

RIVER COURT

Albert Drive, Sheerwater, Woking, Surrey, GU21 5FT



63 NEW LUXURY APARTMENTS



RIVER COURT

A STUNNING COLLECTION OF 63 APARTMENTS IN THE HEART OF WOKING



River Court is a stylish and exciting new development of sixty three high-quality apartments in the heart of Woking, 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 Woking town centre, the central train station, many local amenities and open countryside.

The selection of studio, one and two bedroom apartments are spread over three separate buildings, each consisting of three floors, River Court is suited to be 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.

River Court has been designed for 21st century living, with each apartment incorporating high quality finishes combined with bright and airy open plan layouts. Each apartment comes with the added benefit of an allocated parking space.

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SPECIFICATION

General:

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

Kitchen:

- *Cashmere gloss kitchen*
- *Smeg appliances including: washing machine, fridge/freezer, oven, hob and hood*
- *Glowstone granite worktops with splash back*
- *Stainless steel sinks and taps*
- *LED light strip under the top units*
- *100mm Splashback*

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*
- *Cycle Storage shelter*
- *Selected plots include private gardens*



LOCATION

River Court is situated in a prominent position on Albert Drive - one of the main link roads connecting Woking with West Byfleet. The property is located in the Sheerwater area of Woking. Situated around 1.5 miles from central Woking, River Court offers convenient access to the thriving town and well-connected train station. London Waterloo can be reached in less than 30 minutes from Woking Station, and the M25, M23 and A23 can all be accessed within less than a 15 minute drive – a commuter’s dream.

Woking is a thriving town with excellent amenities. It’s within easy reach of London yet surrounded by the rolling Surrey countryside. Woking is an ever-popular destination for young professionals, families and downsizers alike. The vast range of shopping facilities and amenities across the town centre include hundreds of independent and branded stops, a selection of delightful restaurants and quaint pubs, and an excellent standard of education offered throughout the local schools and colleges.



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Woking offers the perfect balance of the charm of a historic, smaller town combined with the amenities and thriving economy of a bustling hub on the outskirts of Greater London.

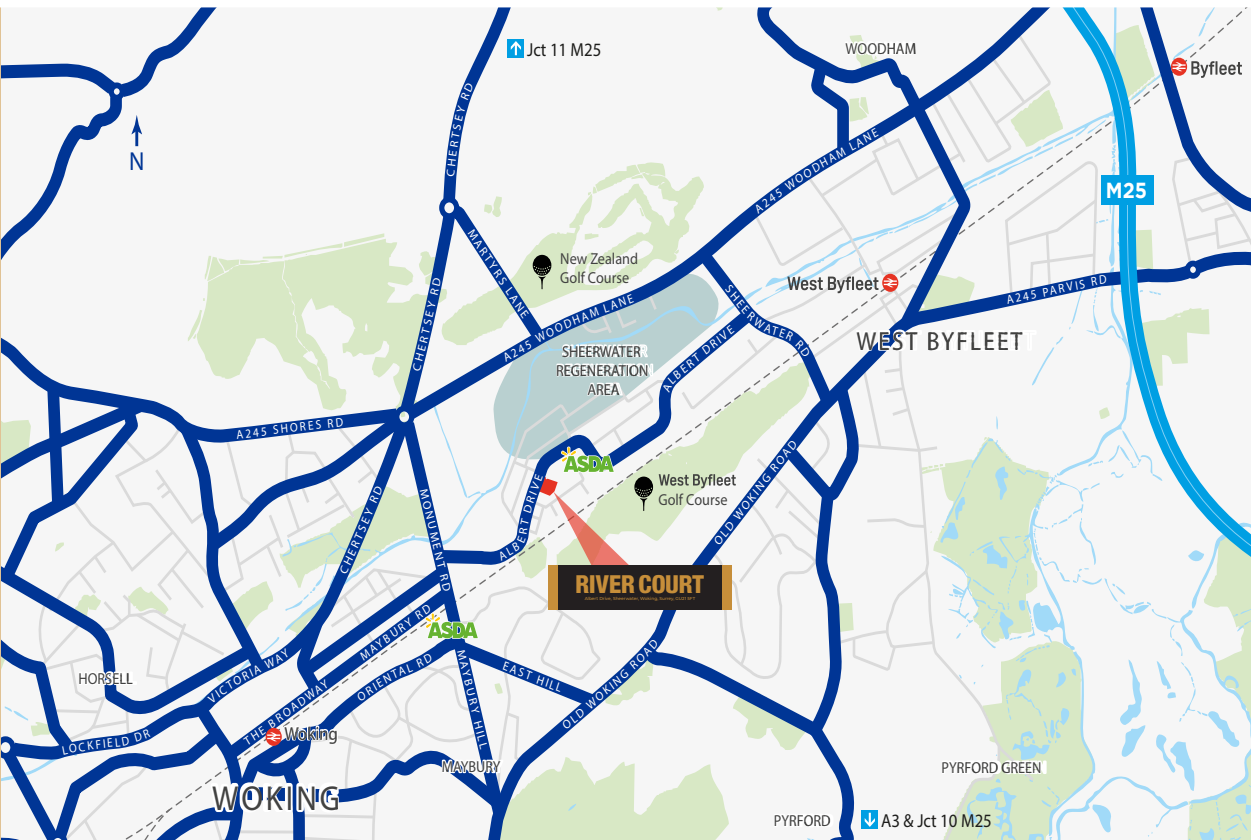
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EDUCATION

