



LONDON
SQUARE

**WALTON
ON THAMES**

KT12

THE
COLERIDGE
Three bedroom home



Computer generated image of The Coleridge (shown on right) and The Markham (shown on left) at London Square Walton-on-Thames and is indicative only.

THE

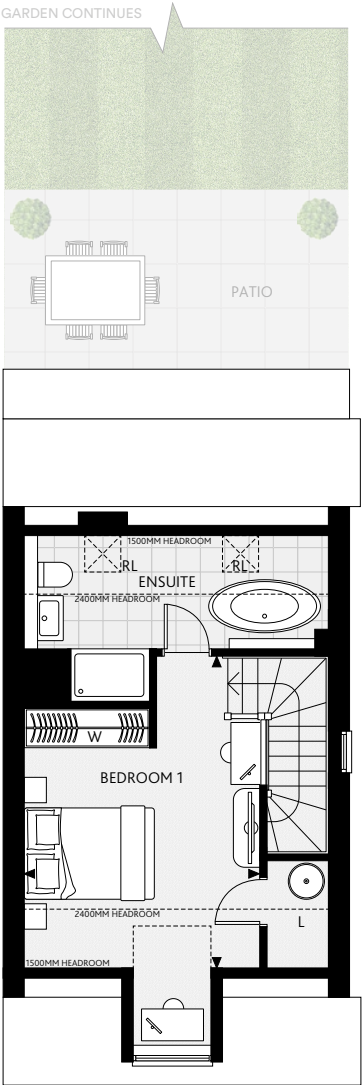
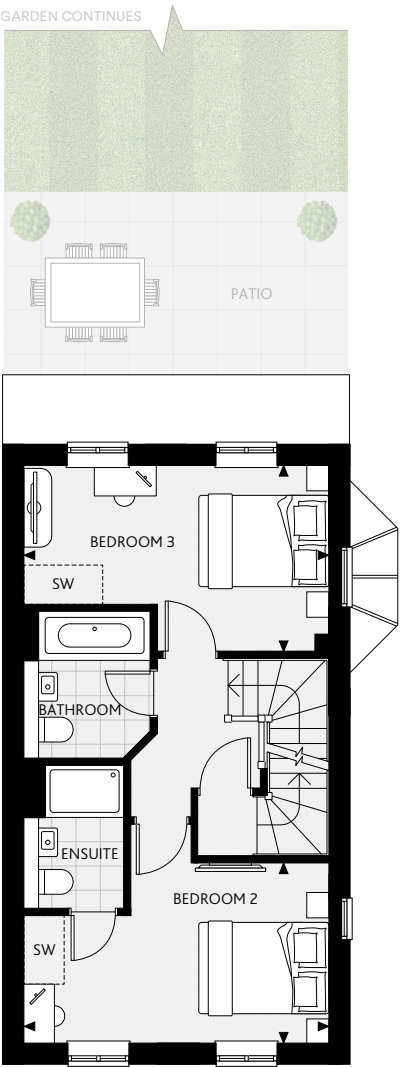
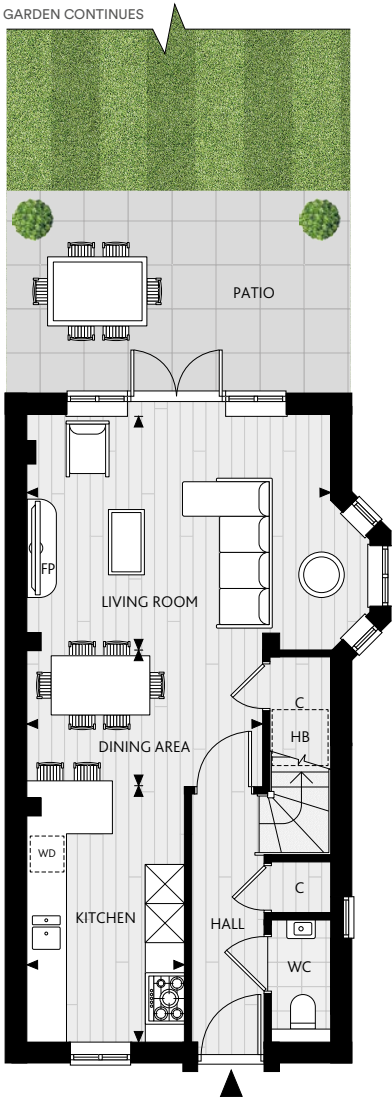
COLERIDGE

Three bedroom home

Plot 14



Map of London Square Walton-on-Thames is indicative only.



