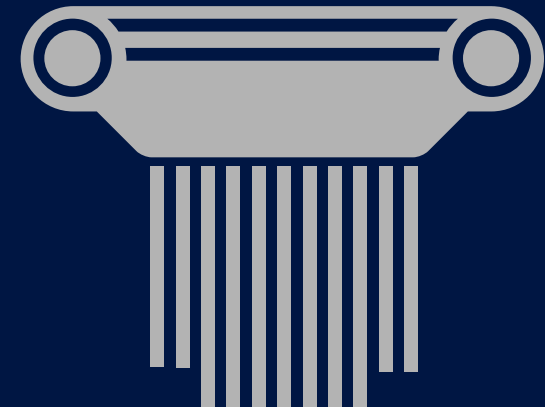


KINGS ROAD

20-22 Kings Road Shalford Guildford GU4 8JU

A unique collection of 5 luxury apartments
set in the picturesque village of Shalford

Welcome to 21st Century living





Shalford

One of the finest locations in England

The village of Shalford appears in the Domesday book of 1086 as Scadefor. With its close proximity to Guildford this historic village benefits from some of the finest countryside in Surrey. With the large open village green as the hub of the community and a selection of cafes and shops for all your needs this gem is a superb place to live. Having been voted the fourth best area to live in 2013 a visit is highly recommended.

With both Guildford and Godalming close by one is spoilt for choice with numerous restaurants and bistros as well as comprehensive retail facilities plus Guildford's theatres, cinema and sports complexes. Shalford is the perfect blend of urban and village life and is surrounded by some of the prettiest villages in the south of England.

With stunning open countryside and beautiful walks Shalford also benefits from easy access to the A3, M25, Heathrow and Gatwick with the nearby mainline stations of Guildford, Farncombe and Godalming - London Waterloo 45 minutes.

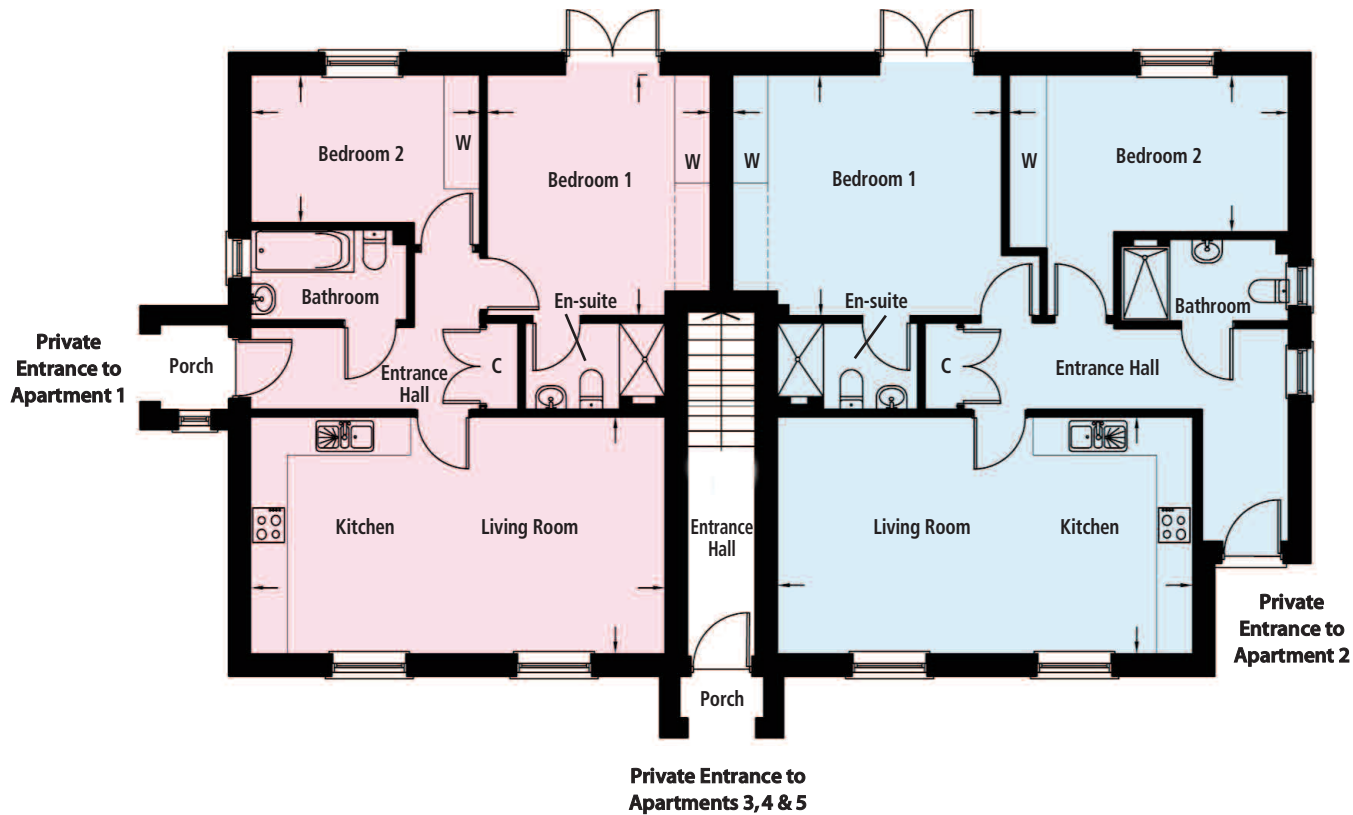
The five stunning apartments at Kings Road have been handcrafted with meticulous attention to detail and we are extremely proud of the high quality of our latest development.





