SPECTRUM

HOUSE

WOKING

41 CONTEMPORARY ONE BEDROOM APARTMENTS

Spectrum House is a unique collection of 41 modern one bedroom apartments in a private gated development. Located in the centre of town, it is just a short walk to Woking station, with its fast commuter service to central London. Nearby is the thriving shopping centre currently being redeveloped through an exciting regeneration programme.





LIFE IN WOKING

Woking is a thriving town with excellent amenities. It's within easy reach of London yet surrounded by the rolling Surrey countryside and home to McLaren - one of the world's most famous motor sport brands.

A large town, Woking always has lots to do as well as excellent shopping and dining opportunites. A brand new public space in the heart of the town - called 'Jubilee Square' - was created to mark the Queen's 60 year reign and creates an impressive gateway to Woking's main retail destination.

Goldsworth Park, with its picturesque lake, is a popular attraction for visitors and locals, as are the many pieces of public art that enhance the town centre.

With a diverse calendar of events throughout the year, including the ever-popular Party in the Park - Woking has a lot to discover and enjoy.







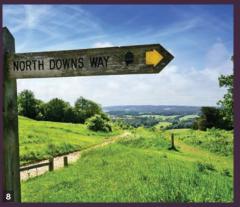




- ${\bf 1}.\, \hbox{The Lightbox Gallery and Museum}$
- 2. Woking Town Square
- 3. Woking's Goldsworth Park
- 4. The 'Town Gate' public artwork in Jubilee Square
- 5. Sean Henry scuplture in Woking Town Centre











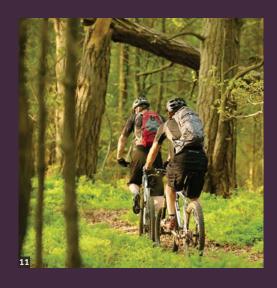
LIFE IN SURREY

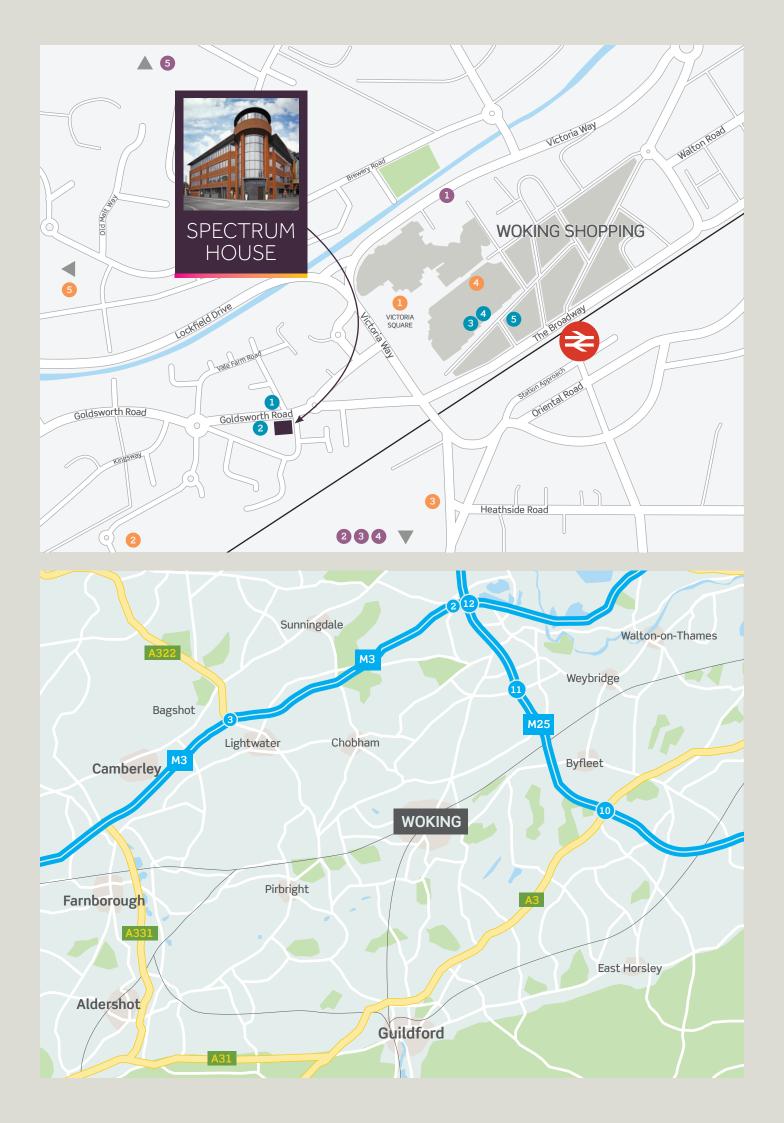
A beautiful and prosperous county, Surrey has lots to offer.

