



The
RESIDENCE

KT13 0QX



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The Residence is an exquisite development of just nine 2 bedroomed, brand new homes combining elegance, style and security with the finest specification and lift service to all floors.

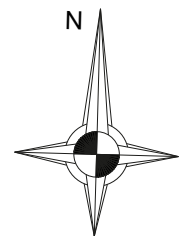
Each stunning apartment is a blank canvas for you to make your own mark or simply allow us to create a unique home for you.

The
RESIDENCE

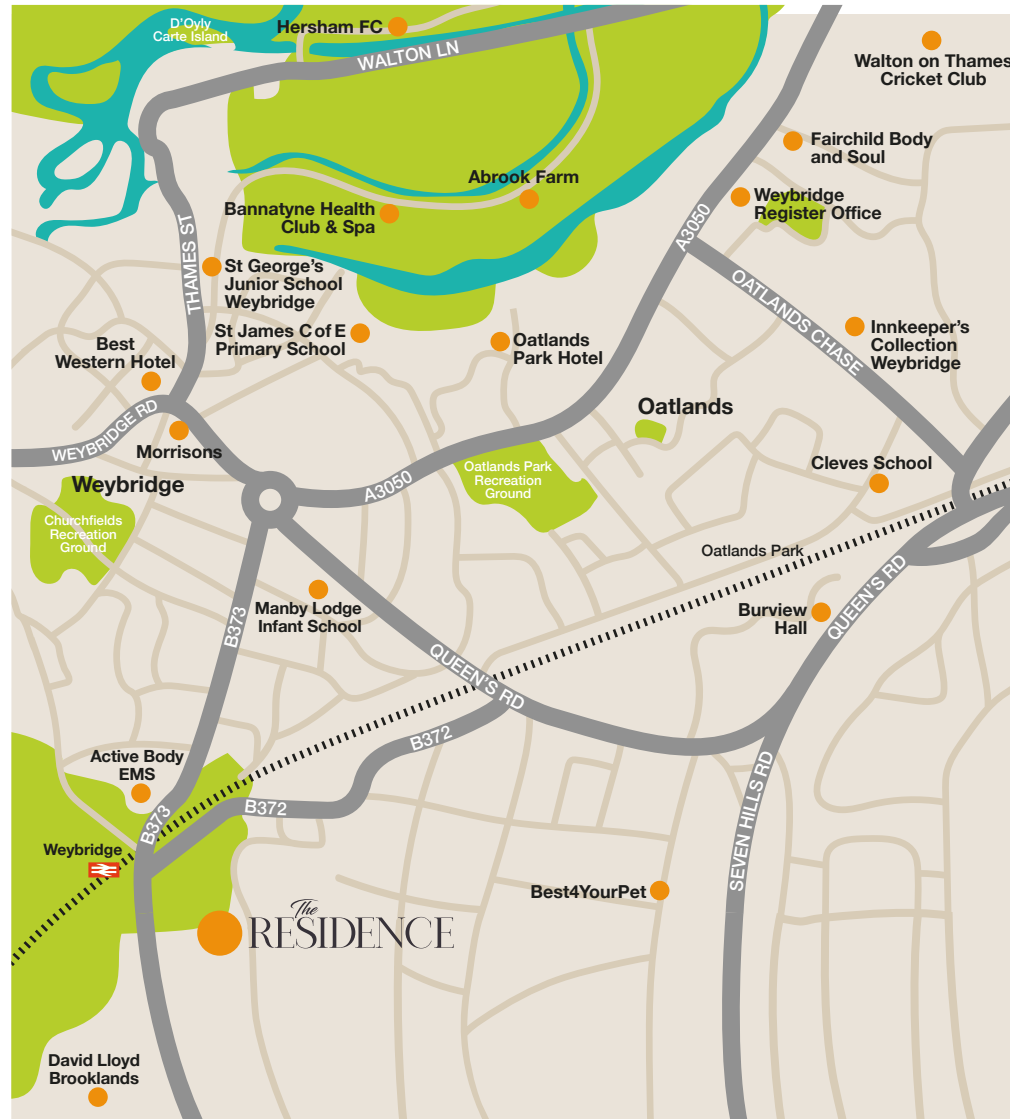
SITE PLAN



Brooklands Road



THE GROUNDS & LOCATION



- Just 708 metres (0.44 miles) from Weybridge station and just 38 minutes to Waterloo
- Just 1223 metres (0.76 miles) to David Lloyd Health Club
- 1.3 miles from Weybridge's bustling High Street
- Communal garden space
- No 1 & 4 with undercroft parking
- One allocated parking space per apartment
- Electric car charging points
- Visitor parking spaces





*Your new home should be an expression
of your true individuality.*

Your home should feel like an extension of you - your tastes, your values and your experiences.

