



# COLBORNE PLACE

MAYBURY ROAD, WOKING GU21 5FN

**LAST FEW REMAINING**





A stunning collection of 32 modern one and two bedroom apartments with fitted designer kitchens and stylish bathrooms within easy walking distance of both Woking Station with its fast and efficient commuter service and the thriving shopping and business centre which is benefiting from an exciting regeneration programme.

Colborne Place

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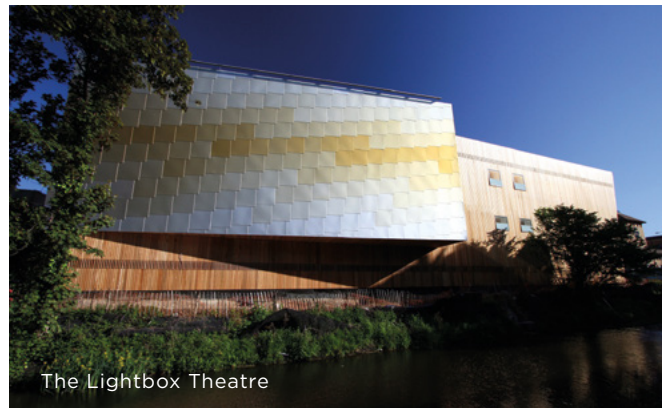
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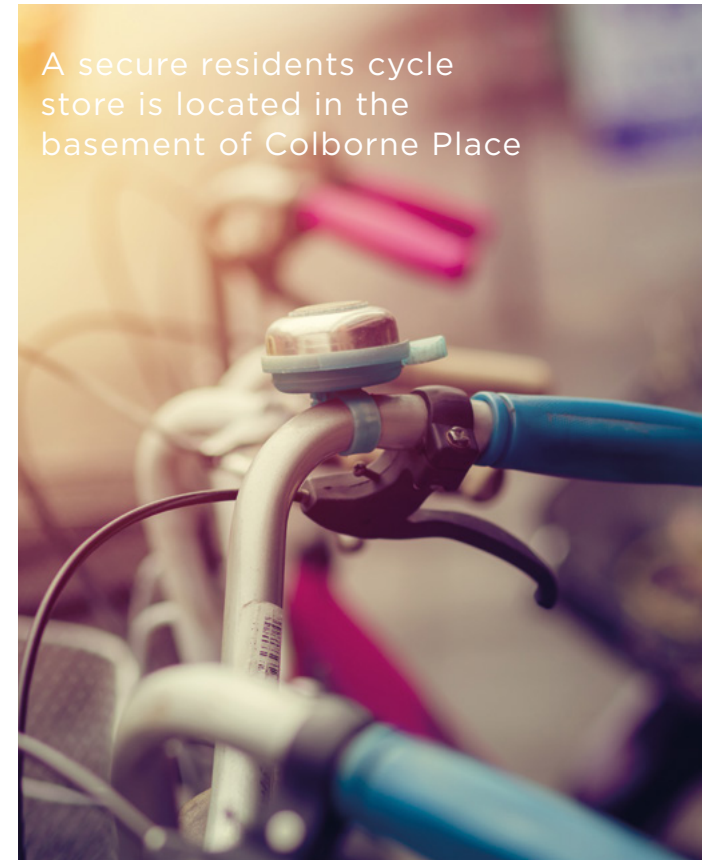


# A VIBRANT AND THRIVING COMMUNITY



The Lightbox Theatre

Culture and the arts are well supported in Woking with venues like the award-winning art gallery and museum, The Lightbox designed by architects Marks Barfield who also designed the iconic London Eye, located alongside the Basingstoke Canal. There is also the renowned New Victoria Theatre that hosts some of the best London shows and the smaller Rhoda McGaw Theatre. The town also boasts a cinema complex and the largest public library in Surrey.



A secure residents cycle store is located in the basement of Colborne Place

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To mark the Queen's 60th Diamond anniversary in 2012, the town square was renamed 'Jubilee Square'. The occasion was celebrated with the opening of a plethora of new restaurants, outdoor seating areas, enhanced retail outlets and in the refurbishment of the The Peacocks shopping centre.

Every cuisine is well catered for in the town from independent cafés to popular restaurants like Bill's, Carluccio's, Zizzi, Côte Brasserie and Café Rouge. A host of neighbouring, picturesque villages feature a wealth of gastro-pubs and more up market eateries.