As one of the 'home counties', it's just a stone's throw from London, yet is commonly referred to as England's leafiest county, with the Surrey Hills Area of Outstanding Natural Beauty, the North Downs, ancient heathland and vast woodlands all waiting to be discovered.

Vibrant market towns and picture postcard villages play home to a wide range of attractions and facilities, including country pubs, world class dining and some of the country's finest golf clubs like Wentworth and Sunningdale.

- 6. The Living Planet Centre, Woking
- 7. New Victoria Theatre, Woking
- 8. The picturesque Surrey Hills AONB
- 9. Mercedes-Benz World at Brooklands
- 10. Mercer's Park in the Surrey Hills
- 11. Cycling in the North Downs







CENTRALLY LOCATED WITH EXCELLENT TRANSPORT LINKS

With its central location, Spectrum House has a number of restaurants, cafés and bars on the doorstep, whilst Woking Shopping Centre - offering even more choice - is just a five minute walk. For commuters, the M25 is just five miles away and Woking station (London Waterloo in 24 minutes) is also just an eight minute walk.



ON FOOT

Town Centre 5 mins Woking train station 8 mins



BY TRAIN

(times from Woking station)

10 mins Guildford Farnborough 13 mins Basingstoke 19 mins London Waterloo 24mins Leatherhead 45 mins



BY CAR

5 miles M25 junction 11 6 miles Guildford M3 junction 3 7 miles 11 miles Farnborough Heathrow Airport 13 miles Leatherhead 15 miles 24 miles Reading 28 miles Basingstoke

LEISURE

 New Victoria Theatre 0.4 miles 2 Woking Leisure Centre 0.7 miles 3 Woking Park 0.7 miles 4 Woking Football Club 1 mile 5 Goldsworth Park 1.4 miles

SHOPPING

Woking Shopping (mall) 0.2 miles 2 Morrisons 0.2 miles 3 Tesco Express 0.3 miles 4 Sainsbury's 0.3 miles Waitrose 1.4 miles

DINING

 Pizza Express 	20 metres
Zizzi	20 metres
3 Las Iguanas	0.3 miles
4 Bill's	0.3 miles
5 Côte Brasserie	0.3 miles





STYLISH APARTMENT LIVING IN THE HEART OF TOWN

Spectrum House is an exciting development comprising 41 one bedroom apartments in the centre of Woking.

Each high specification apartment has been interior designed, featuring high-gloss contemporary kitchens with integrated appliances and smartphone controlled underfloor heating. Ground floor apartments also benefit from their own private entrance.

Designed for 21st century living, incorporating high quality finishes with open plan layouts, Spectrum House apartments are perfectly suited to the way you want to live. Each apartment has been thoughtfully designed to maximise the use of space, with an emphasis on natural light.

As well as beautifully appointed apartments, Spectrum House also benefits from secure gated parking*, cycle storage and a passenger lift.



Help to Buy registere

* Available as a cost option on a limited basis. Ask for details.

