



BLÉRIOT GATE

ADDLESTONE
SURREY

The Augustine Apartments

*Taking you somewhere
out of the ordinary*



Computer Generated Image, indicative only

BLÉRIOT GATE *Addleston*

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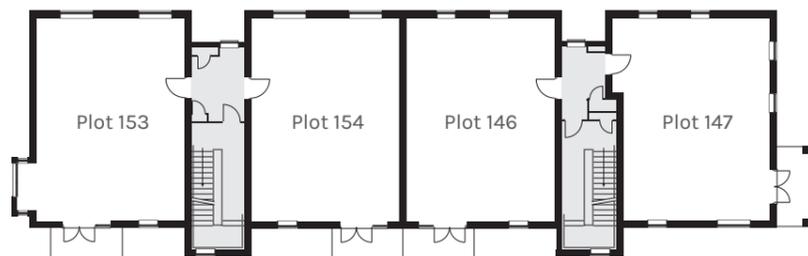
Introducing
**THE AUGUSTINE
 APARTMENTS**

Our attractive 1 and 2 bedroom apartments are ideally located to maximise on Addlestone's regeneration. This delightful development is well placed close to the heart of the town and designed to meet the highest standards of contemporary taste for today's living. All of the Augustine apartments have either south or east facing terraces or balconies to benefit from the attractively landscaped surroundings, whilst the interiors reflect considered features and designer touches.

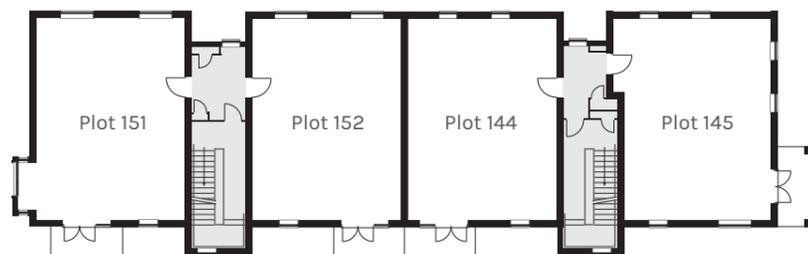
THIRD FLOOR



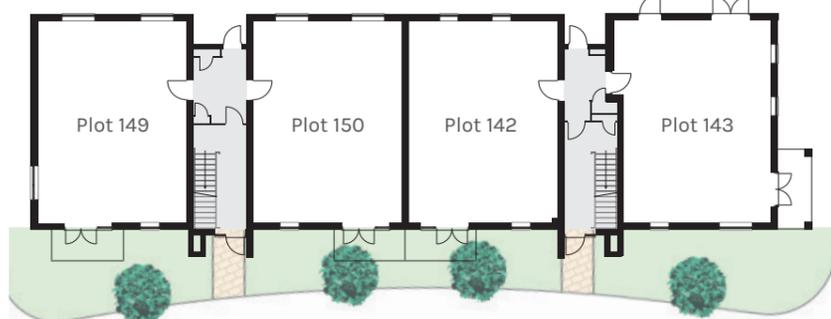
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Future phase



4 | 5

BLÉRIOT GATE Addlestone

This plan is indicative and is intended for guidance only

The Augustine Apartments
GROUND FLOOR



PLOT 149

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 150

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 142

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 143

1 BEDROOM APARTMENT

Living/Dining/ Kitchen	6.93m x 3.29m	22'9" x 10'10"
Bedroom	3.48m x 3.76m	11'5" x 12'4"
Bathroom	2.20m x 1.93m	7'3" x 6'4"

Front Elevation



KEY

B	Boiler
St	Storage/Cupboard
HW	Hot Water Cylinder
Op	Optional Wardrobe
◄►	Depicts measurement points