# FAST COMMUTER LINKS TO THE VERY HEART OF LONDON

Colborne Place is located just 550m from Woking Station and with a journey time of just 27 minutes into London's Waterloo, it's easy to see why this easy commutability continues to attract people to the town. Woking is also conveniently situated for road travel with junction 10 of the A3 just 4.3 miles away and easy access to the M25/ and M3. The royal town of Kingston-upon-Thames is just twelve miles with Central London only twenty-two miles away.

## TRAVEL DETAILS

- Woking Station - 550m
- Bus to Heathrow Airport - 45 mins
- Train to Gatwick Airport - 65 mins
- Trains to London's Waterloo - 27 mins
- A3 Junction 10 M25 - 4.3 miles
- M25 via A245 - 10.7 miles
- Kingston-upon-Thames - 12 miles
- Central London - 22 miles

### KEY

-  London Underground
-  London Overground
-  London Tramlink
-  South West Trains
-  Bus Links
-  Other train operators' routes



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ENTRANCE TO THE GATED  
BASEMENT CAR PARK

**ENTRANCE A**

TO APARTMENTS  
1, 2, 3, 4, 9, 10, 11, 12, 13, 18,  
19, 20, 21, 22, 27, 28, 29 & 30

**ENTRANCE B**

TO APARTMENTS  
5, 6, 7, 8, 14, 15, 16, 17,  
23, 24, 25, 26, 31 & 32

RAILWAY LINE

MARLBOROUGH ROAD

MAYBURY ROAD

The image shown is a computer generated image  
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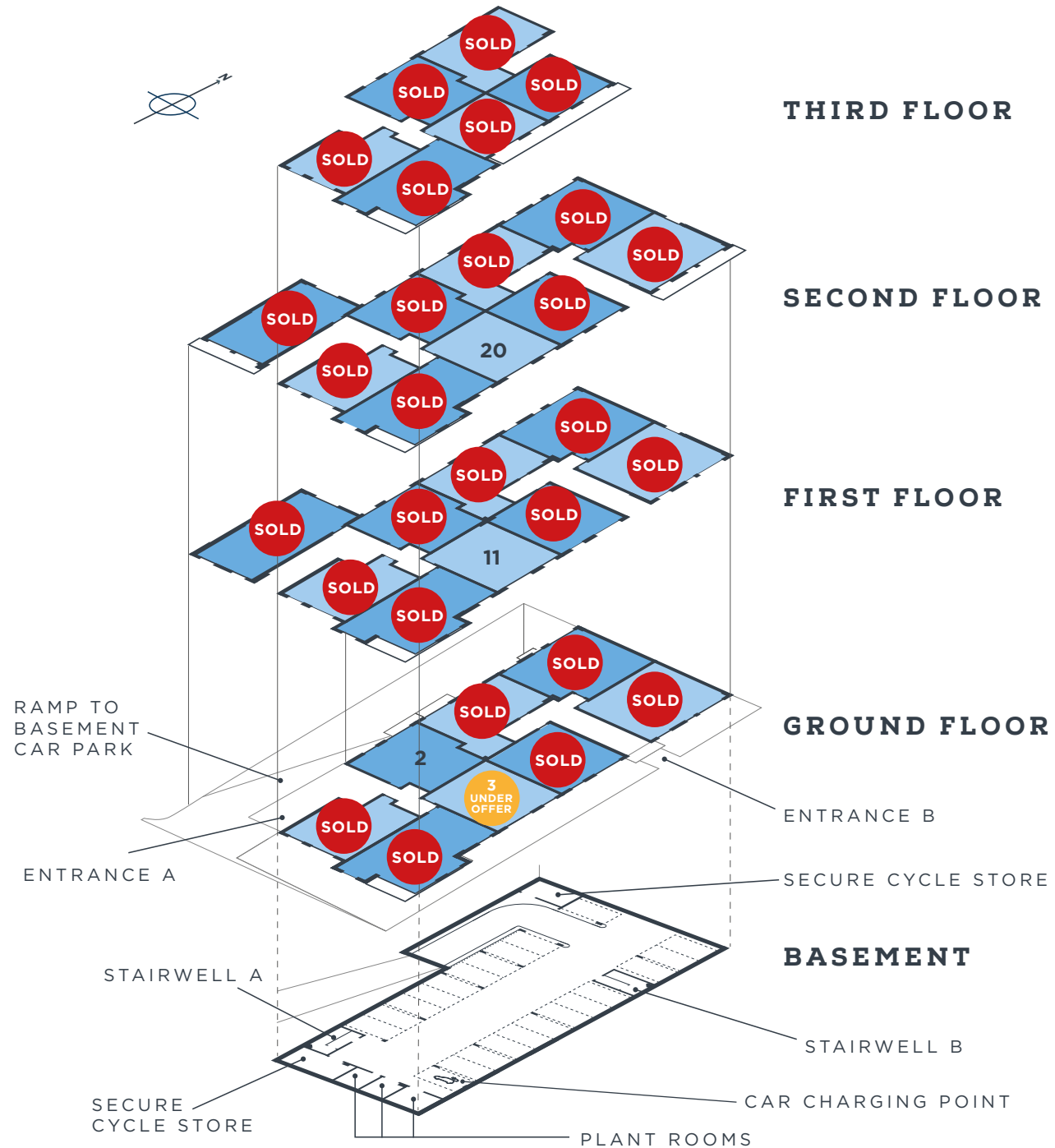
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# PLOT LOCATOR



