

THE
GABLES

144

LONDON
ROAD

GUILDFORD - SURREY
GU1 1FG

No. 9-14

A modern dining room with a white table, brown chairs, and a kitchen in the background. The kitchen features white cabinets, a stainless steel microwave, and a range hood. A chandelier with three pendant lights hangs over the table. A vase of white orchids is in the foreground on the left. A grey sofa is visible on the right. The floor is light-colored, and a patterned rug is in the foreground.

A DEVELOPMENT DESIGNED



FOR UNIQUE LIVING

An exquisite development of just 6 luxury two bedroom apartments. The Gables is beautifully appointed throughout, with lift access to the upper floors where there is just two apartments on each floor.

There is shared communal gardens with apartment 9 having direct access from an open plan kitchen lounge via the French doors and a patio.

Each apartment offers some unique design features including an off white shaker style kitchen with white stone worktops. The floors are in a light grey wood effect click floor.

All apartments benefit from one parking space with additional visitor parking, set amongst lush, landscaped grounds.



THE
GABLES

Computer generated image for illustrative purposes only



A scenic landscape at sunset. The sky is filled with vibrant, streaked clouds in shades of pink, orange, and purple, transitioning to a clear blue at the top. In the foreground, a rustic wooden bench made of several thick, weathered log sections sits on a grassy field. The background features a dense line of dark evergreen trees under the twilight sky.

THE PERFECT LOCATION

FOR MODERN DAY LIVING

Guildford, the capital of Surrey, is a firm favourite with families and young professionals alike, bringing a sense of countryside living to a bustling and thriving town. Pay a visit to Newlands Corner and you are bound to find couples strolling and dog owners walking their beloved pets, any time of day.

Alternately, spend an evening in Guildford's Odeon 9 screen cinema or at the Yvonne Arnaud theatre watching a play, or take a trip to one of Guildford's numerous bars or pubs and enjoy a drink by the river or just watch the World go by.

There's a huge choice of dining and leisure options on your doorstep, a stunning, cobbled High Street with both national brands sitting side by side with delightful, independent boutiques, three shopping malls and the choice of two stations providing access to London and the whole of the South of England.



SUPERB CONNECTIVITY

Guildford is one of the best-connected locations in the South with London Waterloo accessible in as little as 36 minutes from Guildford's main station, which provides a regular and frequent service.

Guildford 'sits' on the A3 and, as a result, benefits from direct road access to central London in just 31.8 miles. The A3 also provides access to the M25 in just 14 minutes (under 10 miles).

For the international traveller or air crew, Heathrow is just 29 minutes away (21.9 miles) with Gatwick found within 42 minutes (33.6 miles).

The South Coast is easily reached by car with Portsmouth approximately 50 minutes away (43.8 miles), where you can find ferries to the picturesque Isle of Wight. Stunning West Wittering is also just over an hour (55.7 miles) from Guildford.





*Areas of local natural
beauty include;
Newlands Corner
Pewley Down
Stoke Park
Loseley Park
The Wey Towpath
Shalford Park*

SURROUNDED

Guildford is home to some of the South's largest open spaces and beautiful nature sanctuaries. The area also offers many smaller parks and a selection of some of Surrey's finest Country homes and gardens including stunning Loseley House.

BY GREEN SPACES

There are also numerous golf courses in the area, ideal for all standards of golfers, including; Guildford Golf Club, Sutton Green, Clandon Golf and Roker Park.







EATING OUT- A FABULOUS CHOICE

From street foods served in the uber trendy Thaikhun, extensive cafes, bistros and chain restaurants such as Pizza Express, Guildford offers cuisine to suit every palate with restaurants offering tasty bites from the four corners of the earth.

Whether you want to eat in the bustling town centre or fancy a quiet meal along the river, Guildford has it covered;

Thai Terrace
Cote Brasserie
Olivo
Rumwong
Meat the Greek
The March Hare
DeNada
Sushi Nara
Franco Manca
La Casita
The Ivy



FANTASTIC ARRAY OF SHOPPING OPTIONS

Along with its stunning cobbled High Street with frequent street markets, Guildford has a superb range of retail outlets, from boutique clothes shops to major brand stores in North Street, The High Street and The Friary shopping centre & food court.

Guildford has also recently seen the landmark redevelopment of the elegant Tunsgate Quarter, situated half way along the picturesque High Street.

