

THE PICTUREHOUSE

APARTMENT LIVING IN THE HEART OF REDHILL

THE PICTUREHOUSE
A STRIKING
COLLECTION OF
HIGH SPECIFICATION
1 & 2 BEDROOM
APARTMENTS



DRAMATIC
DESIGN
SLEEK AND
STYLISH
APARTMENTS
CREATED
WITH YOU
IN MIND

Located right in the heart of Redhill, The Picturehouse provides the perfect oasis to unwind from busy working life.

This selection of bright and airy 1 & 2 bedroom apartments has been designed with your lifestyle in mind. Located close to Redhill Station with its superb rail connections, The Picturehouse gives you the best of both worlds; the convenience of town centre living with the comfort of a beautifully finished home.



CENTRE STAGE THE LIFESTYLE YOU WANT RIGHT ON YOUR DOORSTEP

Enjoy being at the heart of the action as soon as you leave your front door, with everything you need conveniently located just a short walk away. Whether you're a fitness fanatic, a shopping addict or a food-lover, the central location of The Picturehouse allows you to craft your lifestyle around your home. Without having to factor in journey times, you can concentrate on doing the things you love.





ALL THE BIG NAMES YOUR HIGH STREET FAVOURITES ALL IN ONE PLACE

Ready for a spot of retail therapy? The Picturehouse is ideally located just a stone's throw from Redhill's retail areas, including The Belfry Centre, home to over 50 high street stores including H&M, Marks & Spencer, Topshop and Waterstones.

When it comes to the supermarket dash, Redhill has it covered; there is a large Sainsbury's in the town centre, as well as a Waitrose and a Tesco. And if you're after fresh produce, an open air market selling meat, fish and vegetables runs in Redhill high Street every Thursday, Friday and Saturday.





FAST FORWARD TO YOUR DESTINATION REDHILL CONNECTIONS

Living in the heart of Redhill, you will enjoy great connections by both rail and road.

With regular trains taking you to London Bridge and London Victoria in just over half an hour, you're never far from the Capital.

When the sun is shining, you can jump in the car and be enjoying the British seaside at Brighton in under an hour. And for when your journey takes you skywards, you can be at Gatwick Airport in just 15 minutes thanks to the speedy direct train service.



REDHILL TO...
REIGATE 1.8 miles

M25 Jct 8 2.4 miles

GATWICK 6.7 miles

LONDON VIA A3 28 miles

BRIGHTON 35 miles



GATWICK 13 mins

REIGATE 4 mins

REDHILL

EAST
CROYDON 15 mins

CLAPHAM
JUNCTION 29 mins

LONDON
VICTORIA 39 mins

LONDON
BRIDGE 36 mins



FOCUS ON FOOD CHOOSE FROM AN IMPRESSIVE SELECTION OF PUBS AND RESTAURANTS



Food lovers will not be disappointed when it comes to culinary offerings in Redhill and the surrounding area. If it's traditional British food you're craving, then country pubs like The Plough, The Bell and Home Cottage provide hearty meals in a cosy atmosphere. Just down the road, The Pendleton offers gourmet burgers in a beautifully restored pub.

Weekend brunch is covered with local independent cafes like West Central and Pilot's Hub.

Slightly further afield, in nearby leafy Reigate, you will find yet more options, including gourmet Thai restaurant Giggling Squid and elegant French brasserie La Barbe.