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## NO.2

### ONE BEDROOM APARTMENT GROUND FLOOR

#### Kitchen/Living/Dining

7250mm x 4282mm      23' 9" x 14' 0"

#### Master Bedroom

4000mm x 3207mm      13' 1" x 10' 6"

#### Total Living Space

50.7m<sup>2</sup>      546ft<sup>2</sup>



◀ ▶ Measurement points

C Coats

W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: August 2017.

**ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.**



# NO.3

## ONE BEDROOM APARTMENT GROUND FLOOR

### Kitchen/Living/Dining

6035mm x 3995mm      19' 8" x 13' 1"

### Master Bedroom

4445mm x 2756mm      14' 7" x 9' 1"

### Total Living Space

50.0m<sup>2</sup>      538ft<sup>2</sup>



- ◀▶ Measurement points
- C Coats
- W Wardrobe

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# NO.11

## ONE BEDROOM APARTMENT FIRST FLOOR

### Kitchen/Living/Dining

4870mm x 3995mm

16' 0" x 13' 1"

### Master Bedroom

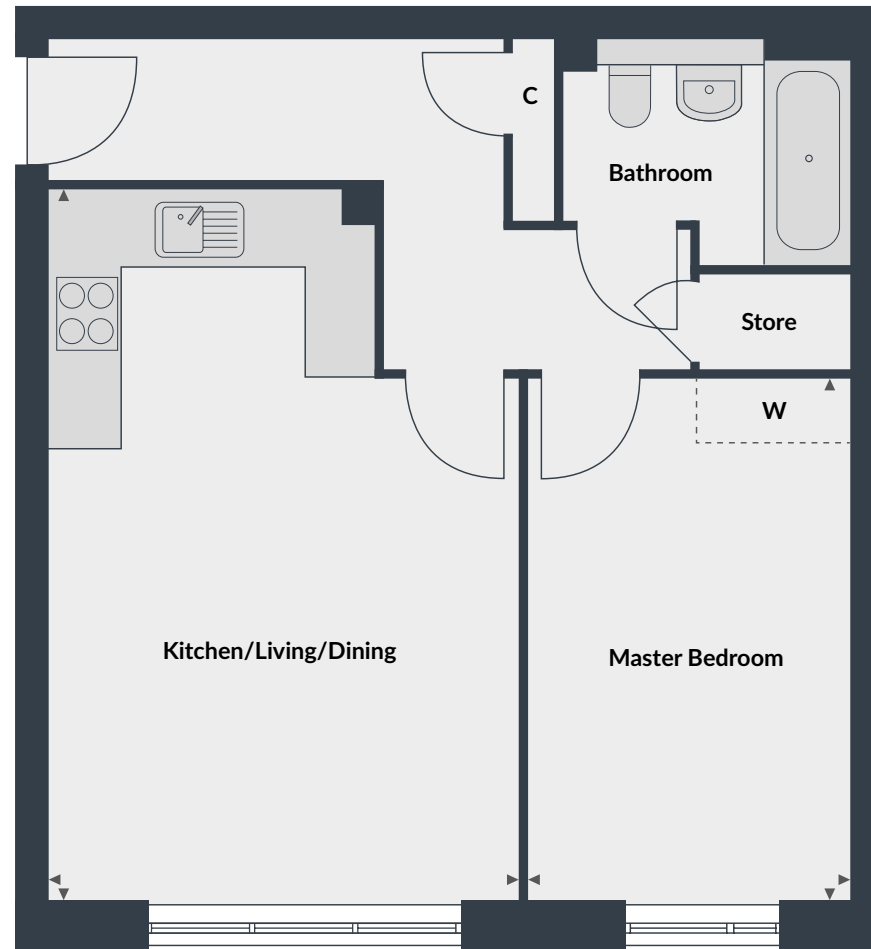
4445mm x 2756mm

14' 7" x 9' 1"

