

**LIONGATE  HOUSE**



## LIONGATE HOUSE

### A STUNNING COLLECTION OF 94 LUXURY APARTMENTS

Liongate House is a stylish and exciting new development of 94 high-quality apartments in the heart of Guildford, Surrey. The impressive building offers elegant design and incredible attention to detail, and incorporates high specification throughout.

This brand new development is located in a prominent position close to Guildford town centre, the central train station, many local amenities and open countryside.

The market town of Guildford is well renowned for being one of the prettiest towns as well as the largest in Surrey. You have a wonderful balance of historic charm and modern convenience, in a semi-countryside setting.

The selection of one and two bedroom apartments in Liongate House are suited to be your perfect new home.



*Your perfect new home*



## SPECIFICATION YOU CAN BELIEVE IN

Great attention has been paid to the internal layouts. Every floor is unique in its configuration and all apartments feature high quality fixtures and fittings.

Liongate House has been designed for 21st century living, with each apartment incorporating high quality finishes combined with bright and airy open plan layouts - an ideal space to relax, entertain, or just enjoy everyday living. The apartments are further enhanced by particularly large windows and the addition of outside space courtesy of either a balcony, or communal landscaped grounds.

Each apartment comes with the added benefit of an allocated parking space.



### SPECIFICATION LIST:

#### GENERAL

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Braga doors and skirting from Italy
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Fermax Video door entry intercom system
- I.C.W 10 year structural warranty
- Private balconies to selected plots

#### KITCHEN

- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units

#### BATHROOM

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Heated towel radiator



#### OUTDOORS

- Allocated Parking space
- Beautifully landscaped grounds
- Secure Cycle Storage shelter
- Electric car charging points





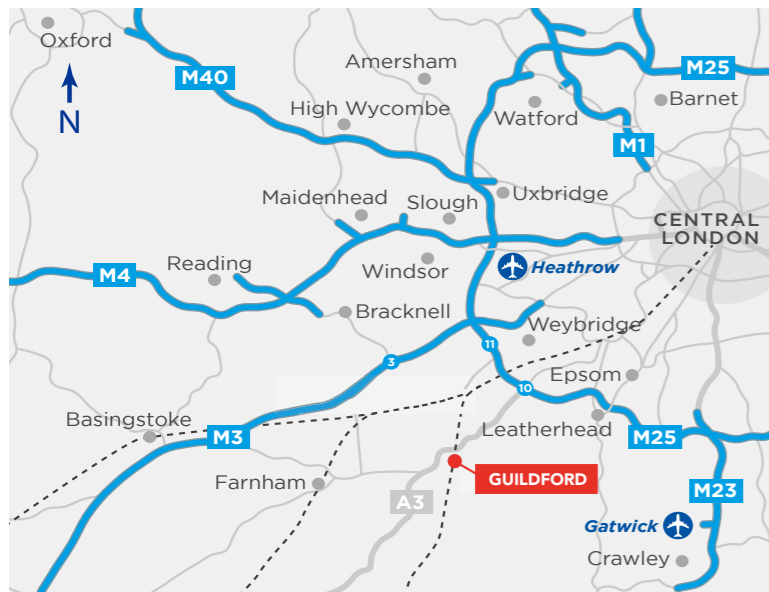
## DISCOVER GUILDFORD

The 1 & 2 bedroom apartments at Liongate House are an ideal place to call home if you want to enjoy a convenient and colourful contemporary lifestyle.

The market town of Guildford is well renowned for being one of the prettiest towns as well as the largest in Surrey.

*You have a wonderful balance of historic charm and modern convenience, in a semi-countryside setting.*

Liongate House is located less than a mile from Guildford town centre, putting all the amenities you need for everyday living and so much more practically on your doorstep. For all of your everyday needs, there's a wide range of shops located within half a mile including supermarkets, newsagents, a post office, pharmacy and many more. For everything else and for when you need your fix of retail therapy, just go a little bit further into the



town centre. Here you will find shopping options for every age, style and budget, from bustling farmers' markets in the cobbled streets, to indoor shopping centres boasting all the high street names, not to mention independent retailers and one-off boutiques for that something a little bit more inspired.

When it comes to your leisure time, in the town centre you can enjoy everything from films, plays, shows and exhibitions to music and dance thanks to a great performance arts and cultural scene. The town centre boasts a wonderful selection of bars, cafés and restaurants as well as a cinema, leisure centre, theatres, Saturday market, comedy club and night club.

Throughout the year various events are held in the town centre and surrounding area including music festivals, the county show, park runs and Christmas lights.

The countryside is on your doorstep, with the Surrey Hills of Outstanding Natural Beauty bordering the town. With miles of breath taking vistas, walks and cycle paths which stretch along the North Down Way.

With excellent commuter connections, Guildford is the ideal location if you want the perfect mixture of town and country.



