

Windmill Court

Windmill Lane , Surbiton, Surrey KT6 5LZ

Three luxury 1 & 2 bedroom apartments







Windmill Court



Windmill Court, situated in Surbiton, is a development of three 1 and 2 bedroom luxury apartments, each with their own private entrance and garden.

This contemporary designed property is situated within walking distance of Surbiton Station, probably one of the best rail services to London Waterloo. The apartments have been thoughtfully laid out with modern fitted kitchens and Bathroom and all have the benefit of private gardens.

Local shops including Sainsbury's, Waitrose and a local Marks and Spencer, all within walking distance.

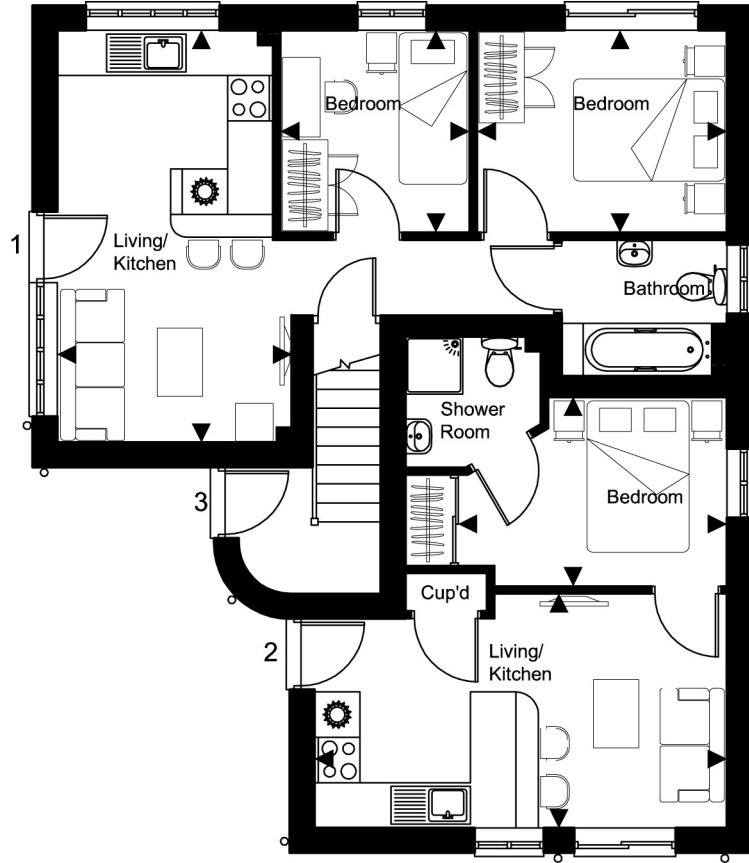
Access to the A3, M25, Gatwick and Heathrow Airports are also nearby.

Added to the excellent facilities close by, the properties are only a short walk for the River Thames with other benefits such as Hampton Court and Bushy Park only a short drive away.

For those who are keen on Golf both Surbiton and Coombe Hill golf club are a short drive away.

For more comprehensive shopping you have Kingston upon Thames with such household brands as John Lewis and Bentalls just along the river and a number of other leisure facilities, including The Nuffield Health Gym, David Lloyd and Esporta.