### Total Living Space

50.0m<sup>2</sup>

538ft<sup>2</sup>



◀▶ Measurement points

C Coats

W Wardrobe

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# NO.20

## ONE BEDROOM APARTMENT SECOND FLOOR

### Kitchen/Living/Dining

6035mm x 3995mm      19' 10" x 13' 1"

### Master Bedroom

4445mm x 2756mm      14' 7" x 9' 1"

### Total Living Space

50.0m<sup>2</sup>      538ft<sup>2</sup>



◀▶ Measurement points

C Coats

W Wardrobe

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# EVERY APARTMENT IS FINISHED TO THE SAME EXCEPTIONAL STANDARD

Every Langham Homes' property is completed to an exceptionally high standard. Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in contemporary lifestyle.

## KITCHEN

- An individually designed fitted kitchen with contemporary grey units and contrasting quartz worktops.
- Single electric oven
- Stainless steel gas hob
- Integrated dishwasher
- Integrated fridge/freezer
- Space for washer/dryer

## BATHROOMS AND EN-SUITES

- Stylish white sanitary ware by Villeroy and Boch
- Chrome Hansgrohe taps and fittings
- Designer ceramic wall tiling, full height in bath and shower area
- Wood-effect laminate to floors
- Mirror above basin, full height to ceiling
- Silver/clear glass shower panel to bathrooms. Glass sliding shower enclosure to en-suites
- Chrome towel radiator

## INTERNAL FINISHES

- Four panel Shaker internal doors
- All woodwork in white complemented by polished chrome door furniture
- Front door in Oak with chrome furniture
- Wardrobes with mirrored aluminium sliding doors and walnut shelf and chrome rail
- Wood-effect laminate flooring to kitchen, dining room, living room and cupboard
- Carpets to all bedrooms in Silver Cloud

## ELECTRICAL FITTINGS

- Dimplex electric panel heaters
- White fittings to all rooms
- LED downlighters throughout in white trim
- Plasma TV points in living room, bedroom 1 and bedroom 2 (where applicable)
- BT points to living room, bedroom 1 and bedroom 2 (where applicable)

## SECURITY

- Automated entrance gates to the development
- Each apartment includes an intruder alarm system
- Remote keypad situated in hallway adjacent to front door and bedroom 1
- Audio entry phone system in each hallway
- Smoke alarm to hallway and heat detector to kitchen
- External lights to communal entrance and basement car park

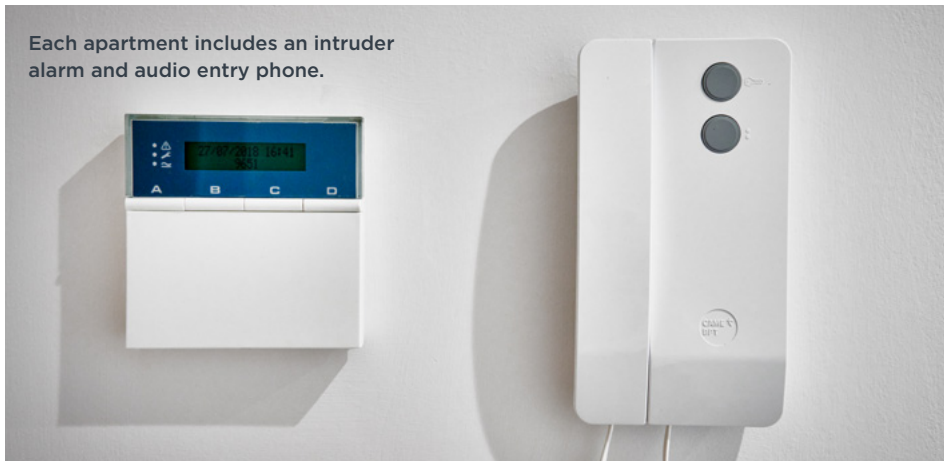
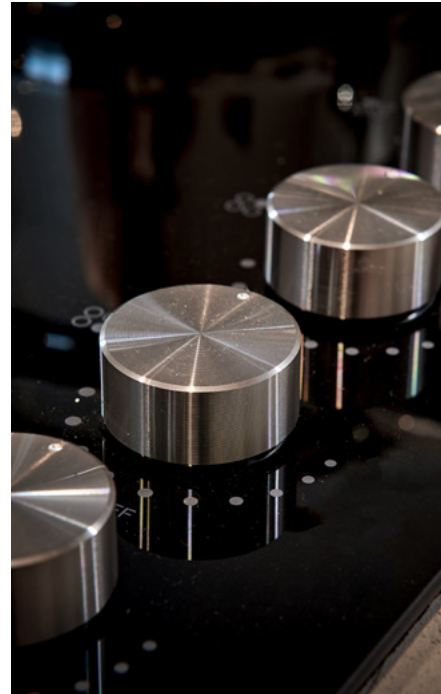
## COMMUNAL AREAS

