kitchen/Dining	6.9 x 3.9m	22'6" x 12'9"
Principal Bedroom	5.3 x 3.7m	17'3" x 12'0"
Bedroom 2	5.4 x 2.6m	17'10" x 8'8"
<b>Total Internal Area</b>	<b>68.5sqm</b>	<b>737sqft</b>
Total External Area	3.5sqm	37.7sqft

## APARTMENT 19

Living/Kitchen/Dining	5.0 x 6.3m	16'6" x 20'10"
Principal Bedroom	2.9 x 4.6m	9'6" x 15'1"
<b>Total Internal Area</b>	<b>48.1sqm</b>	<b>512sqft</b>
Total External Area	6.2sqm	66.7sqft

## APARTMENT 28

Living/Kitchen/Dining	7.8 x 3.0m	25'6" x 9'10"
Principal Bedroom	4.0 x 3.5m	13'1" x 11'4"
<b>Total Internal Area</b>	<b>48.4sqm</b>	<b>52.1sqft</b>
Total External Area	4.6sqm	49.5sqft

## APARTMENT 20

Living/Kitchen/Dining	4.8 x 6.3m	15'8" x 20'10"
Principal Bedroom	3.1 x 3.7m	10'2" x 12'2"
<b>Total Internal Area</b>	<b>51.8sqm</b>	<b>558sqft</b>
Total External Area	6.2sqm	66.7sqft

## APARTMENT 29

Living/Kitchen/Dining	2.6 x 5.1m	8'8" x 16'11"
Principal Bedroom	3.4 x 2.6m	11'1" x 8'5"
<b>Total Internal Area</b>	<b>33.1sqm</b>	<b>356sqft</b>
Total External Area	3.2sqm	34.4sqft

## APARTMENT 21

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

## APARTMENT 30

Living/Kitchen/Dining	4.8 x 3.8m	15'8" x 12'5"
Principal Bedroom	2.6 x 3.7m	8'5" x 12'1"
<b>Total Internal Area</b>	<b>34.6sqm</b>	<b>372sqft</b>
Total External Area	4.5sqm	48.4sqft

## APARTMENT 22

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

## APARTMENT 31

Living/Kitchen/Dining	7.1 x 3.7m	23'2" x 12'2"
Principal Bedroom	4.6 x 3.5m	15'2" x 11'7"
Bedroom 2	3.5 x 2.7m	11'7" x 8'10"
<b>Total Internal Area</b>	<b>68.7sqm</b>	<b>739sqft</b>
Total External Area	4.5sqm	48.4sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.



- 1 BED APARTMENT
- 2 BED APARTMENT

# 3<sup>RD</sup> FLOOR

### APARTMENT 36

Living/Kitchen/Dining	4.8 x 6.3m	15'8" x 20'10"
Principal Bedroom	3.1 x 3.7m	10'2" x 12'2"
<b>Total Internal Area</b>	<b>51.8sqm</b>	<b>558sqft</b>
Total External Area	6.2sqm	66.7sqft

### APARTMENT 43

Living/Kitchen/Dining	7.8 x 3.0m	25'6" x 9'8"
Principal Bedroom	4.6 x 3.5m	15'3" x 11'4"
<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	4.6sqm	49.5sqft

### APARTMENT 37

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

### APARTMENT 44

Living/Kitchen/Dining	7.8 x 3.0m	25'6" x 9'10"
Principal Bedroom	4.0 x 3.5m	13'1" x 11'4"
<b>Total Internal Area</b>	<b>48.4sqm</b>	<b>521sqft</b>
Total External Area	4.6sqm	49.5sqft

### APARTMENT 38

Living/Kitchen/Dining	2.6 x 5.3m	8'7" x 17'6"
Principal Bedroom	2.7 x 3.9m	9'0" x 12'11"
<b>Total Internal Area</b>	<b>34.2sqm</b>	<b>368sqft</b>
Total External Area	3.5sqm	37.7sqft

### APARTMENT 45

Living/Kitchen/Dining	2.6 x 5.1m	8'8" x 16'11"
Principal Bedroom	3.4 x 2.6m	11'1" x 8'5"
<b>Total Internal Area</b>	<b>33.1sqm</b>	<b>356sqft</b>
Total External Area	3.2sqm	34.4sqft

### APARTMENT 33

Living/Kitchen/Dining	6.0 x 2.5m	19'10" x 8'1"
Principal Bedroom	3.6 x 2.8m	11'11" x 9'0"
<b>Total Internal Area</b>	<b>33.3sqm</b>	<b>358sqft</b>