## TRANSPORT

Guildford is situated in the centre of the county of Surrey and is the perfect spot from which to explore the whole of South East England. Getting out and about from Liongate House is easy, whether you're going by road or rail or for business or pleasure.



### ROAD

Liongate is prominently located adjacent to the main Guildford A3 intersection which links London and Portsmouth, and has easy access to the A3, M25, M3, and A31 motorways.



### RAIL

Guildford train station is approximately 1 mile away. With the Portsmouth Direct Line between London Waterloo and Portsmouth Harbour, Guildford station provides excellent rail links to London (40 minutes) with four fast trains an hour to London. There are also direct lines to Aldershot, Reading, Gatwick Airport via Dorking and Redhill and alternative London routes which pass through Cobham and Stoke D'Abernon and Epsom.



### AIR

For journeys further afield, Liongate is within easy reach of Heathrow and Gatwick Airports, with Heathrow Airport just 22 miles from your door and Gatwick Airport 35 miles away.

## EDUCATION

For those with children, there are nursery, primary, secondary and sixth form schools within a few miles of Liongate, so no matter what their age, educational facilities are conveniently close by. There are a variety of outstanding private and public schools both infant and secondary as well as Guildford Technical College and a leading university - The University of Surrey.





### Guildford Lido

Less than a 10 minute walk away from Liongate, this Open-air, Olympic-sized heated pool in landscaped gardens with a cafe and workshop gym is perfect for your early morning swim!

### Stoke Park

Also nearby is Stoke park - Guildford's largest and most popular award winning park. There are 27 hectares of unspoiled rolling grassland and open views across Guildford.

### River Wey

The close by beautiful and tranquil riverside environment of the River Wey is the perfect place for a gentle evening stroll.



LOCAL DELIGHTS



### The Ivy Castle View

The Ivy Castle View restaurant in the heart of Guildford with stunning and unique views of the majestic remains of Guildford castle.

### Guildford Museum

For a taste of local history, Guildford Museum is a beautiful 17th Century building, adjacent to the castle grounds, housing archaeology, local history and needlework displays.