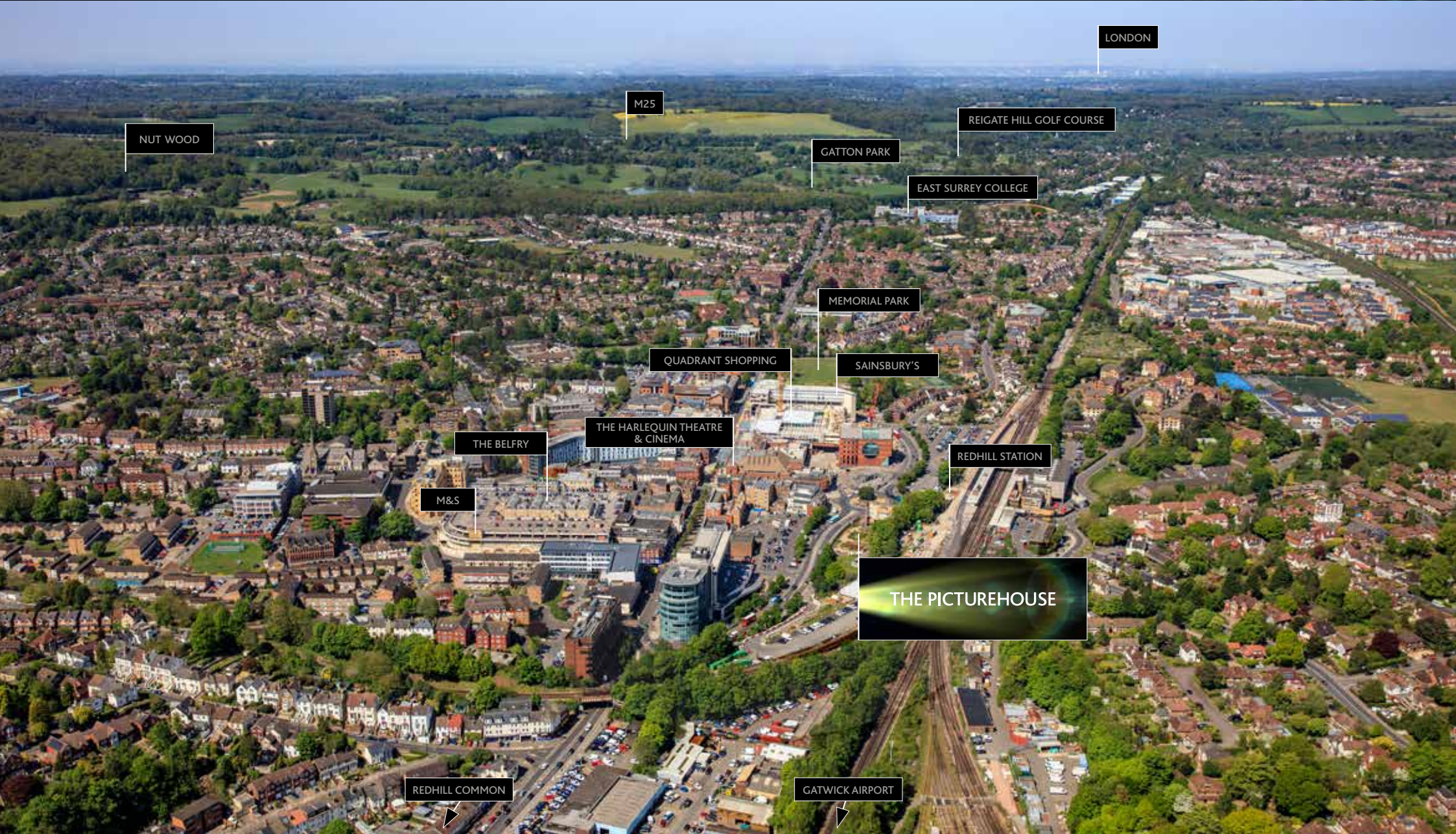
SET THE SCENE EXPLORE THE BEAUTIFUL SURREY COUNTRYSIDE



The Picturehouse is perfectly located for enjoying the best of town and country, and when the weekend arrives, you'll be spoilt for choice with places to discover and explore.

Close by is Redhill common, a beautiful landscape with areas of woodland and green open spaces, providing the perfect setting for long leisurely strolls in autumn or lazy Sunday picnics in the summer.

And if you want to explore more of the surrounding countryside, then the Surrey Hills, an Area of Outstanding Natural Beauty is easily accessible. The area is home to Leith Hill and Box Hill, both of which offer fantastic walks with unbeatable views over Surrey.



THE PICTUREHOUSE AN IMPRESSIVE NEW LANDMARK FOR REDHILL



Digital illustration is indicative only

LIGHT, SPACE & RELAXATION OUTSTANDING TOWN CENTRE LIVING

Each apartment at The Picturehouse has been thoughtfully designed to maximise space and light. Striking floor to ceiling windows combine with a stylish and contemporary specification, creating inspiring and impressive interiors.

APARTMENT 1C

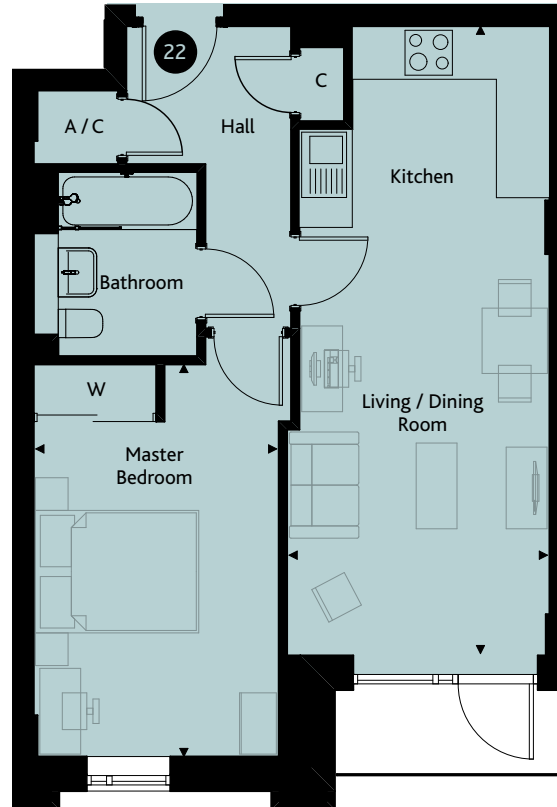
1 Bedroom | 50.8 sqm | 546.8 sqft

Plots 022, 023*, 024, 025*, 026, 036, 037*, 038, 039*, 040, 050, 051*, 052, 053*, 054, 064, 065*, 066, 067*, 068, 078, 079*, 080, 081*, 082, 092, 093*, 094, 095*, 096, 106, 107*, 108, 109*, 110, 118, 119*, 120, 121*, 122

* Floorplan layout is mirrored to that shown

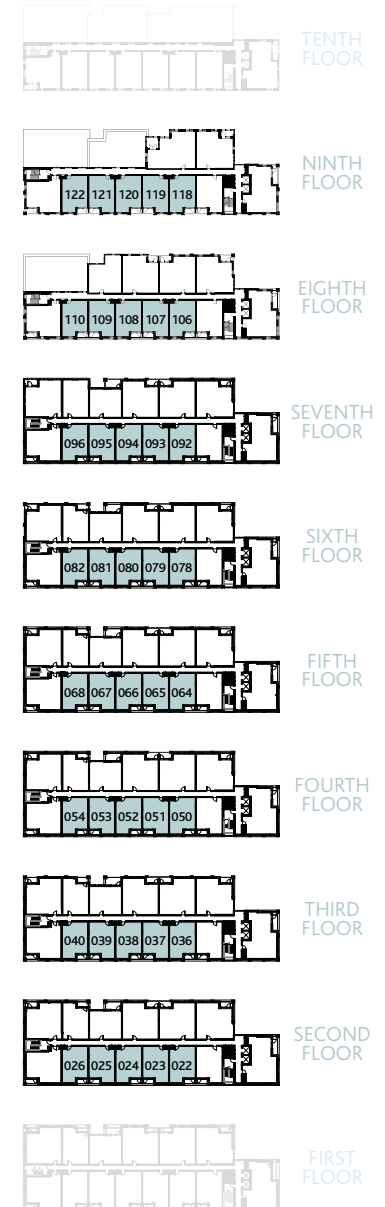
Living / Dining / Kitchen	7.65m x 3.18m	25'1" x 10'5"
Bedroom	4.78m x 2.97m	15'8" x 9'9"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom

Roof elevational treatments to apartment type may vary.
Please speak to a Sales Advisor for plot specific details.