- ◀▶

Measurement Points
- C

Cupboard
- SW

Space for Wardrobe
- L

Linen Cupboard
- RL

Rooflight
- FP

Optional Upgrade Fireplace
- WD

Washer Dryer
- WM

Washing Machine
- TD

Tumble Dryer
- HB

Home Water Booster

Floorplans shown for London Square, Walton-on-Thames are for approximate measurements only. Exact layouts and sizes may vary.

All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Please ask Sales Executive for further information.

GROUND FLOOR		
Kitchen	2349mm x 3835mm	7' 8" x 12' 7"
Living Room	4575mm x 3542mm	15' 0" x 11' 7"
Dining Area	3538mm x 2028mm	11' 7" x 6' 8"

FIRST FLOOR		
Bedroom 2	4575mm x 2694mm	15' 0" x 8' 10"
Bedroom 3	4575mm x 2785mm	15' 0" x 9' 1"

SECOND FLOOR		
Bedroom 1	3553mm x 4700mm	11' 8" x 15' 5"

All dimensions displayed are the maximum for each room.

Garden sizes may vary between plots, please speak to your sales advisor for more information.

SLIP INTO

Luxury & comfort



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MODERN

Specification

GENERAL SPECIFICATION

- IG front door with obscure glazed panel
- White painted walls and ceilings
- White flush internal doors with white painted skirting, architraves and staircase
- Contemporary chrome ironmongery
- Patio doors to the garden
- Underfloor heating to ground floor and radiators to remainder. Hive control heating capability to all radiators, Heatmister controlled underfloor heating
- A choice of Amtico flooring to the hallway, living, dining areas and kitchen*
- A choice of carpet to the stairs, landing and bedrooms*
- Fitted sliding door mirrored wardrobes to the principal bedroom with a choice of carcass colour*
- Optional upgrade of gel fireplace to living room*
- Home water booster

ELECTRICAL

- Stainless steel sockets with white inserts above kitchen worktop. White screwless sockets and switches throughout the remainder of the apartment
- USB port to principal bedroom and second bedroom either side of the bed and further port fitted above the kitchen worktop
- Recessed downlights throughout
- Wired for SkyQ™, Virgin Media, BT and Hyperoptic connections with data points in living room and all bedrooms
- Designated work from home station with power and data

SECURITY & PEACE OF MIND

- Security locks to windows and doors
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- The development adopts the Secured by Design initiative
- Ten-year Premiere Guarantee warranty
- 2-year London Square Customer Service Warranty

KITCHEN

- Handleless design matt laminate kitchen units in a choice of colours* with soft-close hinges
- Laminate worktops with matching full height splashback in a choice of colours*
- LED strip lighting fitted to the underside of wall units
- Breakfast bar
- Stainless steel sink with single level chrome water tap
- AEG stainless steel integrated single oven
- AEG stainless steel integrated microwave
- AEG black glass induction hob
- Zanussi integrated fridge / freezer
- Zanussi integrated dishwasher (slimline where applicable)
- Zanussi integrated concealed extractor
- Zanussi integrated washer / dryer
- There is a choice of kitchen upgrades available subject to build stage, please speak to your Sales Executive

WC

- Wall hung WC with soft-close lid and dual flush plate
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Chrome ladder heated towel rail

PRINCIPAL ENSUITE

- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height around the bath, basin and WC
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Wall hung WC with soft-close lid and dual flush plate
- Freestanding bath with wall mounted controls and handheld shower head
- Shower enclosure with fixed shower head, handheld shower and thermostatic controls
- Feature tiled recess within the shower enclosure
- Chrome ladder heated towel rail

BATHROOM

- A choice of wall and floor tiling*
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the sink with tiled bottle ledge
- Wall hung WC with soft-close lid and dual flush plate
- Bath with fixed shower head above, handheld shower head, wall mounted controls and hinged bath panel
- Feature tiled recess within bath enclosure for bottle storage
- Chrome finish taps and brassware
- Chrome ladder heated towel rail

BEDROOM 2 ENSUITE

- A choice of wall and floor tiling*
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the sink with tiled bottle ledge
- Wall hung WC with soft-close lid and dual flush plate
- Shower enclosure with fixed shower head, handheld shower, thermostatic controls and shower screen
- Feature tiled niche within the shower enclosure
- Chrome finish brassware
- Chrome ladder heated towel rail



*Please ask your Sales Executive for further details, choices and upgrades are subject to timeframes and cut off dates.

**Subject to availability

For the detailed specification, please contact our Sales Executives. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. London Square reserves the right to make these changes as required.

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