CGI for guidance only

The Plans



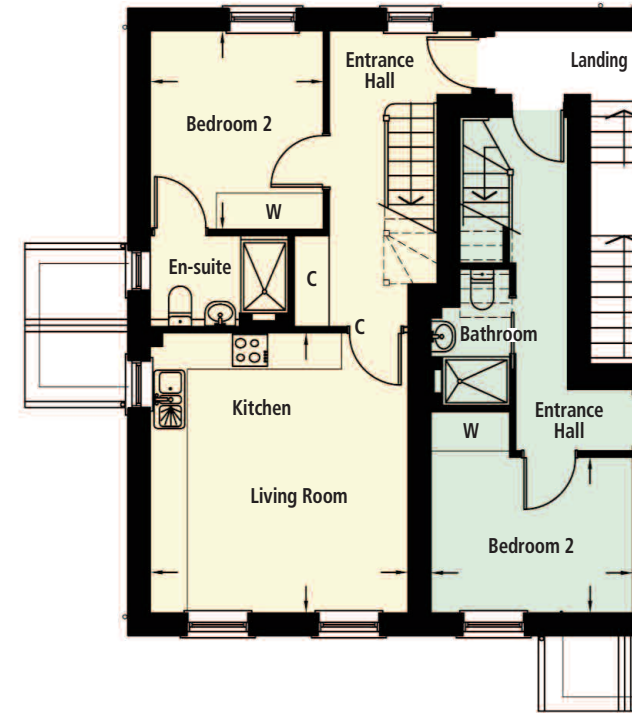
GROUND FLOOR

APARTMENT 1 - 840 sq ft

Living Room/	
Kitchen	6800 x 3900
Bedroom 1	3950 x 3650
En-suite	
Bedroom 2	3750 x 2425
Bathroom	

APARTMENT 2 - 985 sq ft

Living Room/	
Kitchen	6800 x 3900
Bedroom 1	4400 x 3950
En-suite	
Bedroom 2	4600 x 2575
Bathroom	



FIRST

APARTMENT 3 - 835 sq ft

Living Room/	
Kitchen	4575 x 4200
Bedroom 2	3250 x 2800
En-suite	

APARTMENT 4 - 835 sq ft

Living Room/	
Kitchen	8100 x 3900
Bedroom 2	3300 x 2800
Shower Room	

These plans are for layout guidance only - all measurements are approximate - please check all dimensions and shapes before making any decisions reliant upon them.