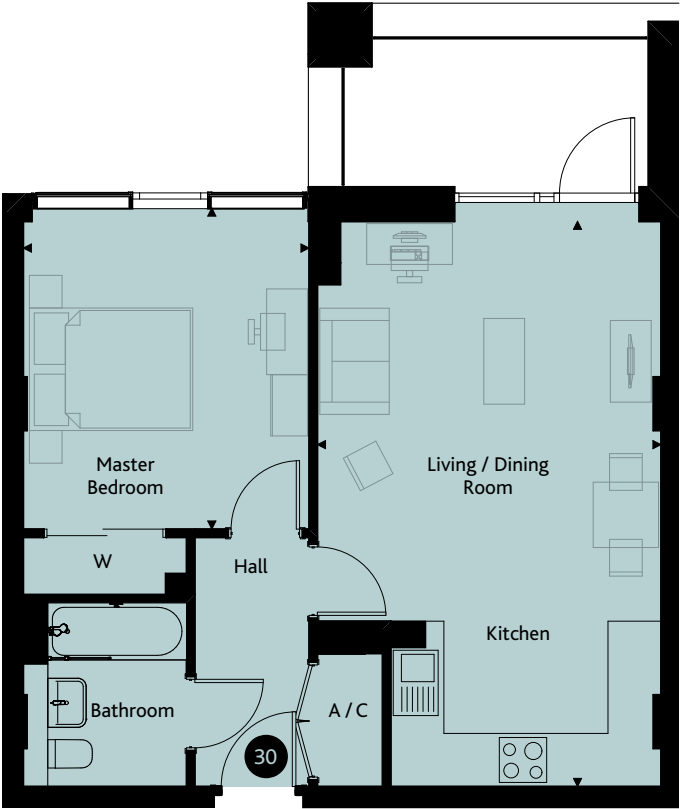
APARTMENT 1D

1 Bedroom | 52.9 sqm | 569.4 sqft

Plots 030, 044, 058, 072, 086, 100, 112

Living / Dining / Kitchen	6.87m x 4.18m	22'6" x 13'8"
Bedroom	3.74m x 3.47m	12'3" x 11'4"

All dimensions show are maximum



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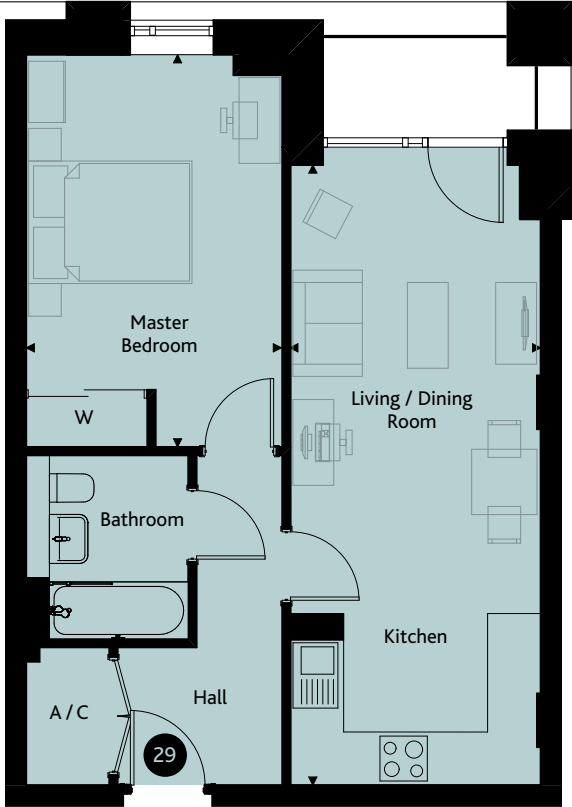
APARTMENT 1E

1 Bedroom | 51.4 sqm | 553.3 sqft

Plots 029, 043, 057, 071, 085

Living / Dining / Kitchen	7.54m x 3.04m	24'9" x 9'11"
Bedroom	4.78m x 3.12m	15'8" x 10'3"