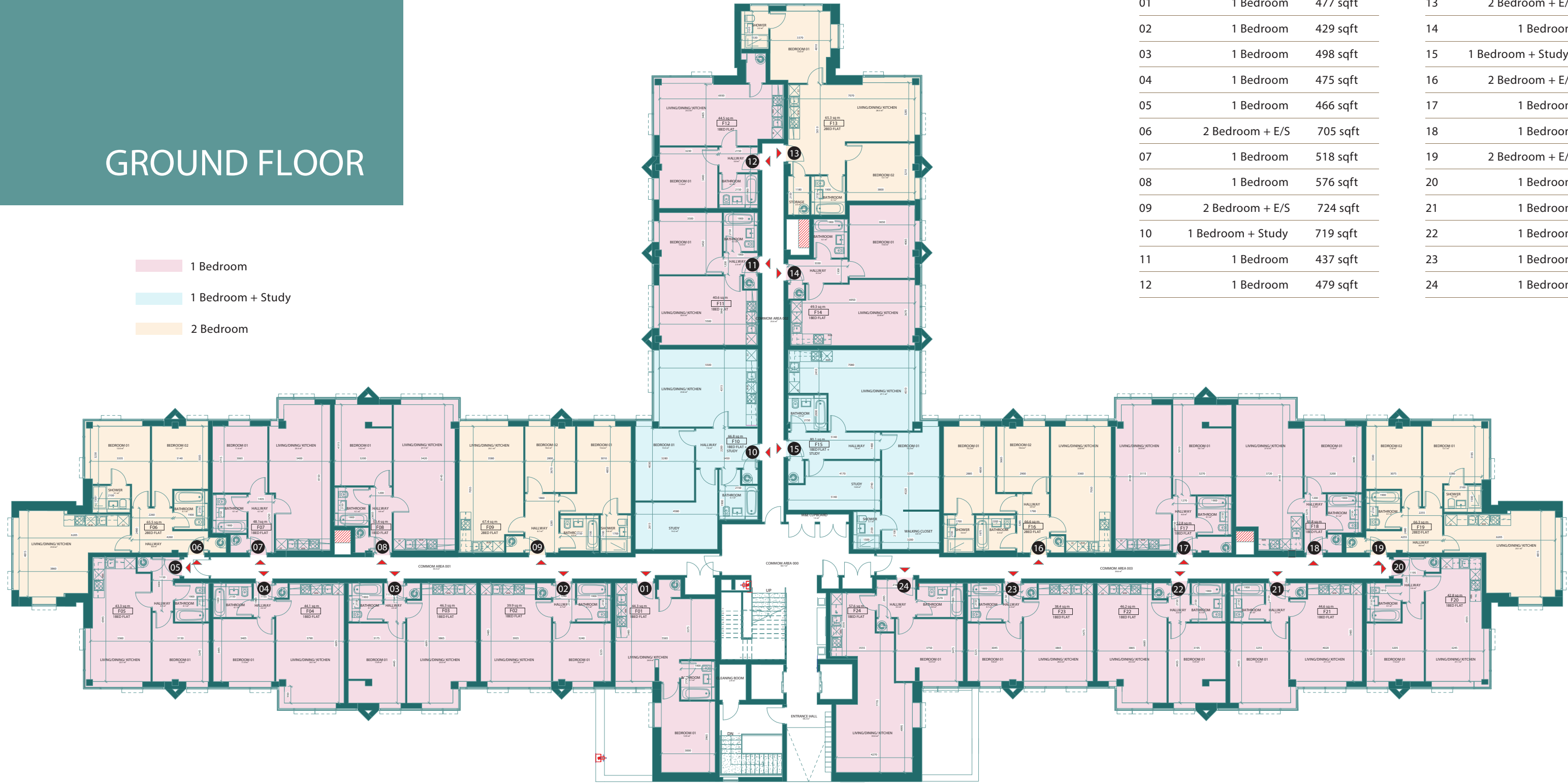
### The University of Surrey

A leading university with its beautiful and thriving campus is just a mile away with easy access footpaths. The university is renown for its exceptional teaching and practical learning.