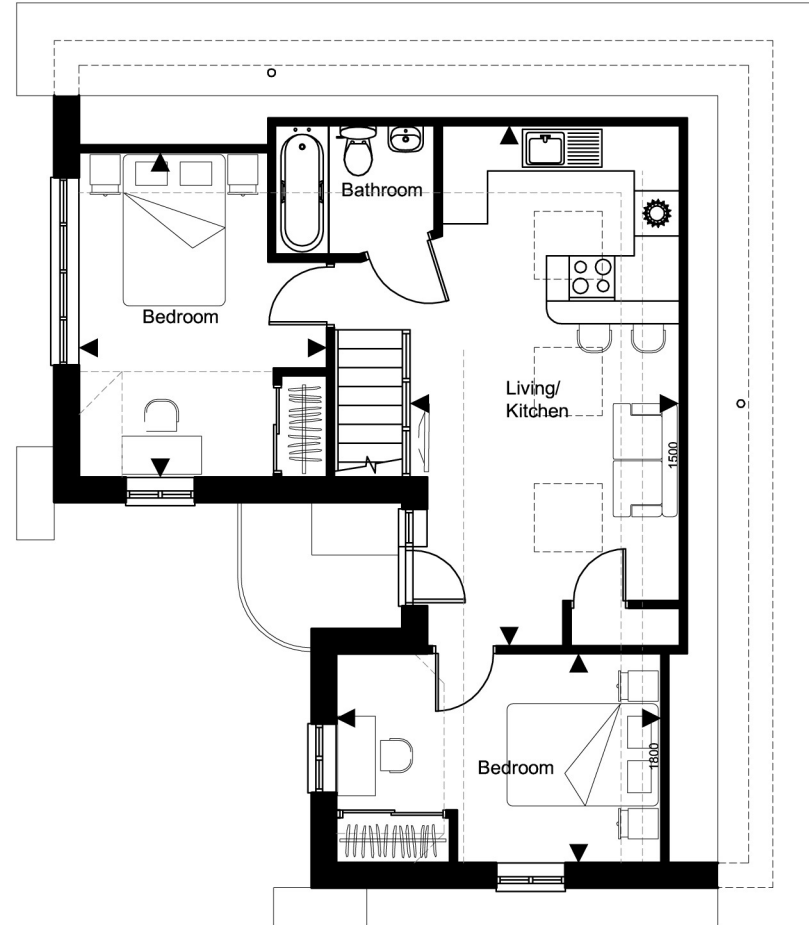


Plot One

Living/Kitchen 17'8" x 9'8" (5.40 x 2.95)
 Bedroom 8'2" x 8'9" (2.50 x 2.675)
 Bedroom 10'9" x 8'9" (3.3 x 2.675)

Plot Two

Living/Kitchen 17'8" x 9'8" (5.40 x 2.95)
 Bedroom 8'1" x 11'7" (2.475 x 3.525)



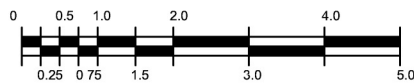
Plot Three

Living/Kitchen 11'8" x 22'6" (3.555 x 6.88)
 Bedroom 14'1" x 10'8" (4.295 x 3.275)
 Bedroom 14'1" x 9'1" (4.295 x 2.770)

All dimensions given are maximum room sizes

All dimensions given are maximum room sizes

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Scale Bar (in metres)

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include ensuites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult your sales advisor.





Specification



Luxury kitchens

- individually designed kitchen
- quality oven & hob
- extractor canopy
- integrated fridge/freezer
- integrated washer/dryer
- ceramic tiled floor
- laminate worktops

Quality bathrooms`

- luxuray sanitary ware
- quality chrome taps
- contemapry wall tiling
- ceramic tiled floors

Heating & insulation

- gas fired central heating
- combination boiler
- centrally heated radiators with thermostic controls
- insulation to premier guarantee standards
- quality UPVC double glazing

Entertainment & communication

- cat 6 cabling for multi-room tv and audio
- pre-wired for ceiling speakers
- communal satellite dish and digital aerial installed (usual subscriptions/licences required)
- telephone point to living room and bedrooms

Lighting

- low voltage downlights throughout
- pelmet and canopy lighting to kitchen

Finishing touches

- walls and ceilings painted white throughout
- all internal woodwork painted white



About Astindale

Astindale was established in 2002 and has built a reputation for high quality houses and apartments set in carefully chosen locations. The company's aim is to provide individually designed housing for the modern lifestyle.

Over the past decade Astindale has built a range of properties, both traditional and modern in Kent, Surrey and South London. The company has won awards for both its modern and contemporary schemes.

All our new homes come with a nhbc or premier guarantee and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required by these organisations and carry their 10 year guarantee.





For sales enquiries, please contact
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