Woking is well-known for its excellent standard of education, with many primary and secondary schools achieving Outstanding rating via Ofsted. St John the Baptist Catholic Comprehensive School is regularly amongst the top achievers for GCSE results across the region.

There are 11 primary schools within just two miles from River Court, all of which are currently achieving a Good or Outstanding Ofsted rating. There are a further 4 secondary schools within the same proximity – including the aforementioned St John the Baptist School, around 1.5 miles from River Court. Again, each of these secondary schools have received the highest two Ofsted ratings.



TRANSPORT



ROAD

Woking benefits from excellent road connections being strategically located 5 miles south west of Junction 11 of the M25. The M3 runs close to the town and is accessed via Junction 3 which lies 7 miles to the north west.



RAIL

Woking Railway Station provides up to 15 passenger trains per hour in to London Waterloo. There is a direct service with an approximate journey time of 25 minutes. There is also a regular train service to Guildford which is reachable in under 10 minutes as well as services to Portsmouth and Southampton.



AIR

Heathrow International Airport is located approximately 13 miles away and can be accessed via the M25 with a drive time of 30 minutes. London Gatwick is located approximately 31 miles away and can be reached within a one hour drive.

Woking Park

A huge range of indoor and outdoor leisure opportunities are available year round within Woking's Park's 43 acres of attractive landscaped gardens, including Woking Leisure Centre and Pool in the Park. The ever-popular yearly Party in the Park, creates a huge buzz and attracts thousands of visitors from near and far.



Bird in Hand

If typical English pub grub is more to your taste, give the Bird in Hand a visit. This rustic and dog friendly pub offers a classic menu with a twist and comes highly recommended, featuring within the Top 5 of Woking's best rated eateries on Tripadvisor. Don't miss out on the chance to sample one of the exquisite Sunday roasts or the wide range of ales that they are famed for!

Jubilee Square

A brand new public space in the heart of the town which 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, Goldsworth Park is a popular attraction for both visitors and locals alike.

LOCAL DELIGHTS

New Victoria Theatre

Enjoy one of the excellent shows at the New Victoria Theatre - one of the largest receiving house theatres outside London. Regularly featured in the theatre's schedule are award-winning shows and large-scale musicals.



Cellar Magneval Wine Bar

Situated just off of the High Street is an expansive wine shop by day and a lively wine bar by night. Featuring a wide selection of fine and exotic wines, there is something here for everyone, and the cosy size and dimly lit lighting make this the perfect destination for a romantic evening out!