# GROUND FLOOR

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom



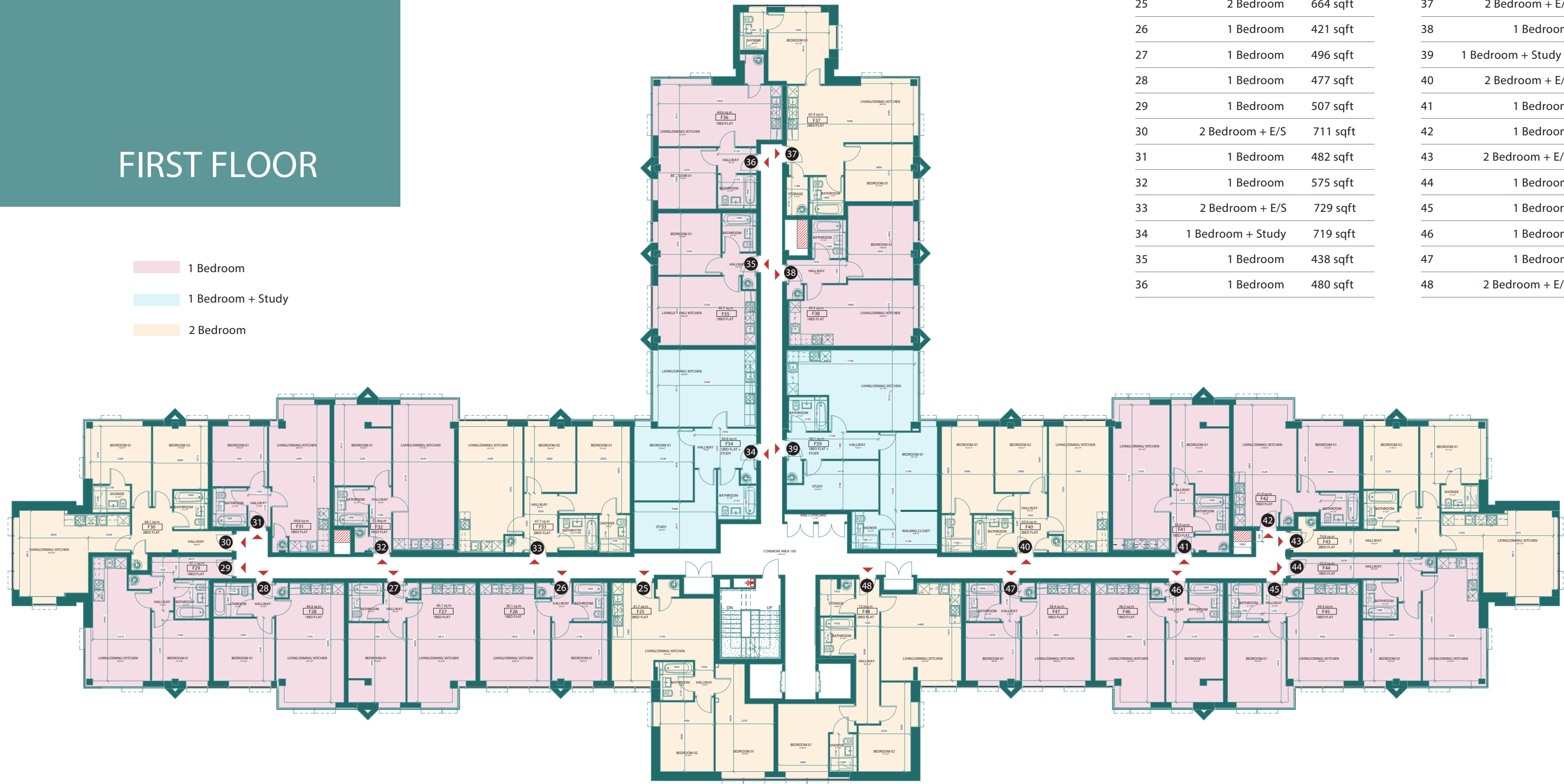
BUILDING ENTRANCE

APARTMENT	TYPE	TOTAL GIA
01	1 Bedroom	477 sqft
02	1 Bedroom	429 sqft
03	1 Bedroom	498 sqft
04	1 Bedroom	475 sqft
05	1 Bedroom	466 sqft
06	2 Bedroom + E/S	705 sqft
07	1 Bedroom	518 sqft
08	1 Bedroom	576 sqft
09	2 Bedroom + E/S	724 sqft
10	1 Bedroom + Study	719 sqft
11	1 Bedroom	437 sqft
12	1 Bedroom	479 sqft

APARTMENT	TYPE	TOTAL GIA
13	2 Bedroom + E/S	703 sqft
14	1 Bedroom	531 sqft
15	1 Bedroom + Study + E/S	862 sqft
16	2 Bedroom + E/S	717 sqft
17	1 Bedroom	568 sqft
18	1 Bedroom	538 sqft
19	2 Bedroom + E/S	714 sqft
20	1 Bedroom	461 sqft
21	1 Bedroom	480 sqft
22	1 Bedroom	497 sqft
23	1 Bedroom	413 sqft
24	1 Bedroom	622 sqft