### APARTMENT 39

Living/Kitchen/Dining	5.2 x 4.8m	17'3" x 15'9"
Principal Bedroom	4.6 x 4.3m	15'0" x 14'3"
<b>Total Internal Area</b>	<b>50.5sqm</b>	<b>544sqft</b>
Total External Area	3.2sqm	34.4sqft

### APARTMENT 46

Living/Kitchen/Dining	4.8 x 3.8m	15'8" x 12'5"
Principal Bedroom	2.6 x 3.7m	8'5" x 12'1"
<b>Total Internal Area</b>	<b>34.6sqm</b>	<b>372sqft</b>
Total External Area	4.5sqm	48.4sqft

### APARTMENT 34

Kitchen	2.5 x 2.0m	8'4" x 6'6"
Living/Dining	3.2 x 3.2m	10'5" x 10'8"
Principal Bedroom	2.8 x 3.2m	9'2" x 10'5"
<b>Total Internal Area</b>	<b>34.8sqm</b>	<b>375sqft</b>
Total External Area	2.8sqm	30.1sqft

### APARTMENT 40

Living/Kitchen/Dining	6.9 x 3.9m	22'6" x 12'9"
Principal Bedroom	5.3 x 3.7m	17'3" x 12'0"
Bedroom 2	5.4 x 2.6m	17'10" x 8'8"
<b>Total Internal Area</b>	<b>68.5sqm</b>	<b>737sqft</b>
Total External Area	3.5sqm	37.7sqft

### APARTMENT 47

Living/Kitchen/Dining	7.1 x 3.7m	23'2" x 12'2"
Principal Bedroom	4.6 x 3.5m	15'2" x 11'7"
Bedroom 2	3.5 x 2.7m	11'7" x 8'10"
<b>Total Internal Area</b>	<b>68.7sqm</b>	<b>739sqft</b>
Total External Area	4.5sqm	48.4sqft

### APARTMENT 35

Living/Kitchen/Dining	5.0 x 6.3m	16'6" x 20'10"
Principal Bedroom	2.9 x 4.6m	9'6" x 15'1"
<b>Total Internal Area</b>	<b>48.1sqm</b>	<b>512sqft</b>
Total External Area	6.2sqm	66.7sqft

### APARTMENT 42

Living/Kitchen/Dining	7.1 x 3.7m	23'4" x 12'1"
Principal Bedroom	4.0 x 3.5m	13'0" x 11'5"
<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	7.4sqm	79.7sqft

### APARTMENT 48

Living/Kitchen/Dining	7.1 x 3.5m	23'2" x 11'6"
Principal Bedroom	4.0 x 3.5m	13'2" x 11'5"
<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	4.5sqm	48.4sqft