SPECIFICATION



KITCHENS

- High gloss handleless fitted kitchen units (white) with soft closing cupboard doors
- Inset stainless steel sink with contemporary chrome taps
- Zanussi electric fan assisted oven and hob
- Fully integrated fridge / freezer, and space for a washer / dryer
- Glass splashback
- Chrome electric points above worktops
- Under pelmet low energy lighting to wall units



SHOWER ROOM

- Modern white sanitaryware with Bristan high quality modern chrome taps
- Shower with bifold doors and space saver stone tray
- Mirrored wall cabinets with integrated light, anti-steam mirror and infrared touch sensor
- Large porcelain wall and floor tiles
- Chrome heated towel rail
- Back to wall WC with soft close seat and dual push button flush



BATHROOMS*

- Modern white sanitaryware with Bristan high quality modern chrome taps
- Bath with shower mixer and clear glass side panel
- Mirrored wall cabinets with integrated light, anti-steam mirror and infrared touch sensor
- Large porcelain wall and floor tiles
- Chrome heated towel rail
- Back to wall WC with soft close seat and dual push button flush



GENERAL

- High quality contemporary oak veneered doors with polished chrome door furniture
- Passenger lift

FLOORING

- Genuine Karndean flooring to living areas, kitchen and hallway⁺
- Luxury 80% wool carpeting to bedroom areas

♠ SECURITY & PEACE OF MIND

- 10-year insurance backed warranty
- Video entry system
- Mains supply smoke alarms and sprinkler fire protection system

≈ HFATING

- Smart underfloor central heating compatible with mobile device remote control
- Electric slimline boiler and water tank supplying heating and hot water



▲ LIGHTING & FLECTRICAL

- Pre-wired for high speed fibre broadband and Pay TV connectivity
- USB electric sockets in bedrooms
- TV and cable point in living room & bedroom
- Telephone line installed to all apartments**
- Environmentally friendly solar panel technology

- Double glazed windows throughout
- Private parking available separately

⁺ selected apartments ++ service provider to connect





GROUND FLOOR

APARTMENTS 1 - 11



GROUND FLOOR DIMENSIONS

Apartment 01

Living area 4495×4785 $(14'9" \times 15'8")$ Bedroom 2620×3465 $(8'7" \times 11'4")$

Apartment 02

Living area 5205×4440 $(17' 1" \times 14' 7")$ Bedroom 3050×2805 $(10' \times 9' 2")$

Apartment 03

Living area 5205×4440 $(17' 1" \times 14' 7")$ Bedroom 3050×2805 $(10' \times 9' 2")$

Apartment 04

Living area 5870 x 3845 (19' 3" x 12' 7") Bedroom 3000 x 4065 (9' 10" x 13' 4")

Apartment 05

Living area 4545 x 4465 (14' 11" x 14' 8") Bedroom 3085 x 2850 (10' 1" x 9' 4")

Apartment 06

Living area 4085×3830 (13'5" x 12'7") Bedroom 2765×2805 (9'1" x 9'2")

Apartment 07

Living area 3510×4235 (11' 6" x 13' 11") Bedroom 2565×3510 (8' 5" x 11' 6")

Apartment 08

Living area 3510×4235 (11' 6" x 13' 11" Bedroom 2565×3510 (8' 5" x 11' 6")

Apartment 09

Living area 3455×5085 (11' 4" x 16' 8") Bedroom 2580×3455 (8' 6" x 11' 4")