# FIRST FLOOR

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom

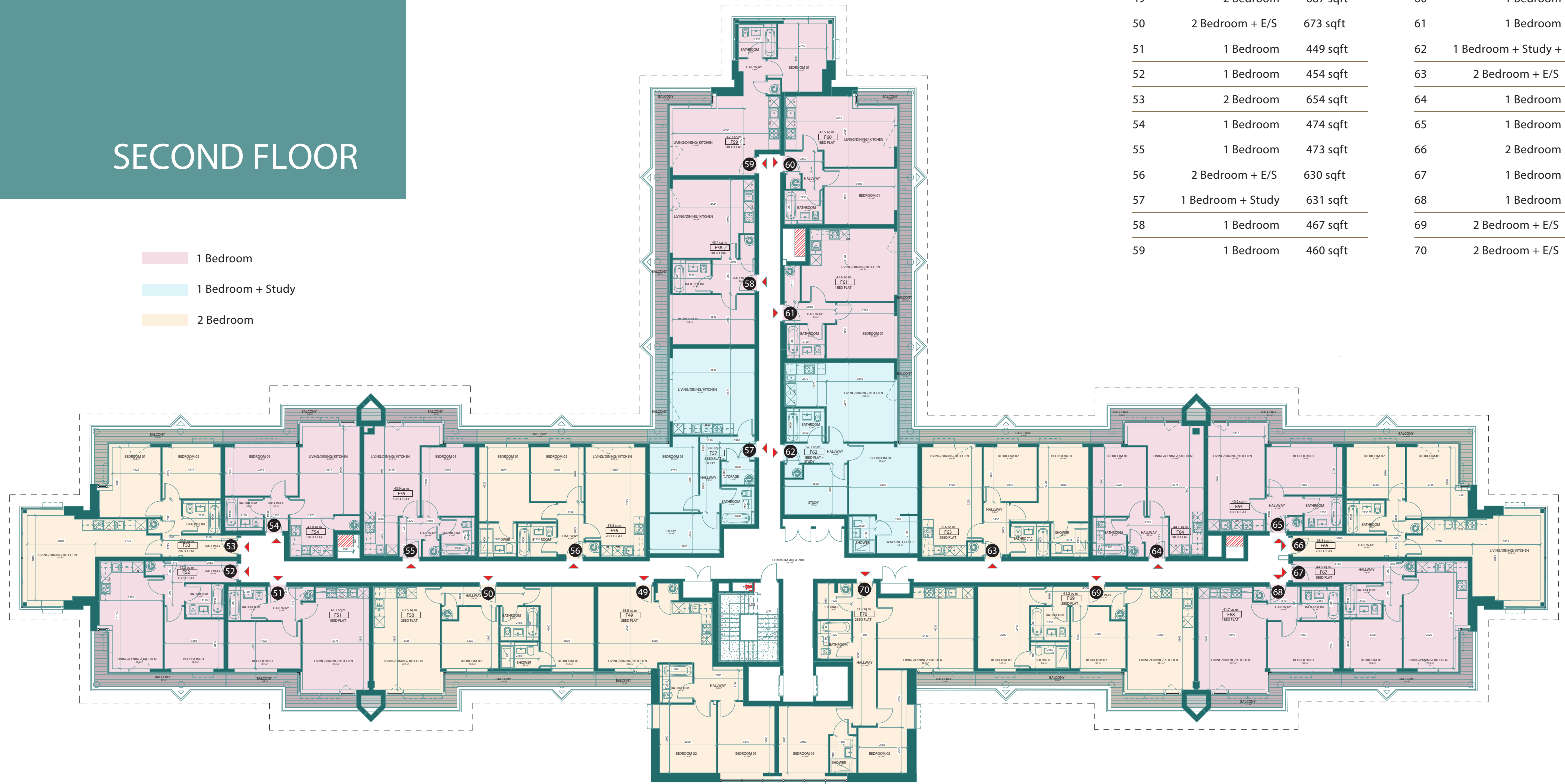


APARTMENT	TYPE	TOTAL GIA
25	2 Bedroom	664 sqft
26	1 Bedroom	421 sqft
27	1 Bedroom	496 sqft
28	1 Bedroom	477 sqft
29	1 Bedroom	507 sqft
30	2 Bedroom + E/S	711 sqft
31	1 Bedroom	482 sqft
32	1 Bedroom	575 sqft
33	2 Bedroom + E/S	729 sqft
34	1 Bedroom + Study	719 sqft
35	1 Bedroom	438 sqft
36	1 Bedroom	480 sqft

APARTMENT	TYPE	TOTAL GIA
37	2 Bedroom + E/S	704 sqft
38	1 Bedroom	531 sqft
39	1 Bedroom + Study + E/S	862 sqft
40	2 Bedroom + E/S	706 sqft
41	1 Bedroom	570 sqft