Local shops include;

TM Lewin

Mappin & Webb

Cath Kidston

The White Company

Urban Outfitters

Kiko

Kurt Geiger

Top Shop



GROUND FLOOR



No. 9

No. 10

No. 9 & 10
(769 sq ft / 71sq m)

LIVING/DINING/KITCHEN	6868 × 4587	22' 7" × 15' 1"
BEDROOM 1	4561 × 3861	15' 0" × 12' 9"
BEDROOM 2	3503 × 3186	11' 6" × 10' 6"
BATHROOM	2325 × 1900	7' 8" × 6' 3"
BEDROOM 1 ENSUITE	2548 × 1677	8' 5" × 5' 7"

FIRST FLOOR



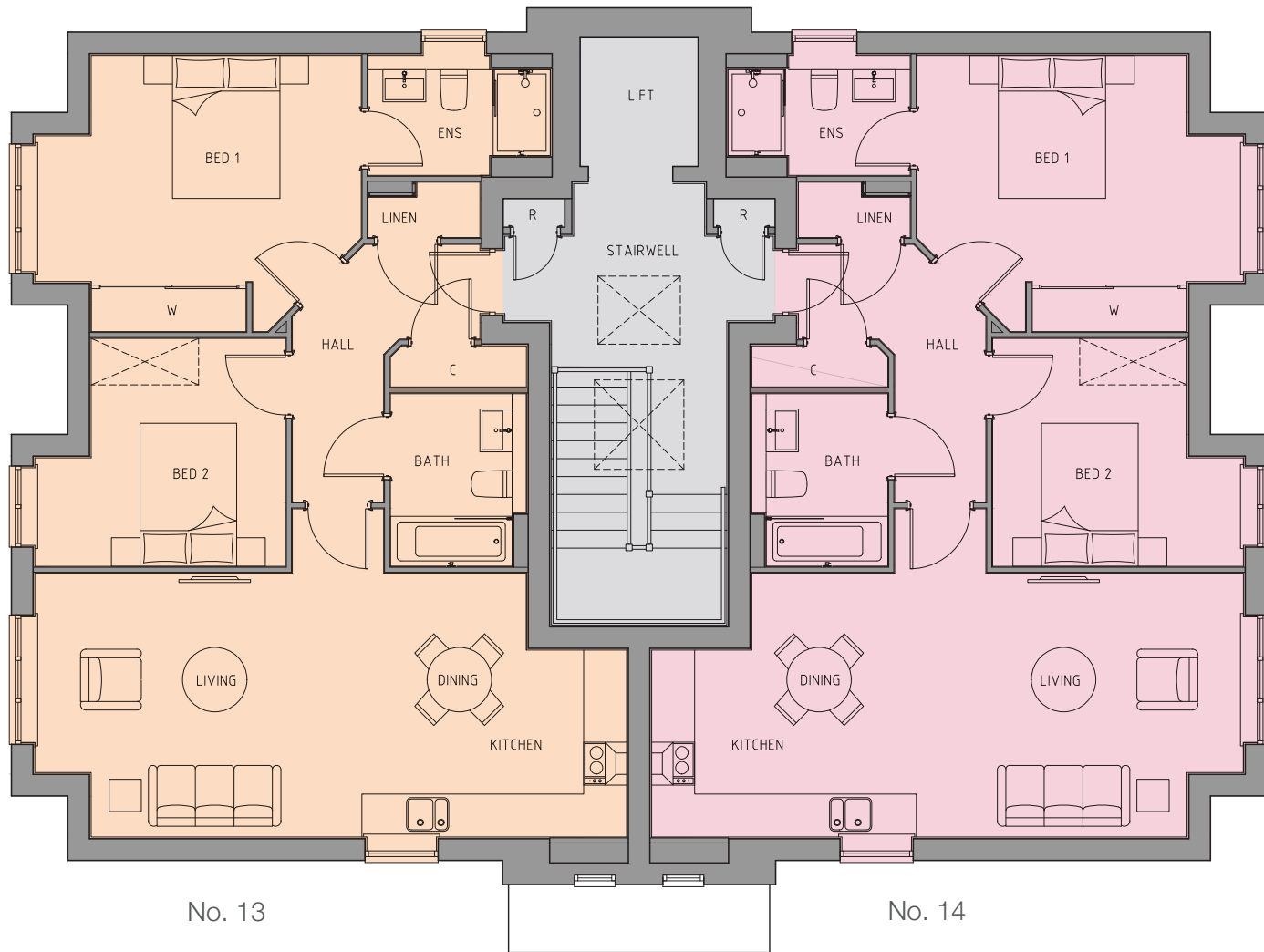
No. 11

No. 12

No. 11 & 12
(813 sq ft / 75sq m)

LIVING/DINING/KITCHEN	8268 × 4587	27' 2" × 15' 1"
BEDROOM 1	4561 × 3861	15' 0" × 12' 9"
BEDROOM 2	3503 × 3186	11' 6" × 10' 6"
BATHROOM	2325 × 1900	7' 8" × 6' 3"
BEDROOM 1 ENSUITE	2548 × 1677	8' 5" × 5' 7"