All dimensions show are maximum



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---- Restricted headroom

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APARTMENT 1F

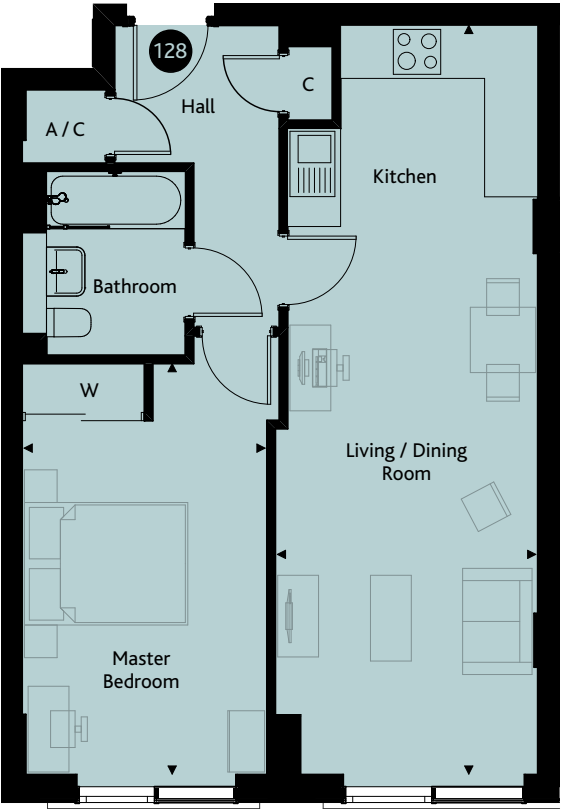
1 Bedroom | 55.8 sqm | 600.6 sqft

Plots 128, 129*, 130, 131*, 132

* Floorplan layout is mirrored to that shown

Living / Dining / Kitchen	9.11m x 3.18m	29'10" x 10'5"
Bedroom	5.00m x 2.97m	16'5" x 9'9"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
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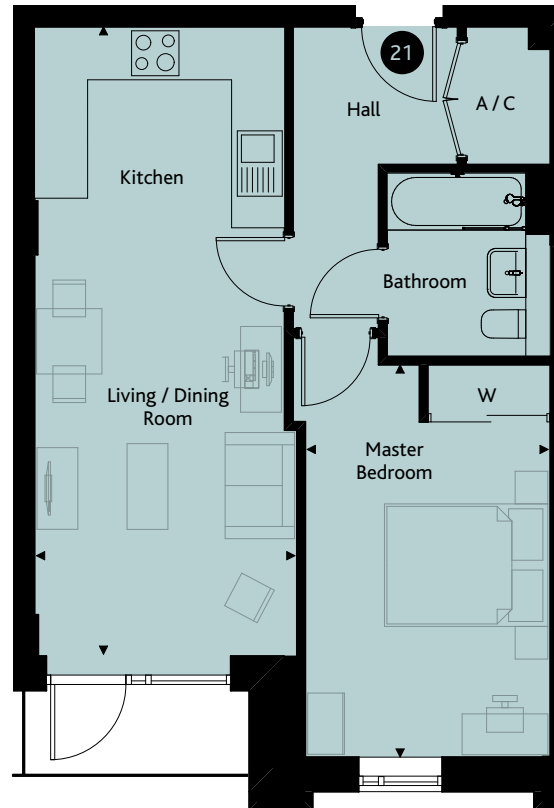
APARTMENT 1G

1 Bedroom | 51.8 sqm | 557.6 sqft

Plots 021, 035, 049, 063, 077, 091, 105, 117

Living / Dining / Kitchen	7.65m x 3.18m	25'1" x 10'5"
Bedroom	4.78m x 2.97m	15'8" x 9'9"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom

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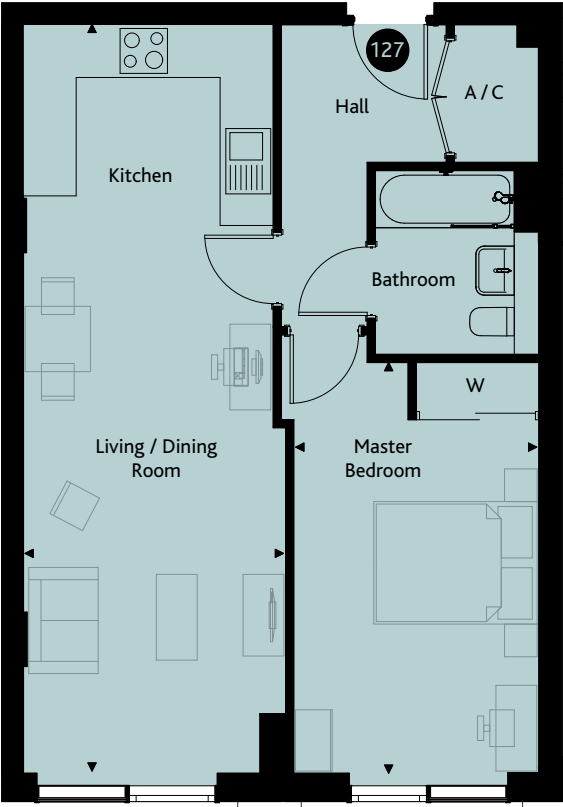
APARTMENT 1H

1 Bedroom | 56.8 sqm | 611.4 sqft

Plot 127

Living / Dining / Kitchen	9.11m x 3.18m	29'8" x 10'5"
Bedroom	5.00m x 2.97m	16'5" x 9'9"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom

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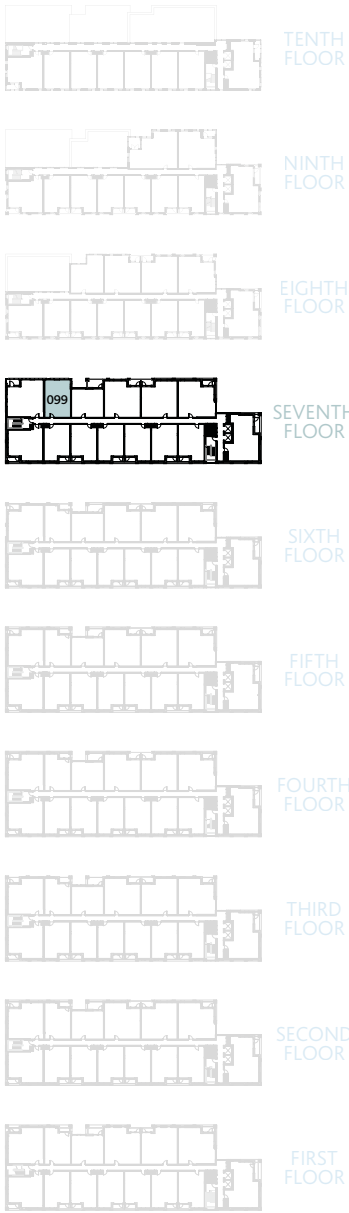
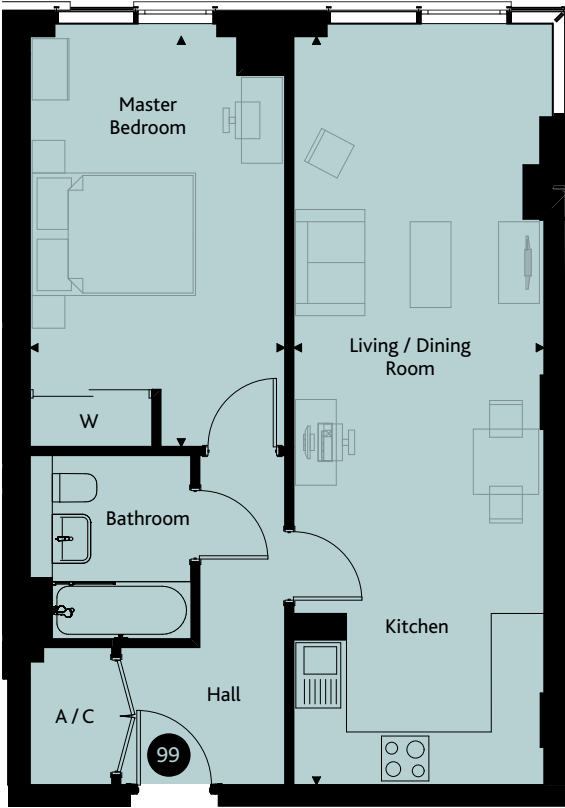
APARTMENT 1J