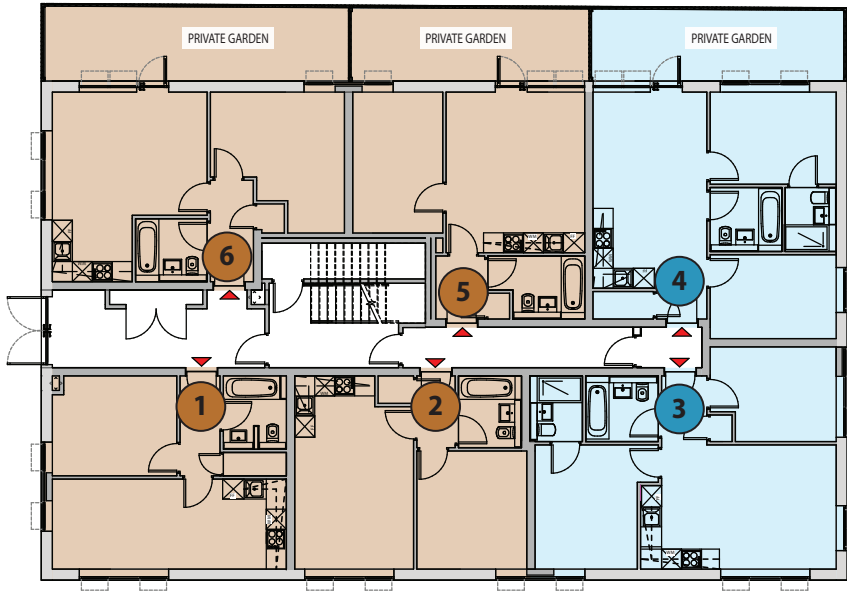
Bacaro

For evenings out there is no better setting than Bacaro, a popular Italian tapas restaurant with an abundance of authentic street food, delightful cocktails and tasty Italian wine. Unwind with friends or colleagues and take in the Italian delights that this intimate haunt has to offer.

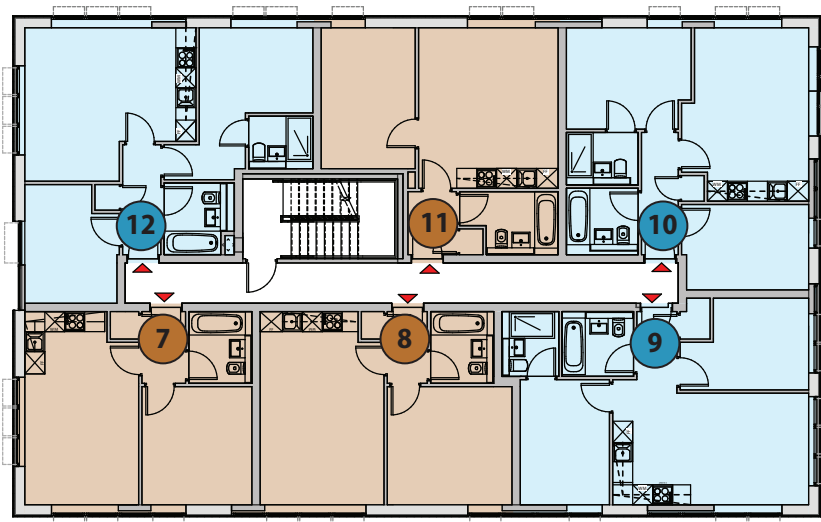


UNIT 1

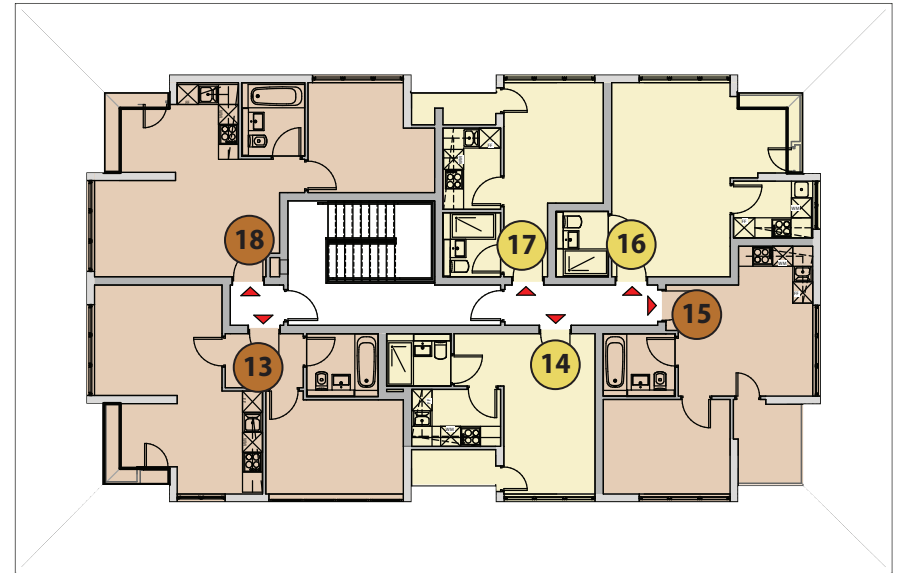
GROUND FLOOR



FIRST FLOOR



LOFT FLOOR



● STUDIO
 ● 1 BEDROOM
 ● 2 BEDROOM

GROUND FLOOR

- 1** | 1 BEDROOM
440 FT²
- 2** | 1 BEDROOM
433 FT²
- 3** | 2 BEDROOMS
605 FT²
- 4** | 2 BEDROOMS
560 FT²
+ private garden
- 5** | 1 BEDROOM
441 FT²
+ private garden
- 6** | 1 BEDROOM
495 FT²
+ private garden