Apartment 10

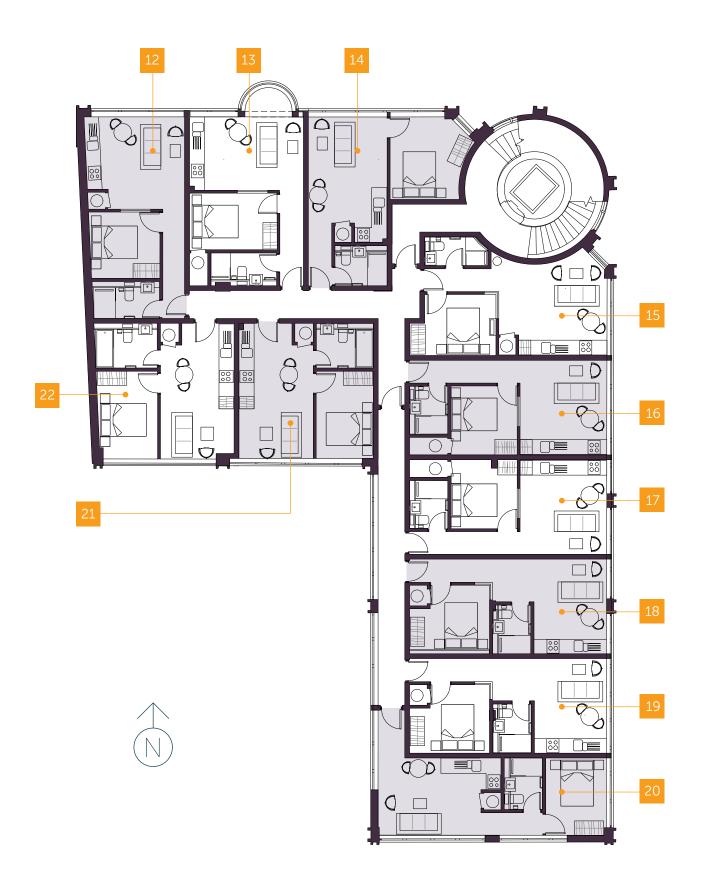
Living area 5515 x 3505 (18' 1" x 11' 6") Bedroom 2775 x 3620 (9' 1" x 11' 10")

Apartment 11

Living area 5515 x 3570 (18' 1" x 11' 8")
Bedroom 2775 x 3620 (9' 1" x 11' 10")

FIRST FLOOR

APARTMENTS 12 - 22



FIRST FLOOR DIMENSIONS

Apartment 12

Living area 3995×3805 (13'1" x 12'6") Bedroom 2730×2865 (8'11" x 9'5")

Apartment 13

Living area 3020×4700 (9' 11" x 15' 5") Bedroom 2335×3610 (7' 8" x 11' 10")

Apartment 14

Living area 4375×3250 (14' 4" × 10' 8") Bedroom 2930×3300 (9' 7" × 10' 10")

Apartment 15

Living area 4465 x 3745 (14' 8" x 12' 3") Bedroom 2940 x 2515 (9' 8" x 8' 3")

Apartment 16

Living area 3580 x 3900 (11' 9" x 12' 9") Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 17

Living area 3580 x 3900 (11' 9" x 12' 9") Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 18

Living area 3000×3895 (9' 10" x 12' 9") Bedroom 3290×2630 (10' 9" x 8' 7")

Apartment 19

Living area 3000 x 3895 (9' 10" x 12' 9") Bedroom 3290 x 2825 (10' 9" x 9' 3")

Apartment 20

Living area 3195×4245 (10'6" x 13'11") Bedroom 2510×3170 (8'3" x 10'5")

Apartment 21

Living area 3065×5570 (10' 1" x 18' 3") Bedroom 2360×3590 (7' 9" x 11' 9")

Apartment 22

Living area 3035 x 5570 (9' 11" x 18' 3") Bedroom 2455 x 3590 (8' 1" x 11' 9")

SECOND FLOOR

APARTMENTS 23 - 33



SECOND FLOOR DIMENSIONS

Apartment 23

Living area 3995×3805 (13' 1" x 12' 6") Bedroom 2730×2865 (8' 11" x 9' 5")

Apartment 24

Living area 3020×4700 (9' 11" x 15' 5") Bedroom 2335×3610 (7' 8" x 11' 10")

Apartment 25

Living area 4375×3250 (14' 4" × 10' 8") Bedroom 2930×3300 (9' 7" × 10' 10")

Apartment 26

Living area 4465 x 3745 (14' 8" x 12' 3") Bedroom 2940 x 2515 (9' 8" x 8' 3")

Apartment 27

Living area 3580 x 3900 (11' 9" x 12' 9") Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 28

Living area 3580 x 3900 (11' 9" x 12' 9") Bedroom 2720 x 2845 (8' 11" x 9' 4")

Apartment 29

Living area 3000×3895 (9' 10" x 12' 9") Bedroom 3290×2630 (10' 9" x 8' 7")