Owning a property at The Residence will be unlike any other property available to you.

Up until 16th June 2025 you have the opportunity to work with our Interior Designer to upgrade from our standard specification, allowing you to choose from a range of luxury finishes of your choice.

We welcome the opportunity to design and create a home just for you.

GROUND FLOOR



No.1 (917sq ft 85.2sq m)

Kitchen/Living/Dining	8548 (28'1") (max) x 5197 (17'1") (max)
Bedroom 1	4288 (14'1") (max) x 3847 (12'7") (max)
En-Suite	2335 (7'8") (max) x 1425 (4'8") (max)
Bedroom 2	4325 (14'2") (max) x 2548 (8'4") (max)
Garden	3950 (13'0") (max) x 2713 (8'11") (max)

No.2 (779sq ft 72.3sq m)

Kitchen/Living/Dining	6674 (21'11")(max) x 3140 (10'4") (max)
Bedroom 1	3550 (11'8") (max) x 3038 (10'0") (max)
En-Suite	2450 (8'0") (max) x 1425 (4'8") (max)
Bedroom 2	4075 (13'4") (max) x 2985 (9'10") (max)
Garden	7052 (23'2") (max) x 2896 (9'6") (max)

No.3 (815sq ft 75.8sq m)

Kitchen/Living/Dining	6674 (21'11") (max) x 6085 (20'0") (max)
Bedroom 1	3550 (11'8") (max) x 3275 (10'9") (max)
En-Suite	2450 (8'0") (max) x 1425 (4'8") (max)
Bedroom 2	4065 (13'4") (max) x 2985 (9'10") (max)
Garden	7054 (23'2") (max) x 2903 (9'6") (max)

No.4 (962sq ft 89.4sq m)

Kitchen/Living/Dining	8563 (28'1") (max) x 5197 (17'1") (max)
Bedroom 1	4388 (14'5") (max) x 3847 (12'7") (max)
En-Suite	2395 (7'10") (max) x 1425 (4'8") (max)
Bedroom 2	4325 (14'2") (max) x 2547 (8'4") (max)
Garden	3950 (13'0") (max) x 2713 (8'11") (max)

FIRST FLOOR



No.5 (1004sq ft 93.3sq m)

Kitchen/Living/Dining	8173 (26'10") (max) x 5550 (18'3") (max)
Bedroom 1	4325 (14'2") (max) x 2548 (8'4") (max)
En-Suite	2489 (8'2") (max) x 1425 (4'8") (max)
Bedroom 2	4818 (15'10") (max) x 2548 (8'4") (max)
Terrace	3827 (12'7") (max) x 2088 (6'10") (max)

No.6 (1024sq ft 95.1sq m)