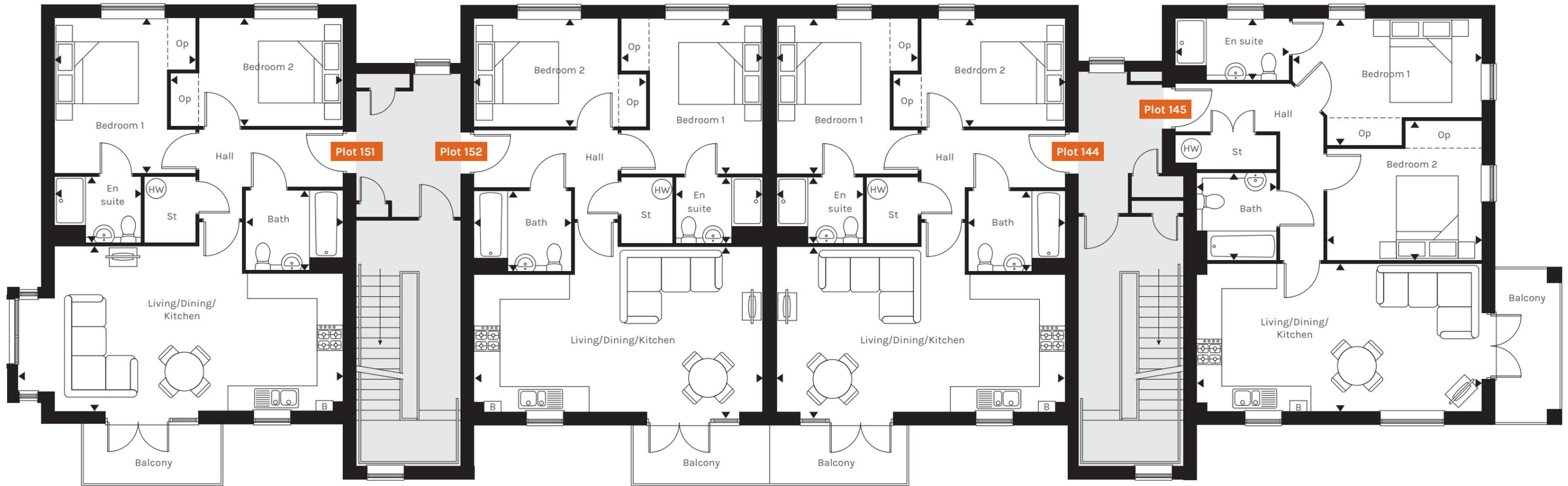


Customers should note this illustration is an example of the Augustine apartment plots on this floor. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Materials used may differ from plot to plot. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see a Sales Consultant for further details.

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BLÉRIOT GATE *Addlestone*

The Augustine Apartments
FIRST FLOOR



PLOT 151

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.92m x 4.02m	26'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 152

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 144

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 145

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	6.93m x 3.59m	22'9" x 11'9"
Bedroom 1	4.59m x 3.14m	15'1" x 10'4"
Bedroom 2	3.38m x 3.76m	11'1" x 12'4"
Bathroom	2.10m x 1.94m	6'11" x 6'4"
En suite	1.55m x 2.79m	5'1" x 9'2"