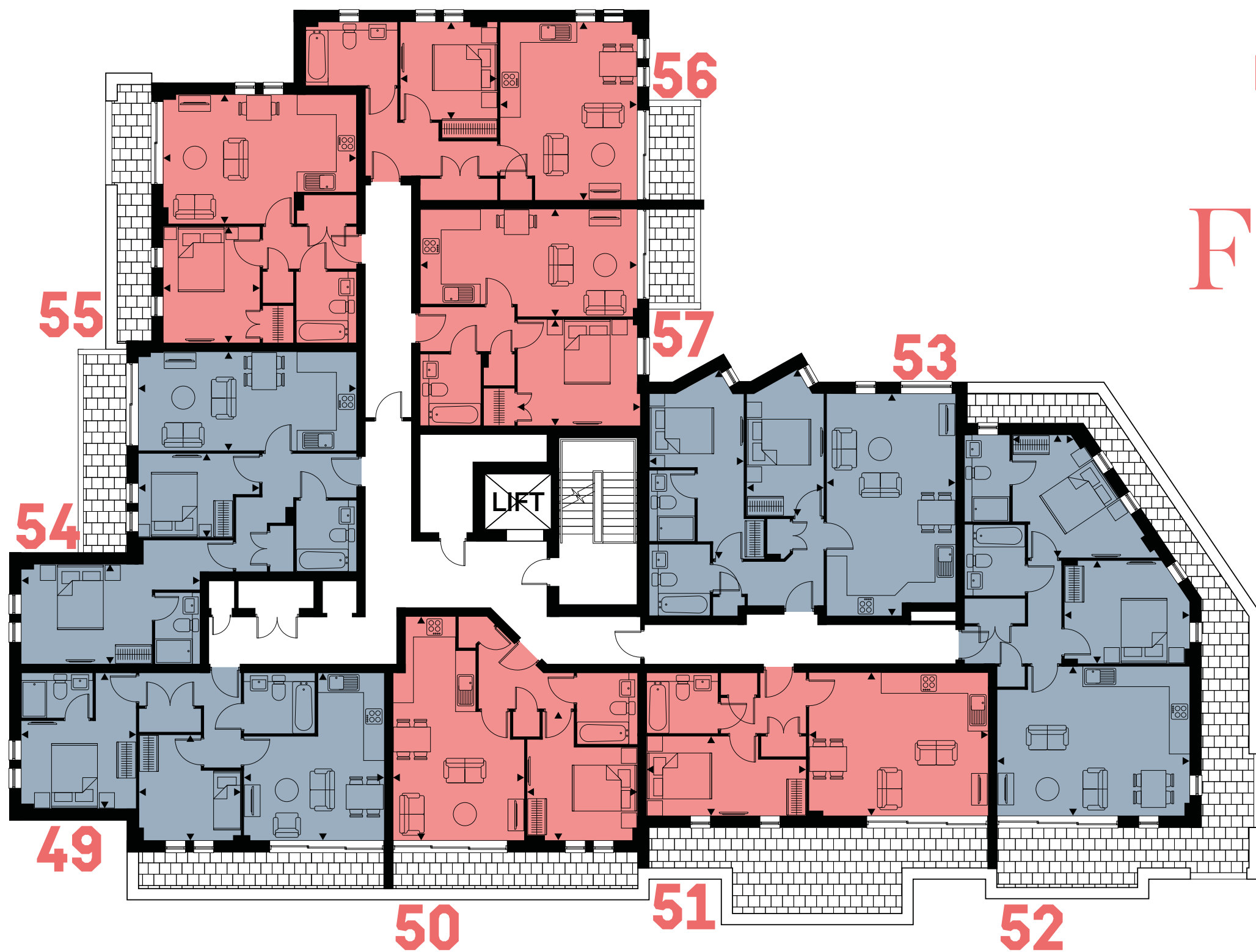
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.



1 BED APARTMENT

2 BED APARTMENT

# 4<sup>TH</sup> FLOOR



### APARTMENT 49

Living/Kitchen/Dining	4.6 x 5.5m	15'0" x 17'11"
Principal Bedroom	3.7 x 4.4m	12'4" x 14'7"
Bedroom 2	3.3 x 3.4m	10'11" x 11'4"

<b>Total Internal Area</b>	<b>69.0sqm</b>	<b>743sqft</b>
Total External Area	9.4sqm	101.2sqft

### APARTMENT 54

Living/Kitchen/Dining	7.1 x 3.2m	23'4" x 10'7"
Principal Bedroom	5.8 x 3.3m	19'1" x 10'8"
Bedroom 2	3.9 x 2.7m	12'11" x 9'0"

<b>Total Internal Area</b>	<b>70.5sqm</b>	<b>759sqft</b>
Total External Area	9.0sqm	96.9sqft

### APARTMENT 50

Living/Kitchen/Dining	4.3 x 7.3m	14'0" x 23'11"
Principal Bedroom	3.6 x 4.2m	11'10" x 13'9"

<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	9.4sqm	101.2sqft

### APARTMENT 55

Living/Kitchen/Dining	6.3 x 4.3m	20'8" x 14'0"
Principal Bedroom	3.2 x 3.8m	10'4" x 12'5"

<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	9.2sqm	99.0sqft

### APARTMENT 51

Living/Kitchen/Dining	5.8 x 4.7m	19'2" x 15'4"
Principal Bedroom	5.2 x 2.6m	17'1" x 8'6"

<b>Total Internal Area</b>	<b>48.5sqm</b>	<b>522sqft</b>
Total External Area	22.5sqm	242.2sqft

### APARTMENT 56

Living/Kitchen/Dining	4.5 x 5.8m	14'8" x 19'0"
Principal Bedroom	3.2 x 3.2m	10'4" x 10'6"

<b>Total Internal Area</b>	<b>50.0sqm</b>	<b>538sqft</b>
Total External Area	4.5sqm	48.4sqft

### APARTMENT 52

Living/Kitchen/Dining	6.3 x 4.9m	20'7" x 15'11"
Principal Bedroom	2.0 x 4.0m	6'7" x 13'2"
Bedroom 2	4.1 x 3.3m	13'5" x 11'0"