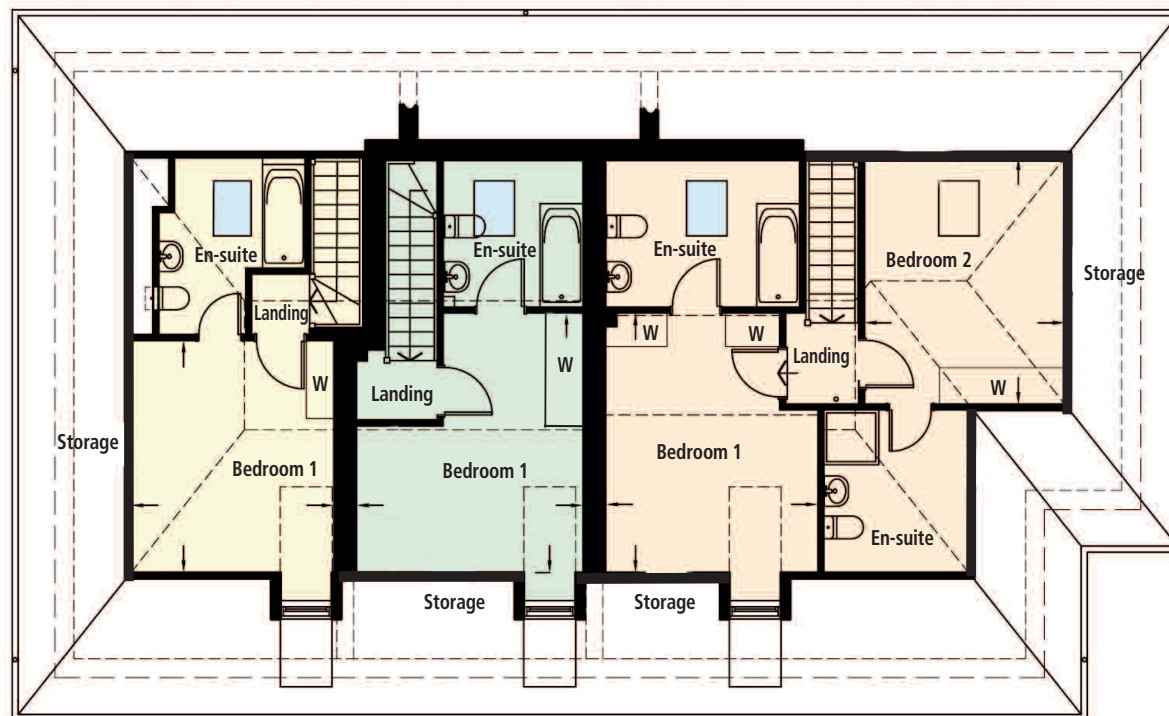
FLOOR

4 - 885 sq ft

00 x 3300max
00 x 2550

APARTMENT 5 - 1190 sq ft

Living Room/
Kitchen 8000 x 5375max
Cloakroom



SECOND FLOOR

APARTMENT 3
Bedroom 1 3800 x 3300
En-suite

APARTMENT 4
Bedroom 1 4250 x 3700max
En-suite

APARTMENT 5
Bedroom 1 4250 x 3475max
En-suite
Bedroom 2 4025 x 3275
En-suite

These plans are for layout guidance only - all measurements are approximate - please check all dimensions and shapes before making any decisions reliant upon them.

Specification

St Edmunds Developments prides itself on creating new homes for every location rather than building the same standard types on each development. In this location, traditional materials that have stood the test of time have been used for the elevations to make certain the development blends comfortably with its surroundings. The increasing threat of climate change demands that the energy performance specification of our new homes contributes to the reduction of greenhouse gases. In addition, a strategy for reducing energy use and carbon dioxide emissions combines high insulation with advanced boiler technology, low voltage lighting ensuring lower energy costs.

- Acoustic glazed timber sash windows by Bereco
- Contemporary stepped skirtings and architraves
- High quality grey internal doors with chrome hinges
- Chrome door furniture
- Colour render to the external blockwork (low maintenance)
- Gas boiler with under floor heating
- Pressurised Megaflo hot water system
- Low voltage LED down lighters throughout the apartment
- Alarm supplied and installed by Excel security
- Wood effect porcelain tiles by Porcelanosa
- Carpets to bedrooms
- Silestone worktop to kitchen
- Siemens appliances – washer/dryer, single oven, combination microwave, induction hob, Prostream boiling water tap
- Wardrobes installed in all bedrooms by Draks interiors
- Private parking space for all apartments
- Garden to apartments 1 and 2
- Covered cycle store
- **ICW 10 year warranty**



THE GROUNDS

Artist's Impression for guidance only



Location




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Developments Limited

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Guildford GU4 8AP
Tel: 01483 566155
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sales@masellacoupe.co.uk

Subject to Contract: All particulars in our sales literature including the illustrations of the development are for guidance only and variations may have been introduced since publication. The developers reserve the right to alter the specification at any time and it is confirmed that this brochure cannot therefore form part of any contract.