Front Elevation



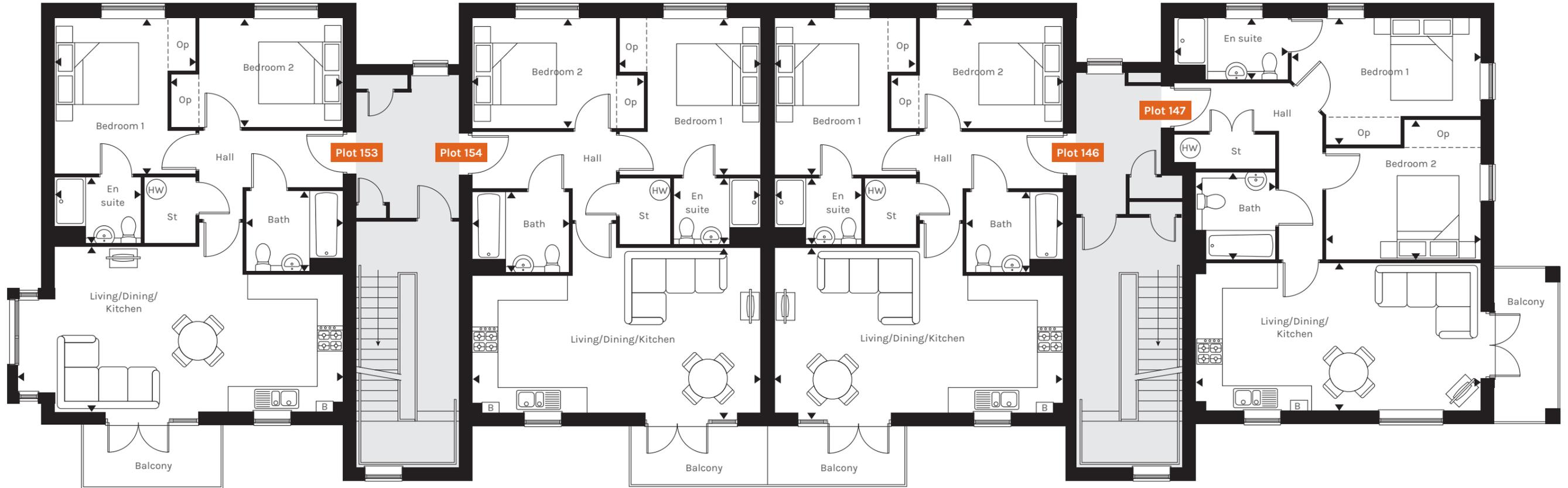
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- St Storage/Cupboard
- HW Hot Water Cylinder
- Op Optional Wardrobe
- ◄► Depicts measurement points



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The Augustine Apartments
SECOND FLOOR



PLOT 153

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.92m x 4.02m	26'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 154

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 146

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	7.02m x 4.02m	23'0" x 13'2"
Bedroom 1	3.79m x 3.44m	12'5" x 11'3"
Bedroom 2	4.16m x 2.65m	13'8" x 8'8"
Bathroom	2.35m x 1.95m	7'9" x 6'5"
En suite	2.11m x 1.61m	6'11" x 5'3"

PLOT 147

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	6.93m x 3.59m	22'9" x 11'9"
Bedroom 1	4.59m x 3.14m	15'1" x 10'4"
Bedroom 2	3.38m x 3.76m	11'1" x 12'4"
Bathroom	2.10m x 1.94m	6'11" x 6'4"
En suite	1.55m x 2.79m	5'1" x 9'2"

Front Elevation



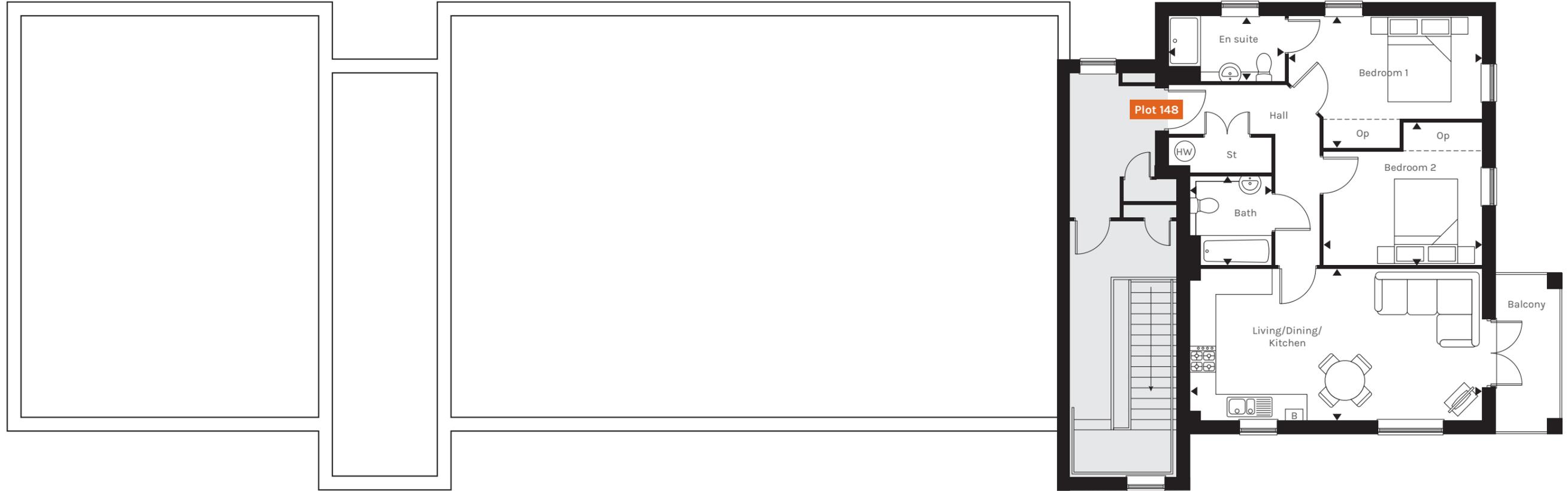
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THIRD FLOOR