42	1 Bedroom	451 sqft
43	2 Bedroom + E/S	762 sqft
44	1 Bedroom	541 sqft
45	1 Bedroom	477 sqft
46	1 Bedroom	498 sqft
47	1 Bedroom	413 sqft
48	2 Bedroom + E/S	776 sqft

# SECOND FLOOR

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom



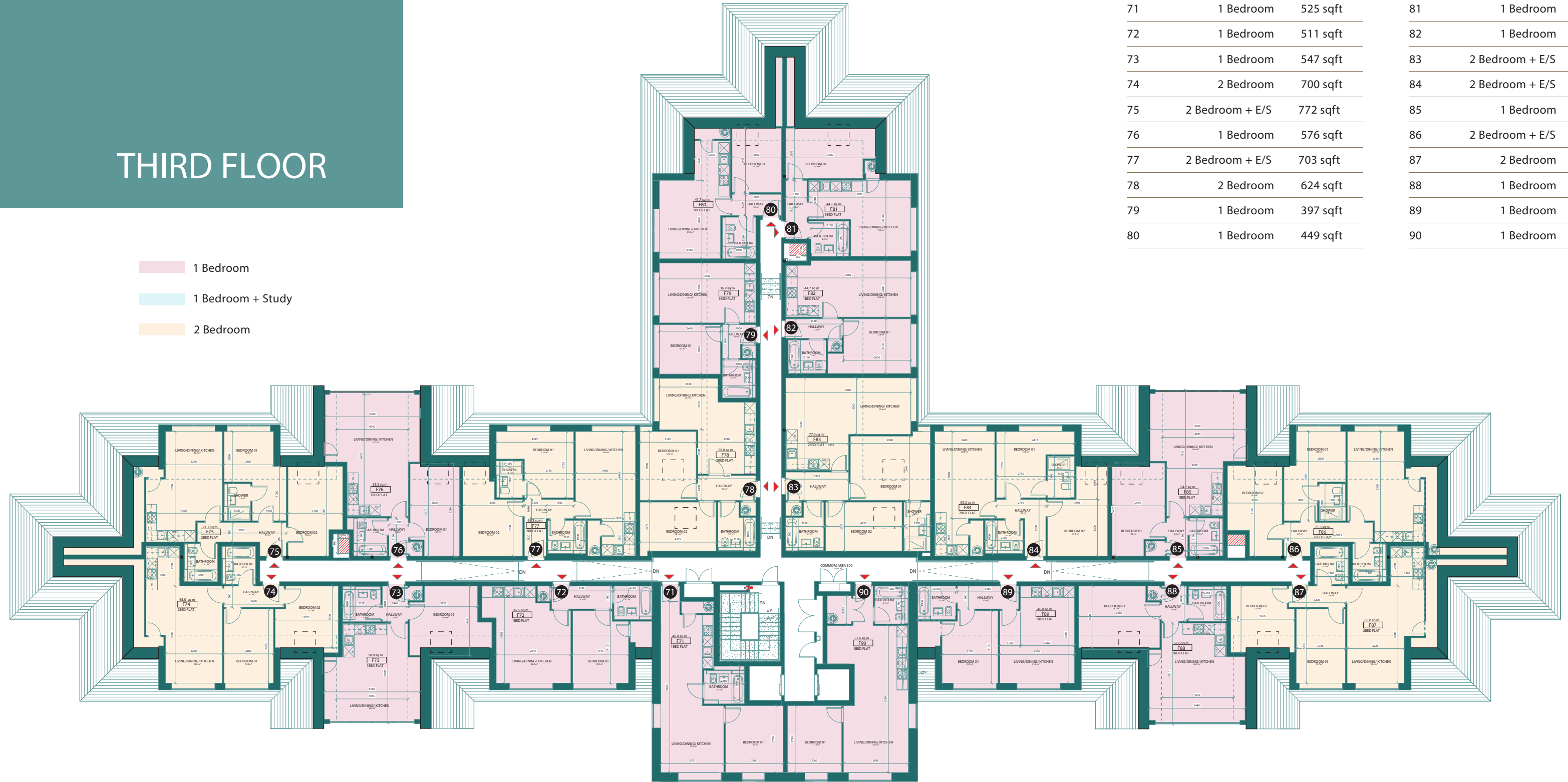
APARTMENT	TYPE	TOTAL GIA
49	2 Bedroom	687 sqft
50	2 Bedroom + E/S	673 sqft
51	1 Bedroom	449 sqft
52	1 Bedroom	454 sqft
53	2 Bedroom	654 sqft
54	1 Bedroom	474 sqft
55	1 Bedroom	473 sqft
56	2 Bedroom + E/S	630 sqft
57	1 Bedroom + Study	631 sqft
58	1 Bedroom	467 sqft
59	1 Bedroom	460 sqft