FIRST FLOOR

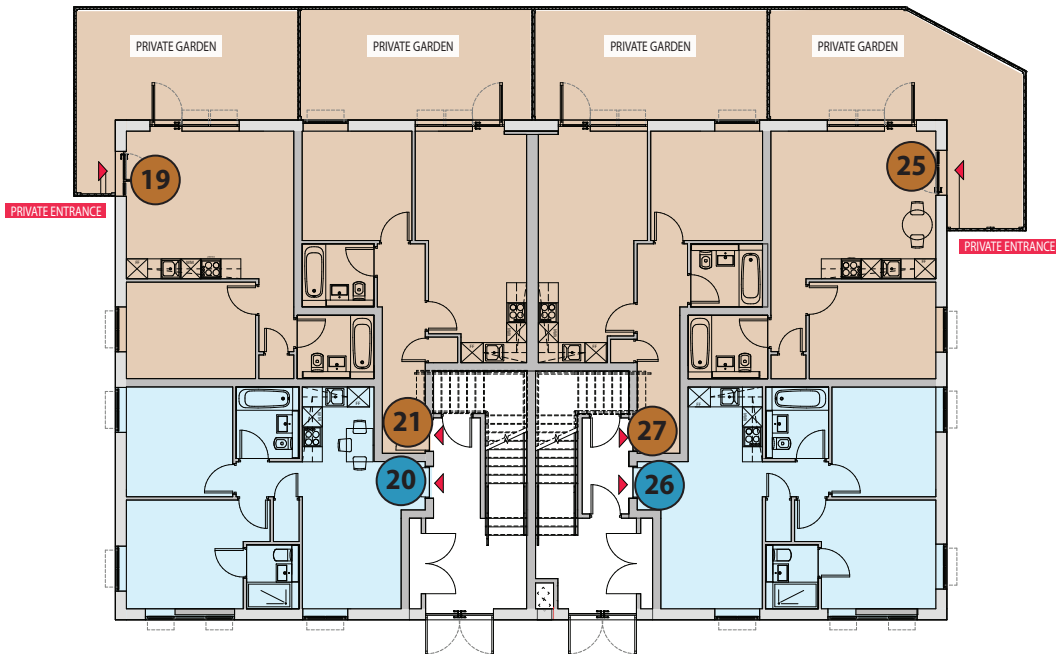
- 7** | 1 BEDROOM
426 FT²
- 8** | 1 BEDROOM
460 FT²
- 9** | 2 BEDROOMS
568 FT²
- 10** | 2 BEDROOMS
576 FT²
- 11** | 1 BEDROOM
451 FT²
- 12** | 2 BEDROOMS
614 FT²

LOFT FLOOR

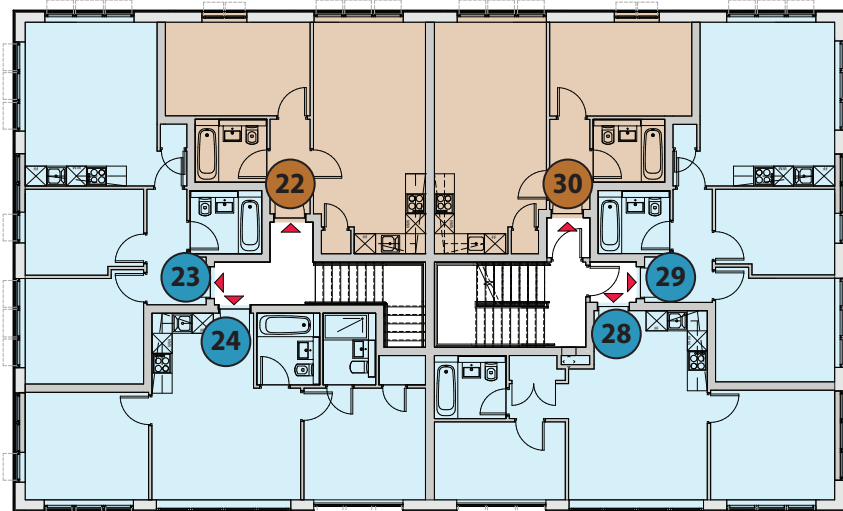
- 13** | 1 BEDROOM
498 FT²
- 14** | STUDIO
278 FT²
- 15** | 1 BEDROOM
393 FT²
- 16** | STUDIO
357 FT²
- 17** | STUDIO
252 FT²
- 18** | 1 BEDROOM
468 FT²