PLOT 148

2 BEDROOM APARTMENT

Living/Dining/ Kitchen	6.93m x 3.59m	22'9" x 11'9"
Bedroom 1	4.59m x 3.14m	15'1" x 10'4"
Bedroom 2	3.38m x 3.76m	11'1" x 12'4"
Bathroom	2.10m x 1.94m	6'11" x 6'4"
En suite	1.55m x 2.79m	5'1" x 9'2"

Front Elevation



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Contemporary DETAILS

COMMUNAL AREAS

- **Apartment communal entrance:** Communal entrance doors are to be PVCu to match the windows
- **Floor finish:** Communal areas receive Lano Scala flooring with entrance matting to entrance doors
- **Post box:** Banks of metal mail boxes in external porch area to side of entrance doors - please refer to block specific drawings
- **Door entry system:** Apartments to receive audio entry system to communal entrance core doors linked to individual apartments via telephone type handset
- **Staircase:** PCC stairs with steel balustrade and hardwood ash handrail
- **Lighting and ceilings:** Communal ceilings to be acoustic ceiling boards painted with Dulux white emulsion, decoration with surface wall-mounted lights with PIR sensors on a timer
- **Individual apartment entrance doors:** Flush doors finished in white with chrome ironmongery
- **Door bell:** Chrome effect bell push with transformer
- **House number:** Individual numerals to apartment doors

INTERIOR FEATURES

- **Walls:** Dulux off-white emulsion paint finish
- **Internal doors:** Cambridge internal moulded door finished in satin white paint finish
- **Internal door furniture:** Polished chrome
- **Architrave:** V-grooved profile with satin white paint finish
- **Skirting boards:** V-grooved profile MDF to match architrave
- **Ceilings:** Taped and jointed finish with Dulux white emulsion paint decoration
- **Central heating:** Combi boiler
- **Phone point:** Finish to match electrical accessories in rooms (NB first point will be standard BT box) - please refer to drawings for details on specific plots
- **TV point:** Apartments to receive communal aerial system linked to each apartment and communal satellite dish linked to each apartment. TV point finish to match electrical accessories in room - please refer to drawings for details on specific plots

- **Electrical sockets / switch plates:** GET Ultimate low profile white electrical switch and socket plates
- **Lighting:** All lamps to be energy efficient. LED downlights as standard to kitchen, bathroom and en suite
- **Smoke detectors:** Mains operated with battery back-up
- **Smoke ventilation:** Please refer to plot specific drawings for position
- **Consumer unit:** Semi-recessed Legrand consumer unit - please refer to plot specific drawings for location

KITCHEN / UTILITY FEATURES

- **Kitchen styles :** Choice of Symphony kitchen from selected ranges. Please speak to our Sales Consultant for more details
- **Work surfaces:** 40mm square-edged worktops from a selection from Symphony
- **Upstand:** 100mm high matching upstand above worktops, with stainless steel splashback behind hob
- **Sink:** Stainless steel 1 1/2 bowl with mixer tap to units

APPLIANCES

- **Hob:** AEG 60cm electric hob
- **Single oven:** AEG electric single oven
- **Cooker hood and extractor:** Electrolux 60cm chimney extract
- **Integrated fridge / freezer:** Zanussi 50/50 fridge / freezer
- **Washer / dryer:** Integrated Zanussi washer / dryer subject to layout. A free-standing washer / dryer will be provided to laundry cupboard in lieu of integrated. Please refer to plot specific drawings for details