SECOND FLOOR



No. 13

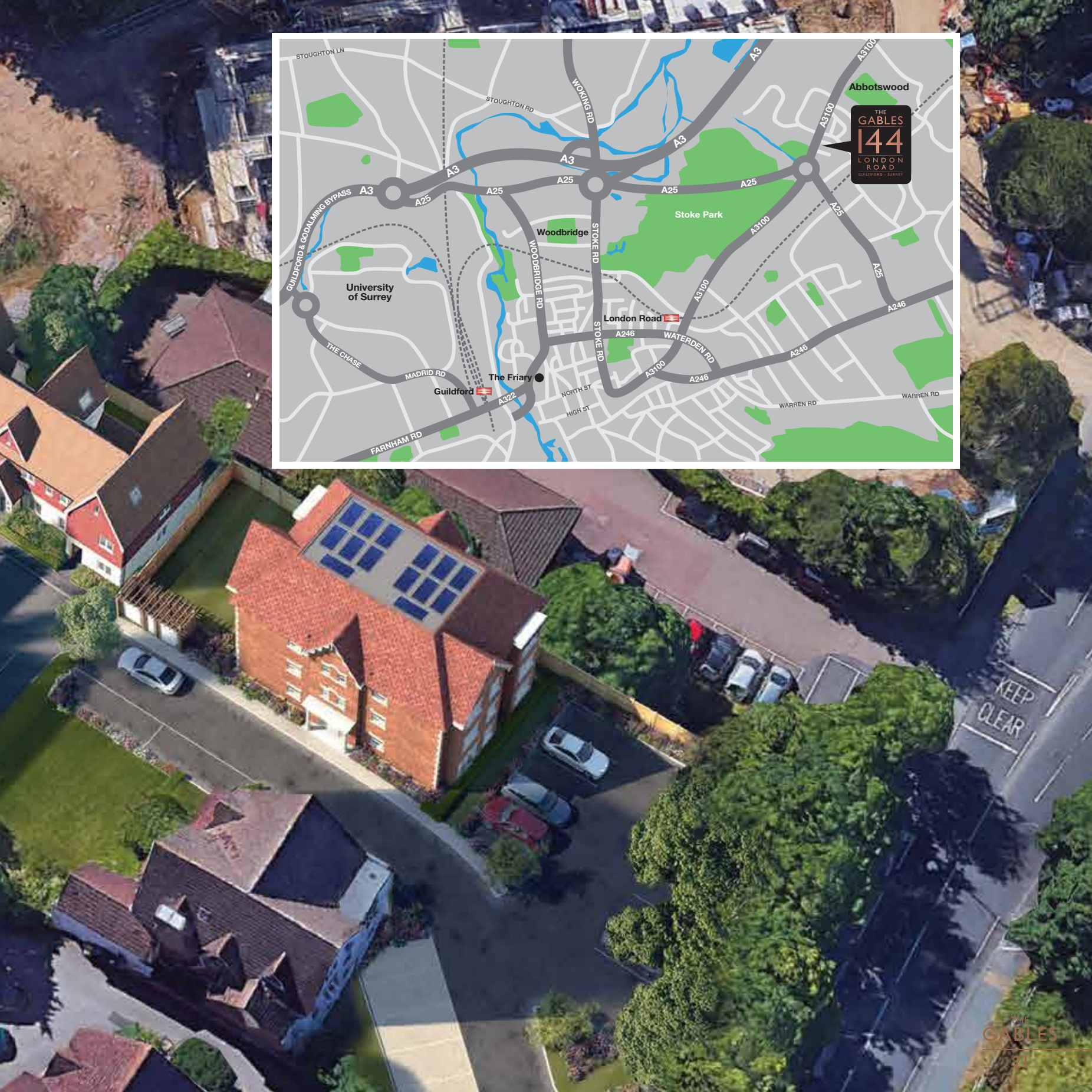
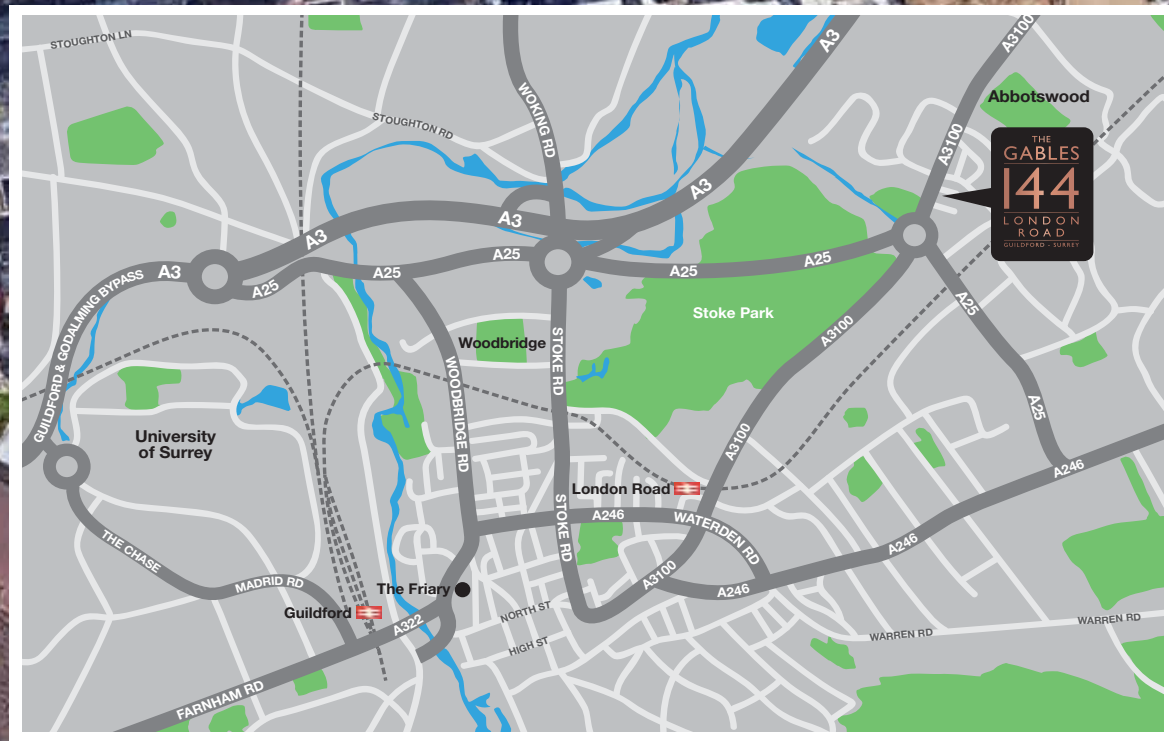
No. 14