APARTMENT	TYPE	TOTAL GIA
60	1 Bedroom	468 sqft
61	1 Bedroom	459 sqft
62	1 Bedroom + Study + E/S	723 sqft
63	2 Bedroom + E/S	631 sqft
64	1 Bedroom	475 sqft
65	1 Bedroom	433 sqft
66	2 Bedroom	684 sqft
67	1 Bedroom	480 sqft
68	1 Bedroom	449 sqft
69	2 Bedroom + E/S	659 sqft
70	2 Bedroom + E/S	792 sqft



# THIRD FLOOR

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom



APARTMENT	TYPE	TOTAL GIA
71	1 Bedroom	525 sqft
72	1 Bedroom	511 sqft
73	1 Bedroom	547 sqft
74	2 Bedroom	700 sqft
75	2 Bedroom + E/S	772 sqft
76	1 Bedroom	576 sqft
77	2 Bedroom + E/S	703 sqft
78	2 Bedroom	624 sqft
79	1 Bedroom	397 sqft
80	1 Bedroom	449 sqft

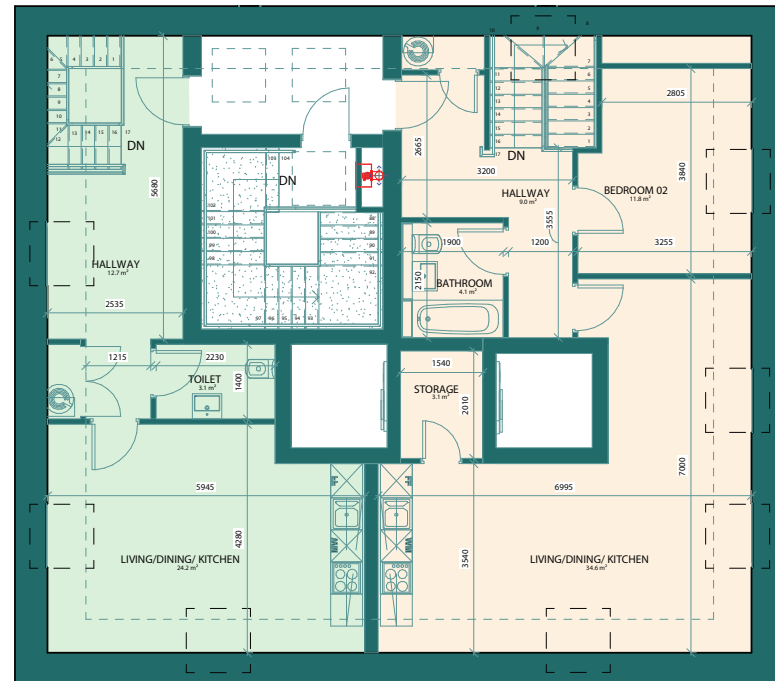
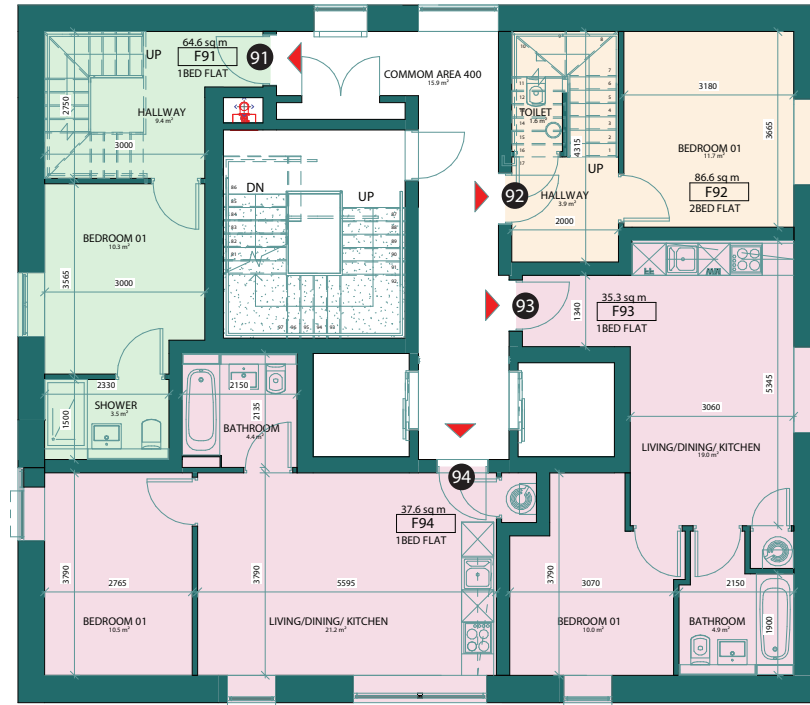
APARTMENT	TYPE	TOTAL GIA
81	1 Bedroom	475 sqft
82	1 Bedroom	481 sqft
83	2 Bedroom + E/S	829 sqft
84	2 Bedroom + E/S	702 sqft
85	1 Bedroom	589 sqft
86	2 Bedroom + E/S	767 sqft
87	2 Bedroom	700 sqft
88	1 Bedroom	549 sqft
89	1 Bedroom	495 sqft
90	1 Bedroom	566 sqft



# FOURTH FLOOR

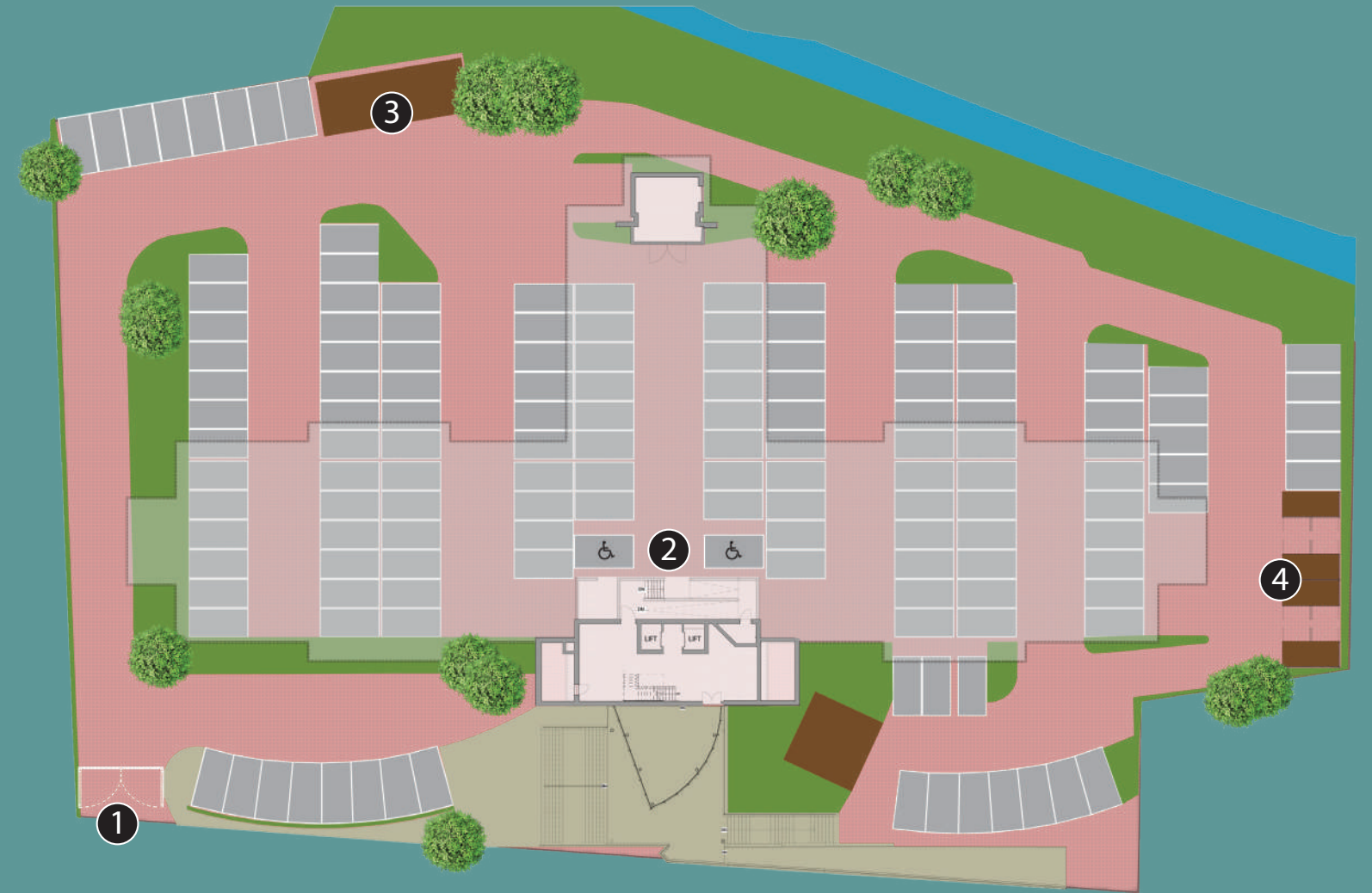
- 1 Bedroom
- 1 Bedroom - 2 floors
- 2 Bedroom - 2 floors