- Ceramic tile flooring to lobby, carpets to hallway and stairs
- Post boxes in lobby

## EXTERNAL FINISHES

- Bin stores and cycle stores located within basement car park
- Electric car charging point in basement car park





Each apartment includes an intruder alarm and audio entry phone.



Basement car park with electric car charging point and residents cycle storage.



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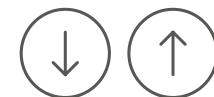
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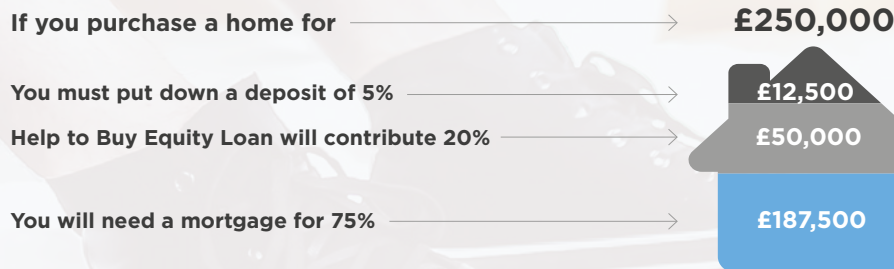


# A PLACE OF YOUR OWN - WITH A HELPING HAND

With Help to Buy, you can buy a new home at Colborne Place with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home. The Government lends you up to 20% of the cost of your newly built home, so you'll need a 75% mortgage to make up the remainder of the purchase price. The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

The 20 per cent equity loan is interest free for 5 years' and in year 6 a fee of 1.75 per cent of the loan is charged, paid monthly by direct debit. The fee increases annually by the Retail Price Index (RPI) + 1 per cent. The loan can be repaid at any time at an amount equal to 20 per cent of the market value, whether the property value has increased or decreased. Partial repayments are allowable at a minimum amount of 10 per cent of the market value at the time of repayment. The loan must be repaid on the sale of the property or after 25 years, whichever comes first.

## HOW IT WORKS



For more information talk to us or visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

A set fee may be payable upon completion of the mortgage when you buy through the Help to Buy: Equity Loan scheme. Langham Homes is not a lender.



Backed by  
HM Government

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Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

## LANGHAM HOMES AN UNCOMPROMISING APPROACH TO CREATING SUPERB HOMES

At Langham Homes, our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in apartments that benefit from our traditional craftsman's attention to detail whilst incorporating the innovative use of technology and design to ensure the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.

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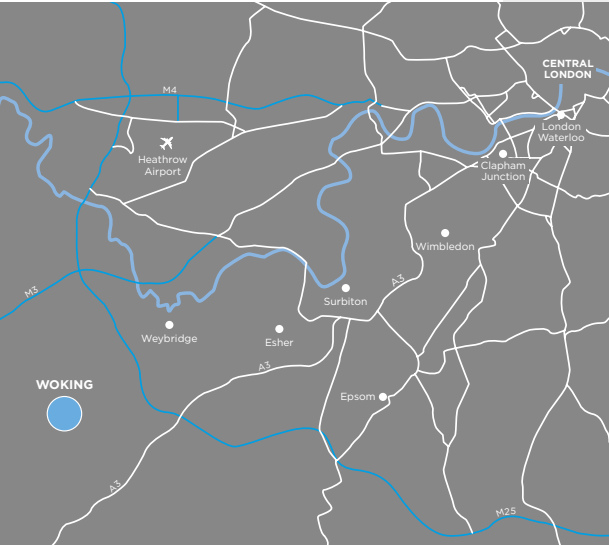
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MAYBURY ROAD,  
WOKING, GU21 5FN



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## SELLING AGENTS



**01483 757700**

[sales@seymours-woking.co.uk](mailto:sales@seymours-woking.co.uk)

Winston Lodge, 12A Commercial Way,  
Woking GU21 6ET

[langham-homes.com](http://langham-homes.com)

**01344 987501**

SEVEN DAYS A WEEK



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