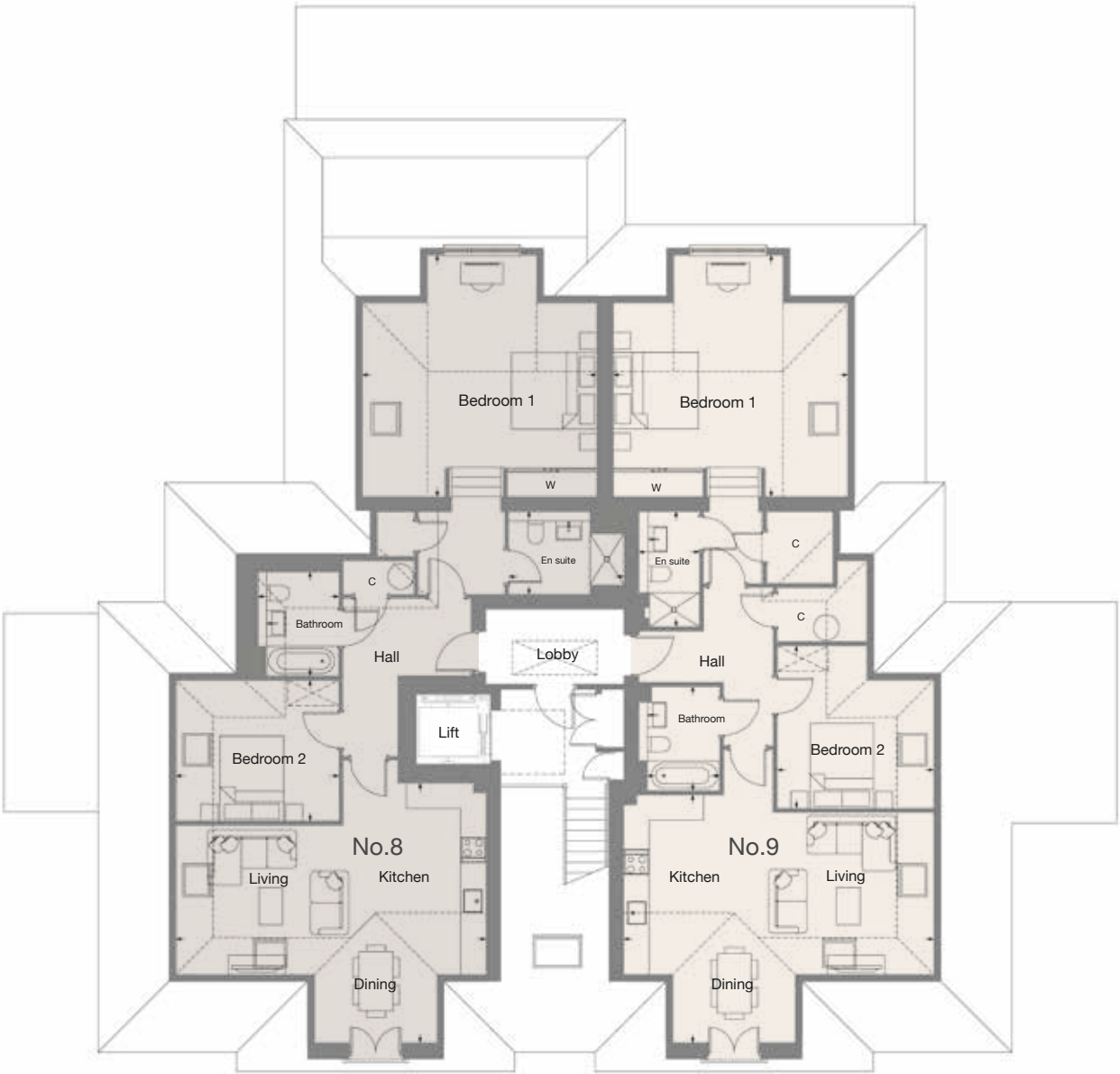
Kitchen/Living/Dining	8200 (26'11") (max) x 6674 (21'11") (max)
Bedroom 1	5725 (18'9") (max) x 3625 (11'11") (max)
En-Suite	2513 (8'3") (max) x 1625 (5'4") (max)
Bedroom 2	4425 (14'6") (max) x 2964 (9'9") (max)

No.7 (1115sq ft 103.6sq m)

Kitchen/Living/Dining	7263 (23'10") (max) x 5566 (18'3") (max)
Bedroom 1	7263 (23'10") (max) x 2804 (9'2") (max)
En-Suite	2713 (8'11") (max) x 1725 (5'8") (max)
Dressing Room	2713 (8'11") (max) x 2500 (8'2") (max)
Bedroom 2	5838 (19'2") (max) x 2629 (8'7") (max)



SECOND FLOOR



No.8 (1009sq ft 103sq m)	
Kitchen/Living/Dining	7263 (23'10") (max) x 5566 (18'3") (max)
Bedroom 1	7263 (23'10") (max) x 2804 (9'2") (max)
En-Suite	2713 (8'11") (max) x 1725 (5'8") (max)
Dressing Room	2713 (8'11") (max) x 2500 (8'2") (max)
Bedroom 2	5838 (19'2") (max) x 2629 (8'7") (max)