1 Bedroom | 56.9 sqm | 612.5 sqft

Plot 099

Living / Dining / Kitchen	9.11m x 3.04m	29'10" x 9'11"
Bedroom	5.00m x 3.12m	16'5" x 10'3"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom
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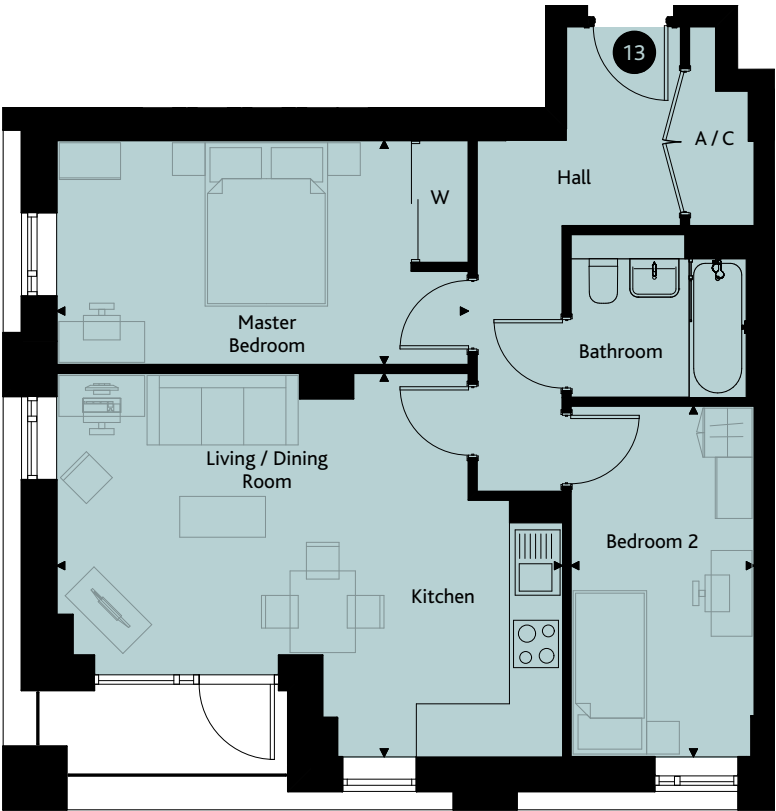
APARTMENT 2B

2 Bedrooms | 62.2 sqm | 669.5 sqft

Plots 013, 027, 041, 055, 069, 083

Living / Dining / Kitchen	6.16m x 4.67m	20'2" x 15'4"
Master Bedroom	5.01m x 2.72m	16'5" x 8'11"
Bedroom 2	4.27m x 2.22m	14'0" x 7'3"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom
Roof elevational treatments to apartment type may vary.
Please speak to a Sales Advisor for plot specific details.

APARTMENT 2C

2 Bedrooms | 70.5 sqm | 758.9 sqft

Plots 014, 028, 042, 056, 070, 084, 098

Living / Dining / Kitchen	7.28m x 4.01m	23'10" x 13'2"
Master Bedroom	5.27m x 2.97m	17'3" x 9'2"
Bedroom 2	5.27m x 2.49m	17'3" x 8'2"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom

Roof elevational treatments to apartment type may vary.
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APARTMENT 2D

2 Bedrooms | 72.4 sqm | 779.3 sqft

Plots 031*, 032, 045*, 046, 059*, 060, 073*, 074, 087*, 088, 101*, 102, 113*, 114

* Floorplan layout is mirrored to that shown

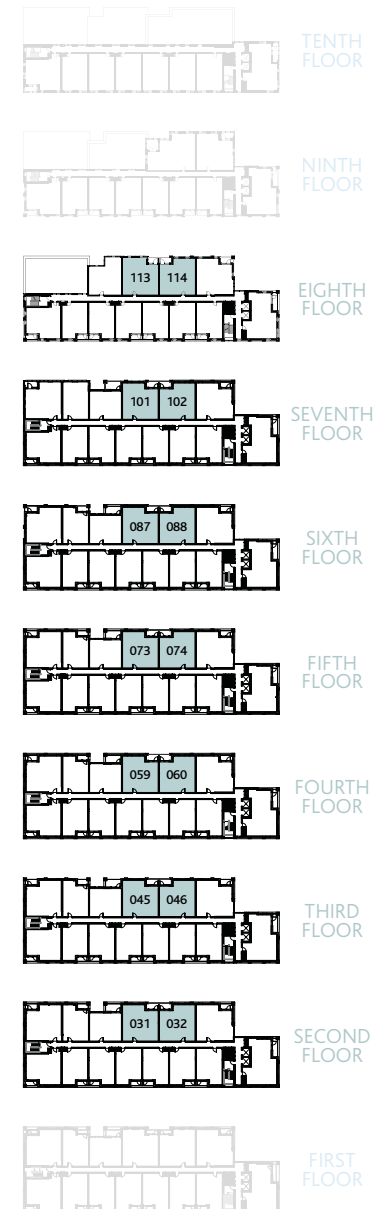
Living / Dining / Kitchen	7.45m x 3.34m	24'4" x 10'9"
Master Bedroom	3.99m x 2.72m	13'0" x 8'9"
Bedroom 2	5.76m x 2.69m	18'8" x 8'8"