BATHROOM AND CLOAKROOM FEATURES

- **Bathroom, en suite and cloakroom styles:** Ideal Standard white finish

En suite

- **Shower:** Low profile acrylic tray capped low profile shower tray with concealed waste and upstands to all four sides. Ideal Standard "Alto Ecotherm" thermostatic bar valve. Shower screen to enclosure, polished chrome effect finish shower door. Please refer to drawings to confirm whether pivot or bi-fold style door is to be fitted

- **WC:** Concept Cube close coupled back-to-wall pan with dual flush cistern
- **Basin:** 50cm Concept Cube basin with 1 tap hole, semi pedestal. Fitted with mono-block tap with single lever control complete with clic-clack waste
- **Wall finish:** HR Johnston full height tiling around shower and single tile splashback above basin unless mirror is fitted

Bathroom

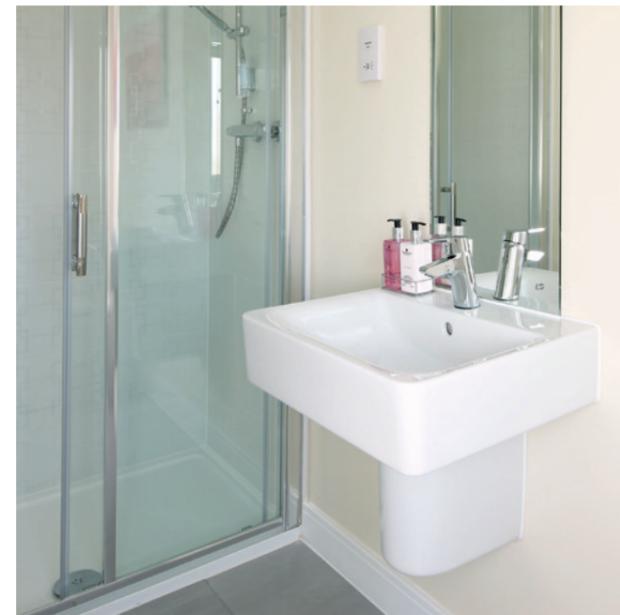
- **Bath:** Tempo Arc bath 700mm wide by 1700mm long with Unilux bath panel. Fitted with Ceraplan single lever bath filler complete with clic-clack waste
- **Shower over bath:** Ideal Standard with Alto Ecotherm thermostatic bar valve above the bath including bath screen
- **WC:** Concept Cube close coupled back-to-wall pan with dual flush cistern
- **Basin:** 50cm Concept Cube basin with 1 tap hole, semi pedestal. Fitted with Ceraplan mono-block tap with single lever control complete with pivot waste
- **Wall finish:** HR Johnston full height tiling around bath / shower and single tile splashback above basin unless mirror is fitted

BATHROOM AND EN SUITE FEATURES

- **Towel warmer:** Ferroli towel warmer in chrome effect finish
- **Shaver socket:** Bathroom and en suite/s. Finish to match electrical plates
- **Mirror:** 380mm wide x 1067mm high mirror to be fitted above wash basins. Not applicable if sink is positioned under a window - please refer to plot specific drawings

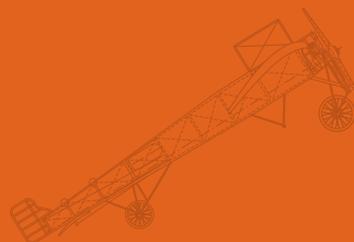
EXTERIOR FEATURES

- **Fascia and soffit:** PVCu fascia and vented soffit board in white profile
- **Rainwater system:** Rainwater half-round gutters and downpipes to be finished in black
- **Windows:** Sealed double glazed PVCu windows in white finish with enhancement of dummy casements to front elevations as indicated on drawings. Obscure glazing to be provided for all WC and bathroom windows



Photography taken from previous Redrow development and is indicative only

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SALES & MARKETING SUITE

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