Apartment 30

Living area 3000×3895 (9' 10" x 12' 9") Bedroom 3290×2825 (10' 9" x 9' 3")

Apartment 31

Living area 3195×4245 (10'6" x 13'11") Bedroom 2510×3170 (8'3" x 10'5")

Apartment 32

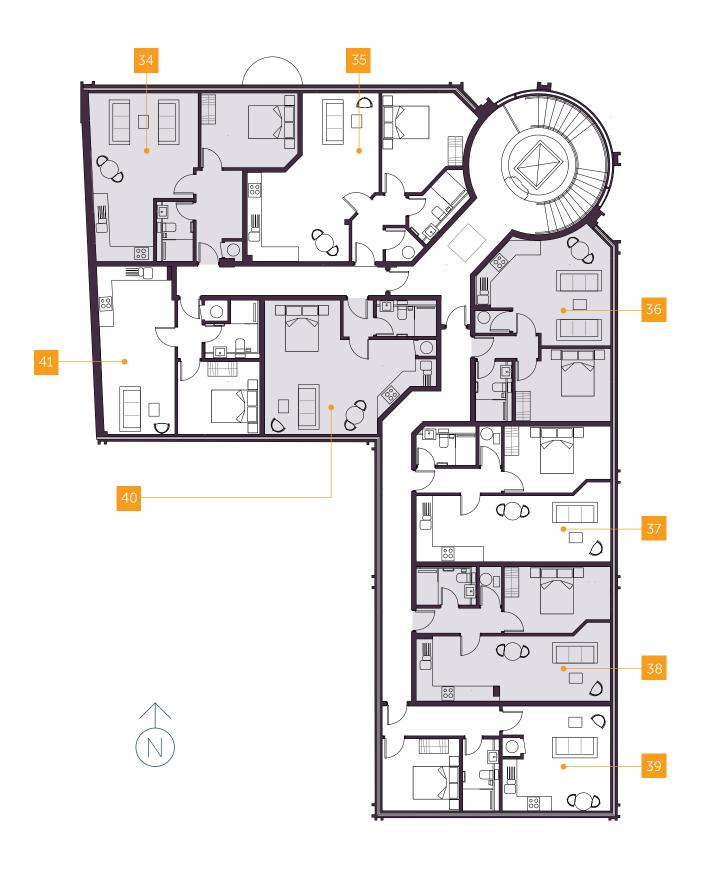
Living area 3065×5570 (10' 1" x 18' 3") Bedroom 2360×3590 (7' 9" x 11' 9")

Apartment 33

Living area 3035 x 5570 (9' 11" x 18' 3") Bedroom 2455 x 3590 (8' 1" x 11' 9")

THIRD FLOOR

APARTMENTS 34 - 41



THIRD FLOOR DIMENSIONS

Apartment 34

Living area 4365×4135 $(14' 4" \times 13' 7")$ Bedroom 3985×3080 $(13' 1" \times 10' 2")$

Apartment 35

Living area 3155 x 5170 (10' 4" x 16' 11") Bedroom 3395 x 4105 (11' 2" x 13' 6")

Apartment 36

Living area 4025 x 4430 (13' 2" x 14' 6") Bedroom 3930 x 3000 (12' 11" x 9' 10")

Apartment 37

Living area 5415 x 2730 (17' 9" x 8' 1") Bedroom 4380 x 2750 (14' 4" x 9')

Apartment 38

Living area 5415×2730 $(17'9" \times 8'11")$ Bedroom 4380×2750 $(14'4" \times 9')$

Apartment 39

Living area 3590×4320 (11'9" x 14'2") Bedroom 3185×2930 (10'5" x 9'7")

Apartment 40

Living /b'rm 3925×4650 (12' 10" x 15' 3")

Apartment 41

Living area 6330 x 3000 (20' 10" x 9' 10") Bedroom 3380 x 3000 (11' 1" x 9' 10")

SALES ENQUIRIES

Chancellors

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E: woking.sales@chancellors.co.uk

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Available here

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