UNITS 2&3

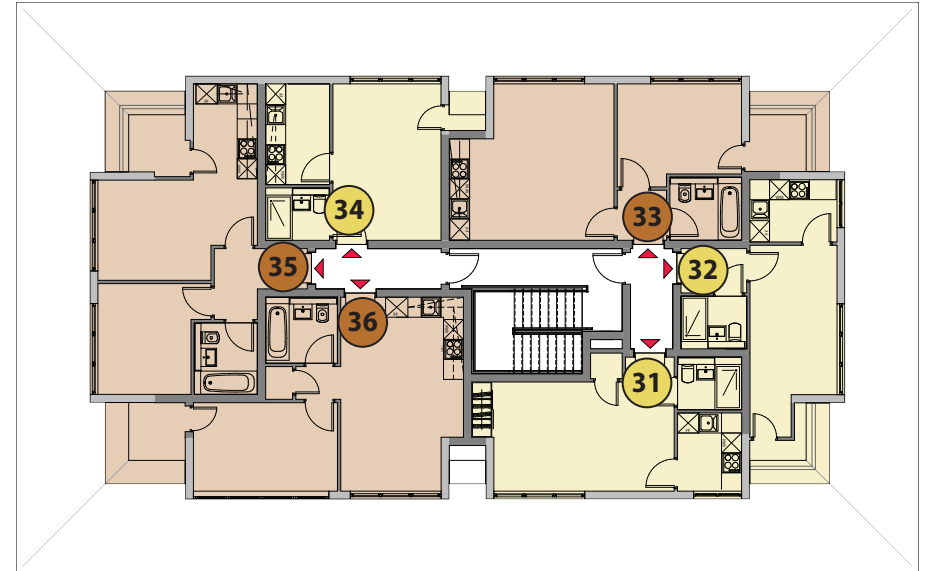
GROUND FLOOR



FIRST FLOOR



LOFT FLOOR



● STUDIO
 ● 1 BEDROOM
 ● 2 BEDROOM

GROUND FLOOR

- 19 | 1 BEDROOM
453 FT²
private entrance + private garden
- 20 | 2 BEDROOMS
584 FT²
- 21 | 1 BEDROOM
501 FT²
+ private garden
- 25 | 1 BEDROOMS
449 FT²
private entrance + private garden
- 26 | 2 BEDROOMS
583 FT²
- 27 | 1 BEDROOM
498 FT²
+ private garden