No.9 (1122sq ft 104.3sq m)	
Kitchen/Living/Dining	7300 (23'11") (max) x 5838 (19'2") (max)
Bedroom 1	5688 (18'8") (max) x 5018 (16'6") (max)
En-Suite	2713 (8'11") (max) x 1425 (4'8") (max)
Bedroom 2	3825 (12'7") (max) x 3569 (11'9") (max)



STYLE & LUXURY



Interiors are of previous Rushmon developments

The interior spaces of each new home have been individually designed by the Rushmon Homes expert team. With a focus on seamless flow, ample natural light, and the careful selection of fixtures and fittings, every home is crafted to be uniquely stunning and of exceptional quality.



Tall and base units - Hunton in Regiment (extra)
Wall units - Porter in Taupe grey
Worktop - Quartz - Strata Calacatta Gold (extra)
Handles - Didsbury D Bar Handle, Antique Bronze Effect

Computer generated design of No 6 for illustrative purposes only

SPECIFICATION

Your new home at The Residence is about your choices.
We invite you to work with our interior experts to make it perfect for you.



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Kitchens

- You may prefer a contemporary style kitchen in a choice of colours, or Shaker style as a buyers' extra or a mix of both
- Fully fitted kitchen with stone work surfaces
- You may prefer cooking with gas or induction
- Full range of Bosch appliances, which you can upgrade from standard
- Choose the colour of units, work tops and door furniture. You may also like to upgrade your water tap to a Quooker instant hot and filtered water tap and add a waste disposal

Interior Features

- Floor finishes come as standard with wood effect planks by Karndean, but you can upgrade to herringbone or tiles or perhaps wood
- Stunning dark wood panelled doors
- Carpet to both bedrooms
- Porcelain tiles to bathroom walls
- Mirrored wardrobe to principal bedroom (buyers' extra available)
- Windows double glazed UPVC, bi fold doors in aluminium
- Optional extras – ask our sales & interior expert team to help you design your home

*Please note: Please note after 16th June choices will be frozen and default specifications will be implemented based on build completion dates.
Please speak to the sales department for clarification of cut-off dates.*



SPECIFICATION



Interiors are of previous Rushmon developments

Bathrooms and En-suites

- Brassware – a choice of colours black, gold or polished chrome
- Fluted two drawer vanity unit in an array of colours
- Fluted wall tiles or marble effect
- Karndean to floor

Doors

- Composite communal front entrance doors
- Solid core internal doors, pre-stained

Internal Communal Areas

- Tiles to entrance lobby
- Solid concrete stairs with timber balustrade and handrail
- Carpeted flooring to corridors and stairs
- Passenger lift serving all floors
- Allocated post boxes
- Access to communal garden area

Heating

- Gas powered underfloor heating throughout

External Communal Area

- Video entry system
- Bollard lighting
- Allocated parking and visitors' parking available
- Electric car charging points
- Bike store
- Bin store

Buyers' Choices & Buyers' Extras

- Buyers' choices are available at no extra cost. Buyers' extras, available at an additional charge, allow further personalisation

Choices range subject to build stage until June 16th

Peace of Mind

- Two year Rushmon Customer Care
- 10 year LABC warranty cover



DINING & COFFEE CULTURE



Weybridge's bustling High Street offers a plethora of venues to meet with friends and have a coffee, including Starbucks, Nero and Pret a Manger, and an excellent range of independent boutiques set alongside national retail brands. There are hair salons, boutique clothes shops and an excellent choice of restaurants from around the globe, including the Waverley Inn, sitting alongside banks and ATM's and a wide choice of takeaway restaurants.



BEAUTIFUL LOCATION



Weybridge station, a short stroll away, offers direct access to London Waterloo in around 30 minutes* and the area offers beautiful riverside walks along its well-kept towpaths, a superb high street with independent boutique shops, a Waitrose and an array of quality restaurants including Osso Buco, Giggling Squid and Lebanese Please, as well as an array of Italian eateries.



ABOUT RUSHMON HOMES



At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,

"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.

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RUSHMON
H O M E S

Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand.

This brochure was prepared in February 2025 and all the information was believed to be correct at that time.

Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.



All interior photography taken from Rushmon developments or computer generated images.