All dimensions show are maximum



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom

Roof elevational treatments to apartment type may vary.
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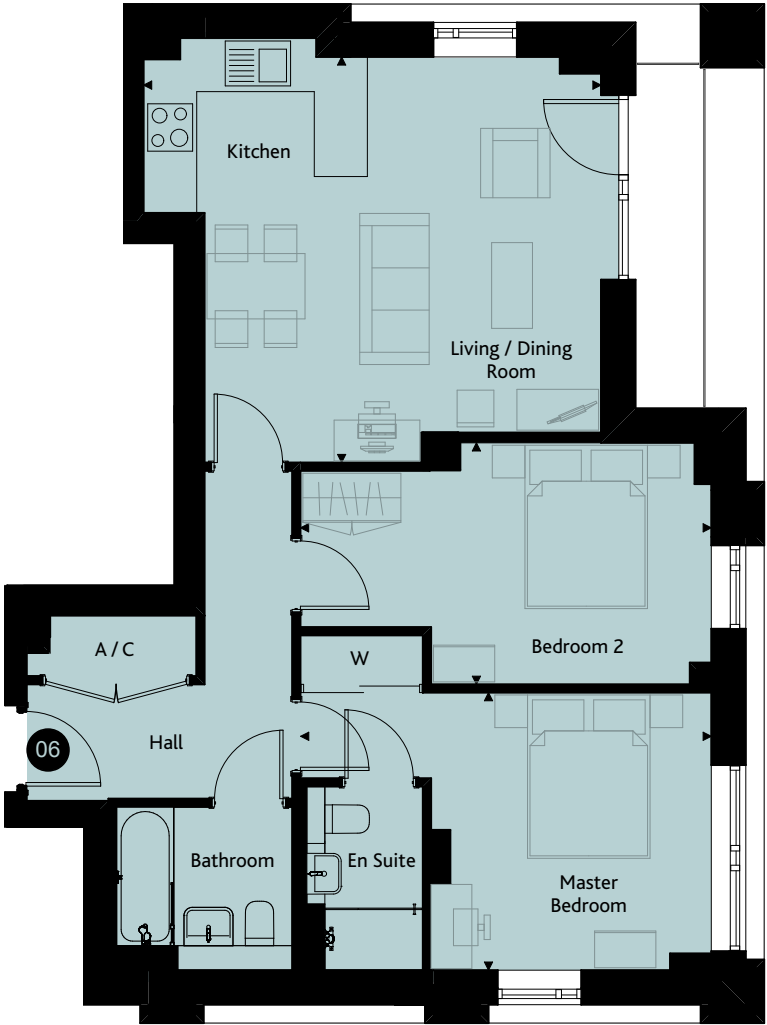


APARTMENT 2E

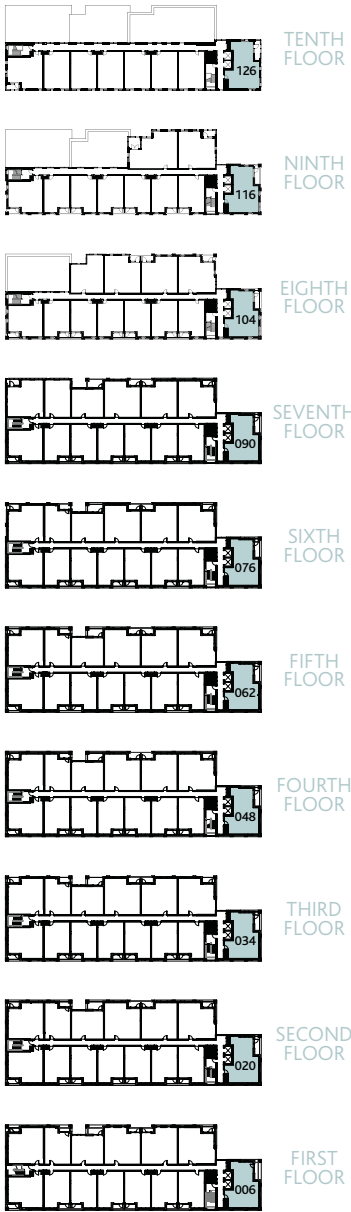
2 Bedroom | 70.8 sqm | 761.1 sqft

Plots 006, 020, 034, 048, 062, 076, 090, 104, 116, 126

Living / Dining / Kitchen	5.55m x 4.92m	18'2" x 16'1"
Master Bedroom	5.00m x 3.37m	16'5" x 11'0"
Bedroom 2	5.00m x 2.97m	16'5" x 9'8"



AC - Airing cupboard C - Cupboard W - Wardrobe
---- Restricted headroom
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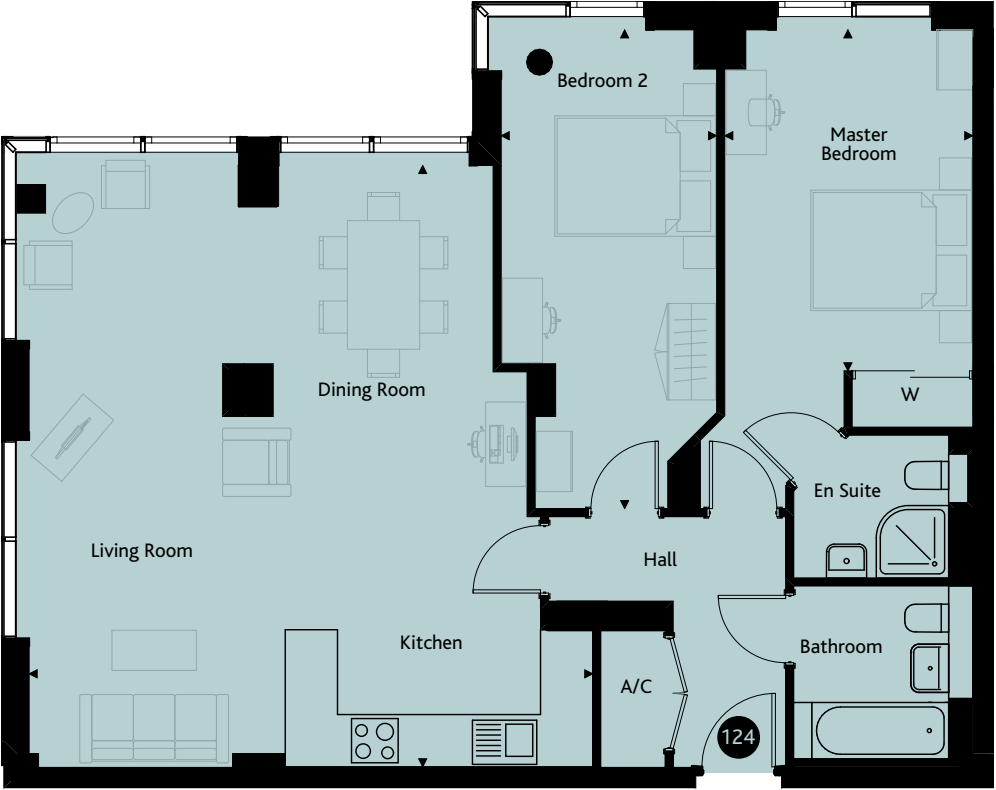
APARTMENT 2F