APARTMENT	TYPE	TOTAL GIA
91	1 Bedroom	695 sqft
92	2 Bedroom	932 sqft
93	1 Bedroom	380 sqft
94	1 Bedroom	405 sqft



# FIFTH FLOOR

# SITE PLAN



- 1 MAIN ENTRANCE
- 2 BASEMENT/PARKING LEVEL - BACK ENTRANCE
- 3 BIN STORAGE
- 4 SECURE BIKE STORAGE



## FLAT 28

### TYPICAL ONE BEDROOM

TOTAL GROSS AREA	477 sqft - 44.3 sqm
Kitchen/Living Area	12.5 x 22 ft - 3.8 x 6.7 m
Bedroom	11.2 x 11.5 ft - 3.4 x 3.5 m
Bathroom	6.2 x 7.2 ft - 1.9 x 2.2 m



## FLAT 77

### TYPICAL TWO BEDROOM

TOTAL GROSS AREA	703 sqft - 65.3 sqm
Kitchen/Living Area	11.2 x 23 ft - 3.4 x 7.0 m
Bedroom 1	12.5 x 14.4 ft - 3.8 x 4.4 m
Bedroom 2	11.2 x 10.5 ft - 3.4 x 3.2 m
Bathroom	6.2 x 7.2 ft - 1.9 x 2.2 m
Bathroom En-Suite	4.9 x 6.9 ft - 1.5 x 2.1 m



## FLAT 10

### TYPICAL ONE BEDROOM + STUDY

TOTAL GROSS AREA	719 sqft - 66.8 sqm
Kitchen/Living Area	14.1 x 18 ft - 4.3 x 5.5 m
Bedroom	10.8 x 13.1 ft - 3.3 x 4.0 m
Bathroom	6.2 x 7.2 ft - 1.9 x 2.2 m
Study	8.5 x 15 ft - 2.6 x 4.6 m



## FLAT 63

### TYPICAL TWO BEDROOM + BALCONY

TOTAL GROSS AREA	631 sqft - 58.6 sqm
Kitchen/Living Area	11.2 x 20.3 ft - 3.4 x 6.2 m
Bedroom 1	9.2 x 13.8 ft - 2.8 x 4.2 m
Bedroom 2	10.2 x 9.8 ft - 3.1 x 3.0 m
Bathroom	6.9 x 6.2 ft - 2.1 x 1.9 m
Bathroom En-Suite	6.9 x 6.2 ft - 2.1 x 1.9 m
Balcony	2.3 x 30.2 ft - 0.7 x 9.2 m





# elevation

new homes | est. 1992

## About Elevation

Established in 1992, Elevation New Homes is an independent regional property specialist offering customer-focused service from quality motivated and experienced staff.

We are committed to combining the latest technology with more traditional values of customer service.

This means staying in regular contact with our clients and, more importantly, listening to their requirements.



With a help to buy equity loan you could buy an apartment in Liongate House by putting down a deposit of as little as 5% of the purchase price.

The Government lends you up to 20% of the cost of your new home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

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.

For more information, please visit: [www.help2obuy.gov.uk](http://www.help2obuy.gov.uk)

IN PARTNERSHIP  
WITH HM  
GOVERNMENT



HELP TO BUY REGISTERED PROVIDER:  
NPI2264 - GUILDFORD RESIDENTIAL LIMITED



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# LIONGATE HOUSE

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EXCLUSIVELY MARKETED BY:



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