FIRST FLOOR

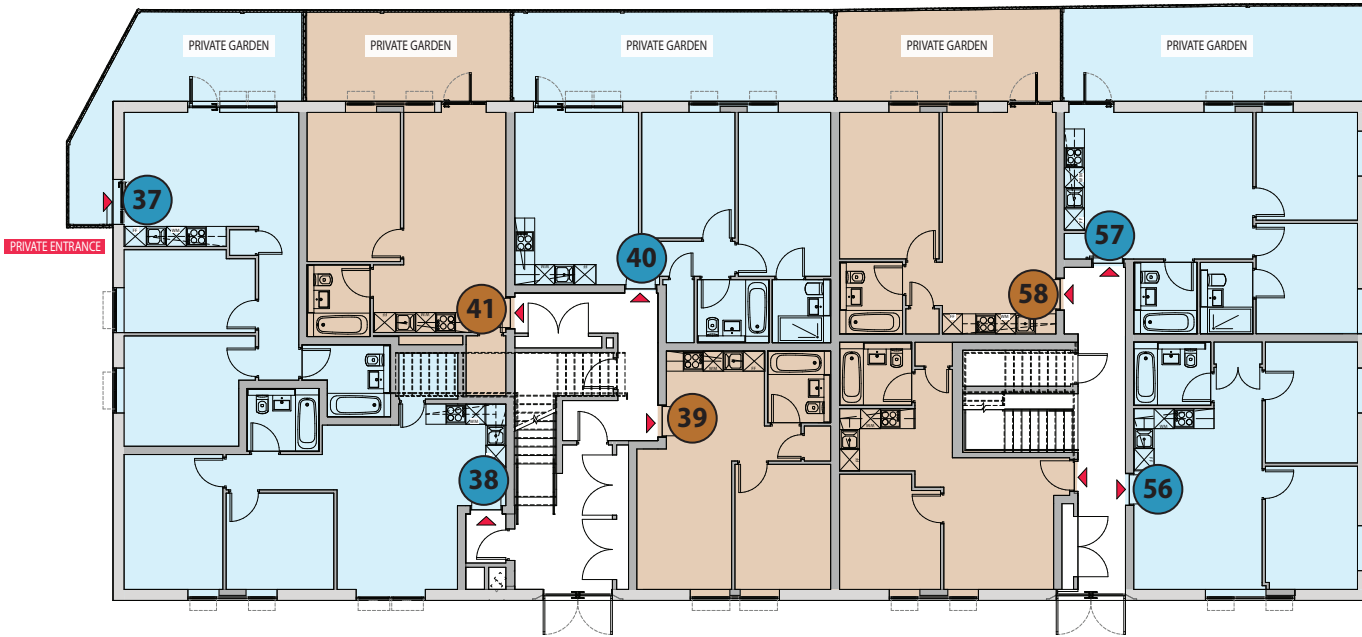
- 22 | 1 BEDROOM
474 FT²
- 23 | 2 BEDROOMS
560 FT²
- 24 | 2 BEDROOMS
608 FT²
- 28 | 2 BEDROOMS
569 FT²
- 29 | 2 BEDROOMS
564 FT²
- 30 | 1 BEDROOM
468 FT²

LOFT FLOOR

- 31 | STUDIO
319 FT²
- 32 | STUDIO
298 FT²
- 33 | 1 BEDROOM
470 FT²
- 34 | STUDIO
284 FT²
- 35 | 1 BEDROOM
467 FT²
- 36 | 1 BEDROOM
474 FT²

UNITS 4,5&6

GROUND FLOOR

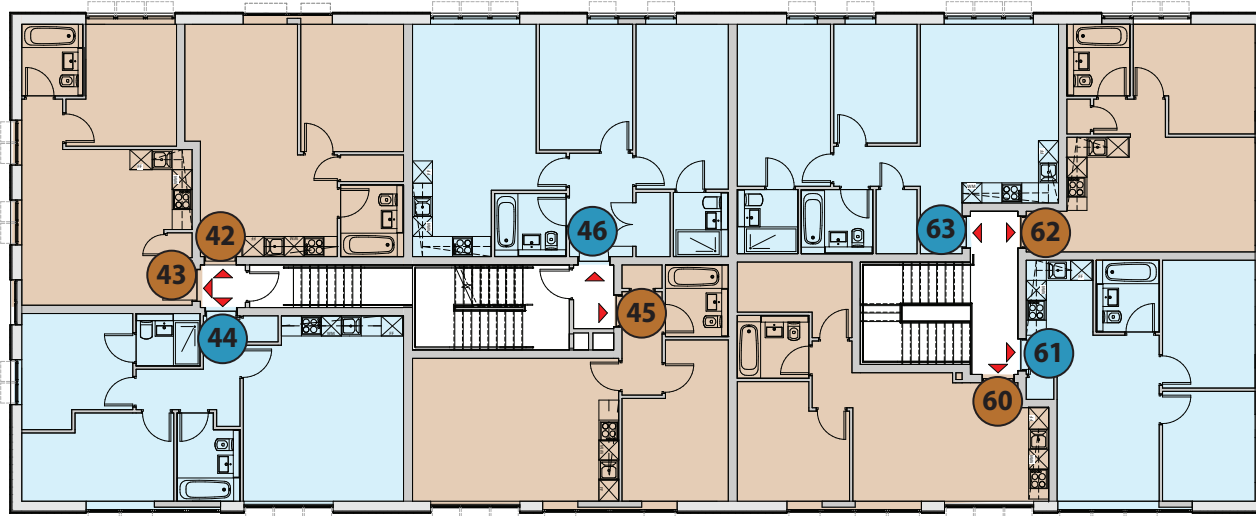


● STUDIO
 ● 1 BEDROOM
 ● 2 BEDROOM

GROUND FLOOR

- | | |
|---|---|
| <p>37 2 BEDROOMS
582 FT²
<i>private entrance + private garden</i></p> <p>38 2 BEDROOMS
612 FT²</p> <p>39 1 BEDROOM
421 FT²</p> <p>40 2 BEDROOMS
621 FT²
<i>+ private garden</i></p> <p>41 1 BEDROOM
462 FT²
<i>+ private garden</i></p> | <p>56 2 BEDROOMS
538 FT²</p> <p>57 2 BEDROOMS
580 FT²
<i>+ private garden</i></p> <p>58 1 BEDROOM
466 FT²
<i>+ private garden</i></p> <p>59 1 BEDROOM
406 FT²</p> |
|---|---|