2 Bedrooms | 87.2 sqm | 938.2 sqft

Plot 124

Living / Dining / Kitchen	7.43m x 6.98m	24'4" x 22'10"
Master Bedroom	4.91m x 3.06m	16'1" x 10'0"
Bedroom 2	5.93m x 2.68m	19'5" x 8'7"

All dimensions show are maximum



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---- Restricted headroom
Roof elevational treatments to apartment type may vary.
Please speak to a Sales Advisor for plot specific details.

APARTMENT 2G

2 Bedrooms | 72.9 sqm | 784.7 sqft

Plots 019, 033, 047, 061, 075, 089, 103, 115, 125

Living / Dining / Kitchen	7.29m x 4.23m	23'11" x 13'10"
Master Bedroom	4.62m x 2.72m	15'2" x 8'11"
Bedroom 2	5.70m x 2.56m	18'8" x 8'4"

All dimensions show are maximum



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---- Restricted headroom

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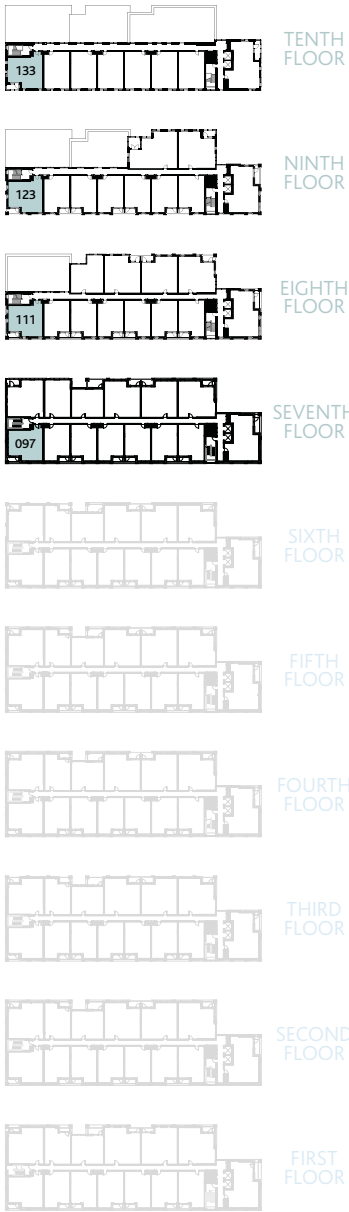
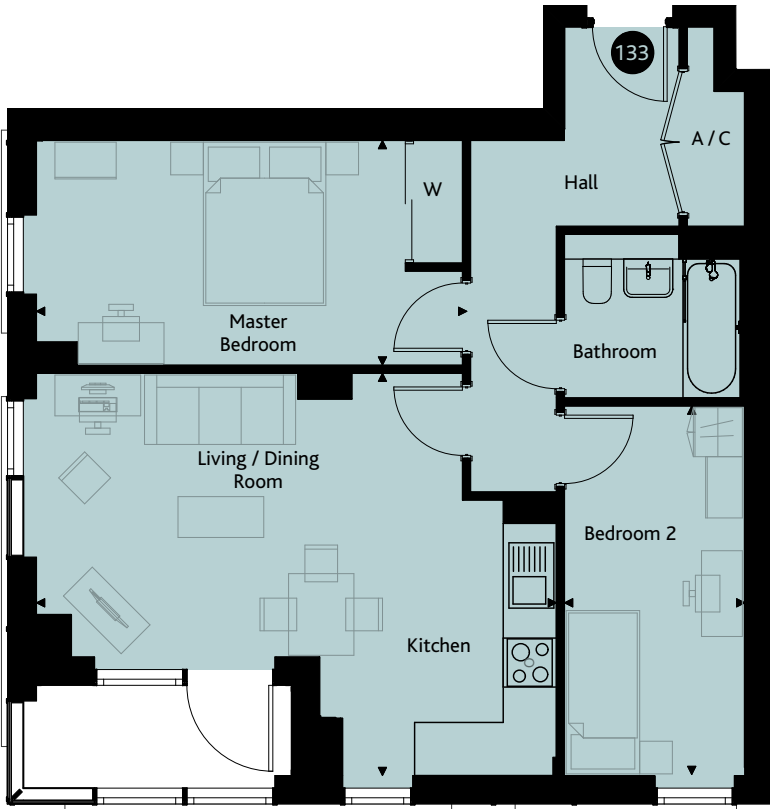
APARTMENT 2H

2 Bedrooms | 61.6 sqm | 663.1 sqft

Plots 097, 111, 123, 133

Living / Dining / Kitchen	6.16m x 4.67m	20'2" x 15'4"
Master Bedroom	5.01m x 2.72m	16'5" x 8'11"
Bedroom 2	4.27m x 2.22m	4'0" x 7'3"

All dimensions show are maximum



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THE PICTUREHOUSE THE SPECIFICATION