No. 13 & 14
(813 sq ft / 75sq m)

LIVING/DINING/KITCHEN	8268 × 4587	27' 2" × 15' 1"
BEDROOM 1	4561 × 3861	15' 0" × 12' 9"
BEDROOM 2	3503 × 3186	11' 6" × 10' 6"
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DESIGNED FOR YOU

DESIGNER KITCHENS

- Shaker style kitchen
- Stone worktops, upstands and stone splashback to hob (colour choice available subject to build stage)
- Under unit LED lighting
- Appliances to include Bosch single oven, microwave & gas four ring hob & cooker hood
- 1.5 bowl and single lever tap
- Integrated appliances include a Zanussi Fridge Freezer 70/30 & CDA Washer-Dryer & Dishwasher
- Integrated 3 x 10 ltr ecobins – for easy recycling

STYLISH BATHROOMS & EN-SUITES

- Contemporary vanity units with 600mm basin
- Duravit soft close w/c
- Grohe push plate cistern with dual flush system
- Ceramic tiles to bath/shower areas and behind w/c (colour choice available subject to build stage)
- Polished chrome mixer taps and shower controls
- Thermostatically controlled shower
- Bath with shower attachment and glass screen
- Low profile shower unit and shower screen
- Polished chrome heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in wood effect click flooring (colour choice available subject to build stage)







INTERIOR FEATURES

- White walls and white ceilings
- Doors - 4 panel in a French Grey colour
- Fitted mirror fronted wardrobes to master bedroom
- Wood effect click flooring
- Floor finish in bedrooms is not standard

ENERGY SAVING FEATURES

- Thermostatically controlled gas central heating throughout with radiators
- A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways kitchen and bathrooms
- Pendant & feature lighting to key areas
- Dusk-to-dawn sensors to external lighting to reduce electricity usage

HOME ENTERTAINMENT & COMMUNICATIONS

- TV point to living room and master bedroom
- Multimedia plate to living area including BT, TV, DAB, Sky Q, Terrestrial Channels, for connection by individual purchasers

SECURITY & PEACE OF MIND

- Double glazed windows with locking system
- Video Entry System
- High security multi point locking apartment entrance doors
- Mains operated smoke/carbon monoxide detector (with battery back-up)

COMMUNAL & EXTERNAL AREAS

- Lift access to all floors
- Each apartment comes with one allocated parking space (visitor parking available)
- Two electric car charging points available
- Photovoltaics for communal areas use to reduce service charges
- Communal hallway finished with tiled flooring and hard wearing carpet to stairs/upper floors
- External bollard lighting and up/down lights to individual homes
- Cycle & Bin storage

WARRANTY & AFTER CARE

- 10 year NHBC 'Buildmark' warranty and insurance policy
- Full demonstration of your new home before we hand you your keys





ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 47 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.



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Registered House-Builder



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