FIRST FLOOR

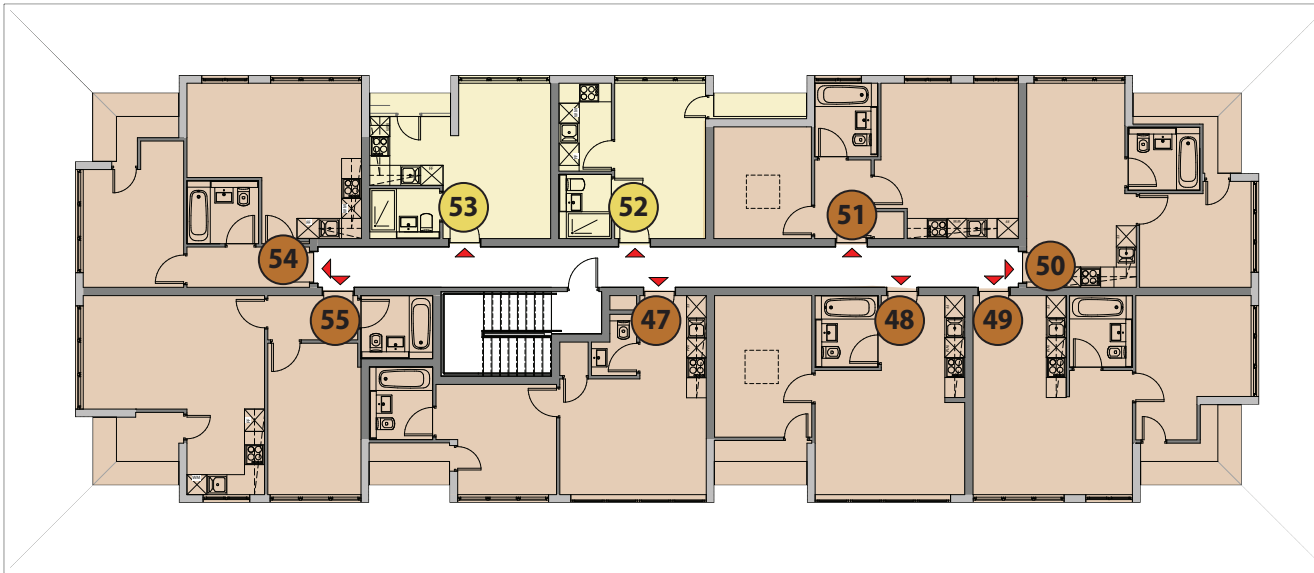


FIRST FLOOR

- | | |
|---|---|
| <p>42 1 BEDROOM
477 FT²</p> <p>43 1 BEDROOM
447 FT²</p> <p>44 2 BEDROOMS
692 FT²</p> <p>45 1 BEDROOM
536 FT²</p> <p>46 2 BEDROOMS
714 FT²</p> | <p>60 1 BEDROOM
496 FT²</p> <p>61 2 BEDROOMS
506 FT²</p> <p>62 1 BEDROOM
433 FT²</p> <p>63 2 BEDROOMS
668 FT²</p> |
|---|---|

LOFT FLOOR

● STUDIO
 ● 1 BEDROOM
 ● 2 BEDROOM



LOFT FLOOR

- | | | | |
|-----------|----------------------------------|-----------|----------------------------------|
| 47 | 1 BEDROOM
457 FT ² | 52 | STUDIO
236 FT ² |
| 48 | 1 BEDROOM
465 FT ² | 53 | STUDIO
253 FT ² |
| 49 | 1 BEDROOM
499 FT ² | 54 | 1 BEDROOM
496 FT ² |
| 50 | 1 BEDROOM
401 FT ² | 55 | 1 BEDROOM
550 FT ² |
| 51 | 1 BEDROOM
422 FT ² | | |



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