KITCHENS

- Contemporary kitchen units
- Laminate worktops with matching upstands
- Bosch stainless steel single electric oven
- Bosch four ring hob with glass back splash
- Bosch integrated extractor with recirculating hood
- Bosch integrated dishwasher and fridge/freezer
- Stainless steel sink with Hansgrohe mixer tap
- Pull out recycling bin
- Washer/dryer in hall cupboard, or integrated within kitchens to selected plots

SECURITY AND ELECTRICAL

- Video entry system
- Mains operated smoke/heat detectors with battery back up
- Energy efficient lighting throughout
- Downlighters to hall, kitchen, bathroom, en suite
- Pendant lighting to all other areas
- TV/FM Sky Q points to living room and bedroom 1
- Telecom sockets to living room and bedroom 1
- BT Fibre link to apartment cupboard



BATHROOMS AND EN SUITES

- Kaldewei Bath in white
- Roca sanitaryware from 'Gap' range
- Kohler shower enclosure/bath screen
- Hansgrohe thermostatic bath/shower mixer
- Hansgrohe basin mixer with pop-up waste
- Mirror over basin in bathroom and en suite
- Shaver socket to bathroom and en suite

FLOORS, WALLS, WARDROBES

- Amtico Spacia to kitchen/dining/living room, bathrooms, hall and cupboards
- Carpets to bedrooms
- Porcelanosa wall tiles to bathroom and en suite
- Foil wrapped oak internal doors
- Gap 'Nano' wardrobes with sliding doors in smoked mirror glass to master bedroom only

HEATING

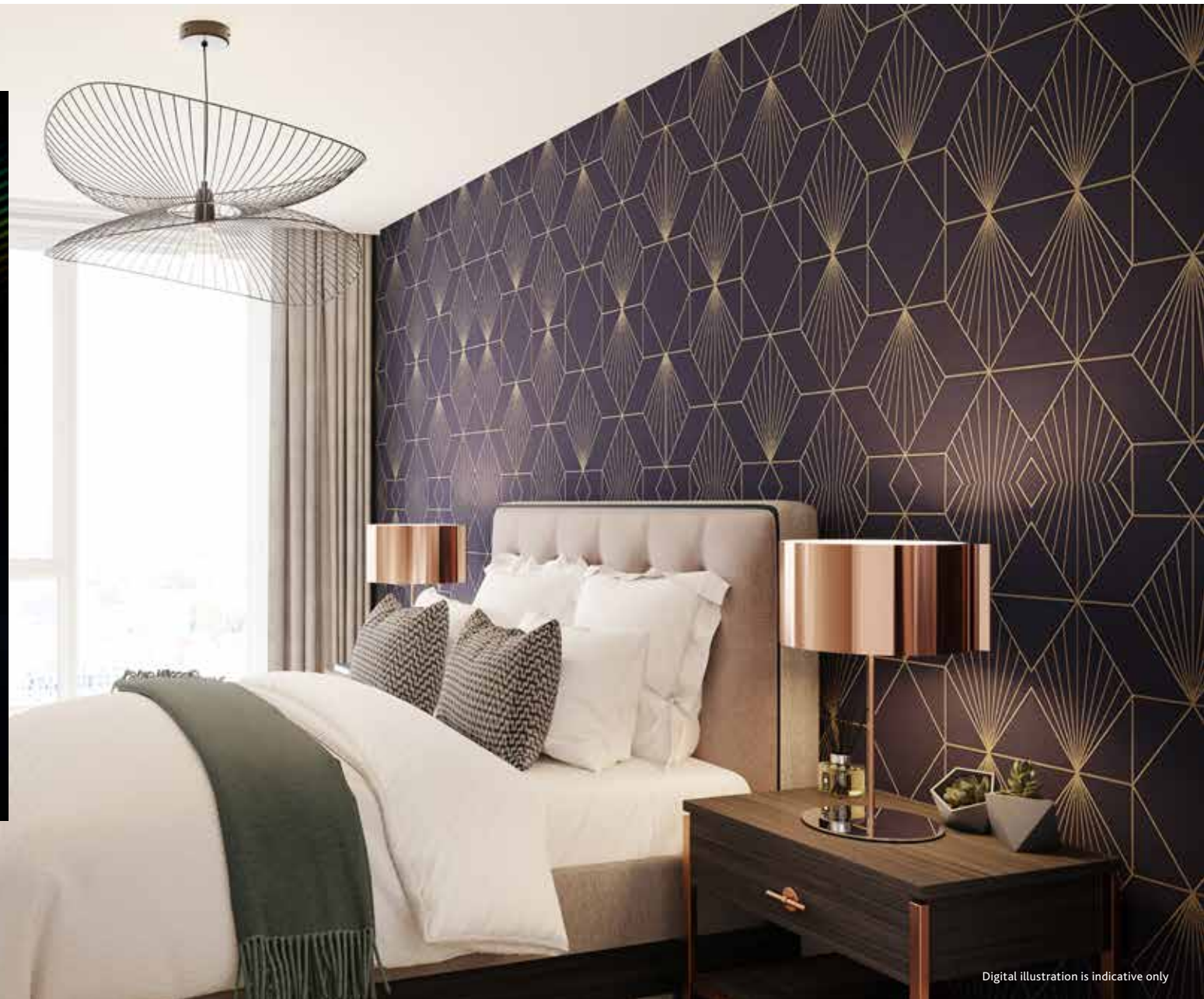
- Centralised heating plant with wet radiator system.
- Chrome towel rail to bathroom and en suite.

EXTERIOR

- Cycle storage available in basement car park

PEACE OF MIND

For peace of mind, the apartments are covered for two years with support from a dedicated Crest Nicholson customer care team, and a ten year warranty from the National House Building Council.



Digital illustration is indicative only



Crest
NICHOLSON

THE SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology.

Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

RAINIER 
DEVELOPMENTS LIMITED

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Rainier Developments
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**CONSUMER
CODE FOR
HOME BUILDERS**

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