<b>Total Internal Area</b>	<b>71.5sqm</b>	<b>770sqft</b>
Total External Area	35.8sqm	385.3sqft

### APARTMENT 57

Living/Kitchen/Dining	7.1 x 3.5m	23'2" x 11'6"
Principal Bedroom	4.0 x 3.5m	13'2" x 11'5"

<b>Total Internal Area</b>	<b>49.7sqm</b>	<b>535sqft</b>
Total External Area	4.5sqm	48.4sqft

### APARTMENT 53

Living/Kitchen/Dining	4.2 x 7.2m	13'9" x 23'9"
Principal Bedroom	3.1 x 6.2m	10'1" x 20'3"
Bedroom 2	2.5 x 4.8m	8'3" x 15'8"

<b>Total Internal Area</b>	<b>71.0sqm</b>	<b>764sqft</b>
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# DEVELOPMENT OVERVIEW

## THE VENDOR

Mulberry Design and Build Limited

## THE DEVELOPER

Mulberry Homes

## ADDRESS

Albion Yard, Brook Road, Redhill RH1 6DL

## LOCAL AUTHORITY

Reigate and Banstead Borough Council

## TENURE

999 year leasehold

## WARRANTY

10 year Premier Guarantee

## SERVICE CHARGE

Est. service charge is £2.68 psf  
(including building insurance)

## GROUND RENT PER ANNUM

Peppercorn

## ANTICIPATED COMPLETION

Q4 2023

## TOTAL UNITS

57 – (45 private & 12 affordable/shared ownership)

### 36 One Beds

- Range: from 356 sqft to 558 sqft
- Average size: 450 sqft  
(balcony or terrace on all units apart from 1, 17, 33)

### 9 Two Beds

- Range: from 737 sqft to 770 sqft
- Average size: 747 sqft  
(balcony or terrace on all units apart from 53)

## ACCESS

All flats are accessed through a secure communal front door which is operated inside the flat by video entry system.  
Lift to all floors.

## ERV (ESTIMATED RENTAL VALUES)

1 Beds: from £1,150 pcm  
2 Beds: from £1,500 pcm

## AVERAGE YIELD

5%



## PARKING STATUS

40 secure parking spaces available by separate negotiation. On street parking available – no permit required locally.

## COUNCIL TAX LEVELS

2022/2023

B £1,683.44

C £1,923.93

D £2,164.42

## ARCHITECTS

Ashby Design Limited  
13 Arm & Sword Lane  
Old Hatfield  
Hertfordshire AL9 5EH

## VENDOR'S SOLICITOR

**Herrington Carmichael LLP**  
Lauren Ainsley, Senior Solicitor Real Estate

**T:** +44 (0)1276 686 222

**D:** +44 (0)1276 854 934

**M:** +44 (0)7342 888 594

**W:** [www.herrington-carmichael.com](http://www.herrington-carmichael.com)

## RECOMMENDED SOLICITORS

£1,000 legal fee contribution if you use our recommended solicitors as indicated on the reservation form.

### Curwens

Bradley Bennett, Private Client Executive Real Estate

**T:** +44 (0)20 8363 4444

**D:** +44 (0)20 8884 7247

**W:** [www.curwens.co.uk](http://www.curwens.co.uk)

## TERMS OF PAYMENT

A reservation fee of £2,000.00 is payable on reservation. Exchange of contracts is expected 28 days later where 10% of the purchase price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

# DEVELOPER

Rather than taking a volume builder approach, at Mulberry Homes, we focus on smaller, more individual developments. This enables us to ensure the standards that we've built our name on are always met.

Our attention to detail, design quality, local knowledge and development expertise have all been factors in our success. Ultimately though, it

comes down to our unwavering commitment to building great homes that people want to live in.

We take our responsibilities to the environment just as seriously. Our ecological impact is always at the heart of our decision making process – from the sites we select, which are predominately brownfield, to the materials and construction methods we utilise.

[www.mulberry-homes.co.uk](http://www.mulberry-homes.co.uk)

# CONTACT

FOR MORE INFORMATION, PLEASE  
CONTACT OUR SALES AGENTS.

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**W:** [www.trilogy.uk.com](http://www.trilogy.uk.com)

**T:** +44 (0)1737 774 277

**E:** [redhill@connells.co.uk](mailto:redhill@connells.co.uk)

**W:** [www.connells.co.uk](http://www.connells.co.uk)



Albion Yard is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

