



**P H O E N I X**

**H O U S E**

**W E S T B Y F L E E T**

# WELCOME

TO PHOENIX HOUSE



Visit our site for  
more information

An exceptional collection of 32 luxury apartments situated in the vibrant heart of West Byfleet village. Perfect for commuting, Phoenix House is just a short walk to West Byfleet station, providing fast journeys direct to London Waterloo.

Created and constructed by Richbridge Property Group

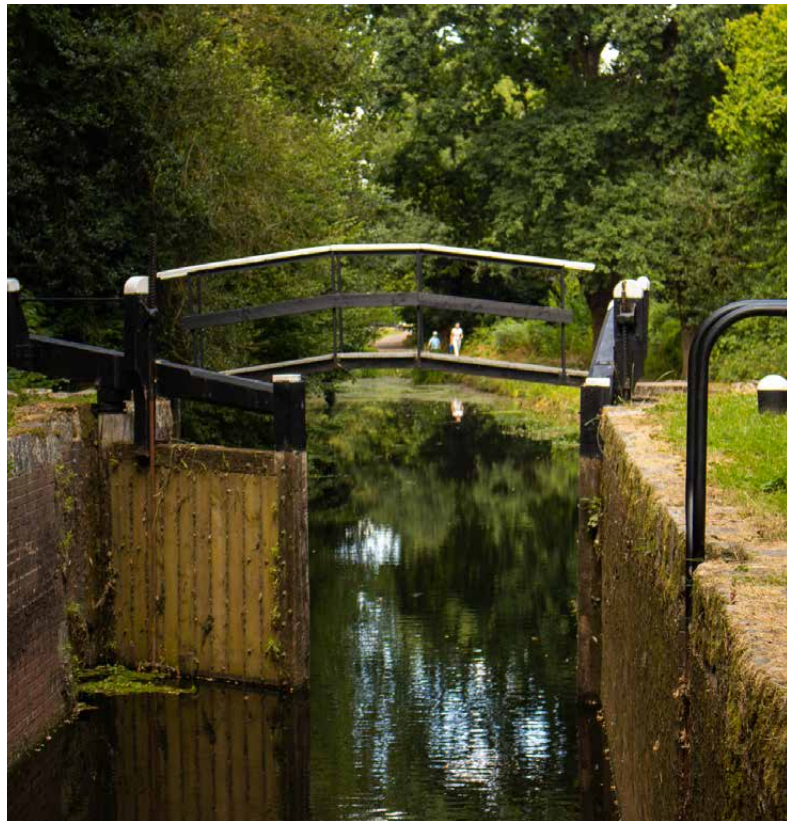




Phoenix House

# LIVING IN THE HEART OF TOWN

Although officially a village, West Byfleet has the atmosphere of a small and vibrant town, with good restaurants and a diverse range of local shops. A Waitrose is in the village and bigger superstores can be found at the nearby Brooklands retail park.





PERFECT FOR  
**COMMUTING**

Surrounded by the beautiful Surrey countryside with delightful canalside walks on your doorstep, yet still within easy reach of London.



WEST BYFLEET STATION



WOKING



SURBITON



CLAPHAM JUNCTION



WIMBLEDON



LONDON WATERLOO



ROAD



M25 JCT 11



GUILDFORD



KINGSTON UPON THAMES



HEATHROW AIRPORT



GATWICK AIRPORT

# SPECIFICATION



## KITCHEN

- Soft close Cashmere true handle-less German fitted kitchens
- Stone worktops
- Stainless steel kitchen sink
- Chrome kitchen mixer tap
- Fully integrated appliances including; fridge/freezer, washer / dryer, dishwasher, electric hob, oven & extractor
- Under cabinet lighting

## BATHROOM

- Fully tiled walls
- Underfloor heating
- Back to wall WC
- White sanitary ware with chrome fittings
- High gloss white vanity unit with mixer tap
- Rainfall shower head plus secondary handheld head
- Heated towel rail
- Feature lighting

## FLOORING

- Wood effect flooring to living/dining room and kitchen
- Plush carpet fitted to bedroom
- Porcelain tiles in bathrooms



## FITTINGS AND DECOR

- Bespoke European doors and architraves
- Contemporary style architrave and skirting
- Chrome door handles and locks
- Brilliant white ceilings
- Warm colouring to all rooms
- White satinwood joinery

## ICW 10 YEAR STRUCTURAL DEFECT WARRANTY



## GENERAL

- Electric panel heaters
- LED downlights throughout
- Pre-wired for phone, TV and Sky
- Plush carpets to communal areas
- Brushed chrome socket and switches
- Parking options available
- Cycle storage
- Secure entry video phone system

# GROUND FLOOR

Apartment	Type	Total GIA
1**	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )
2	One Bedroom	39.6m <sup>2</sup> (426ft <sup>2</sup> )
3***	Two Bedroom	63.4m <sup>2</sup> (682ft <sup>2</sup> )
4**	One Bedroom	51.4m <sup>2</sup> (538ft <sup>2</sup> )

Apartment	Type	Total GIA
5**	One Bedroom	37.2m <sup>2</sup> (398ft <sup>2</sup> )
6	One Bedroom	39.0m <sup>2</sup> (425ft <sup>2</sup> )
7**	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )
8**	One Bedroom	39.4m <sup>2</sup> (424ft <sup>2</sup> )

\*\*Juliet balcony

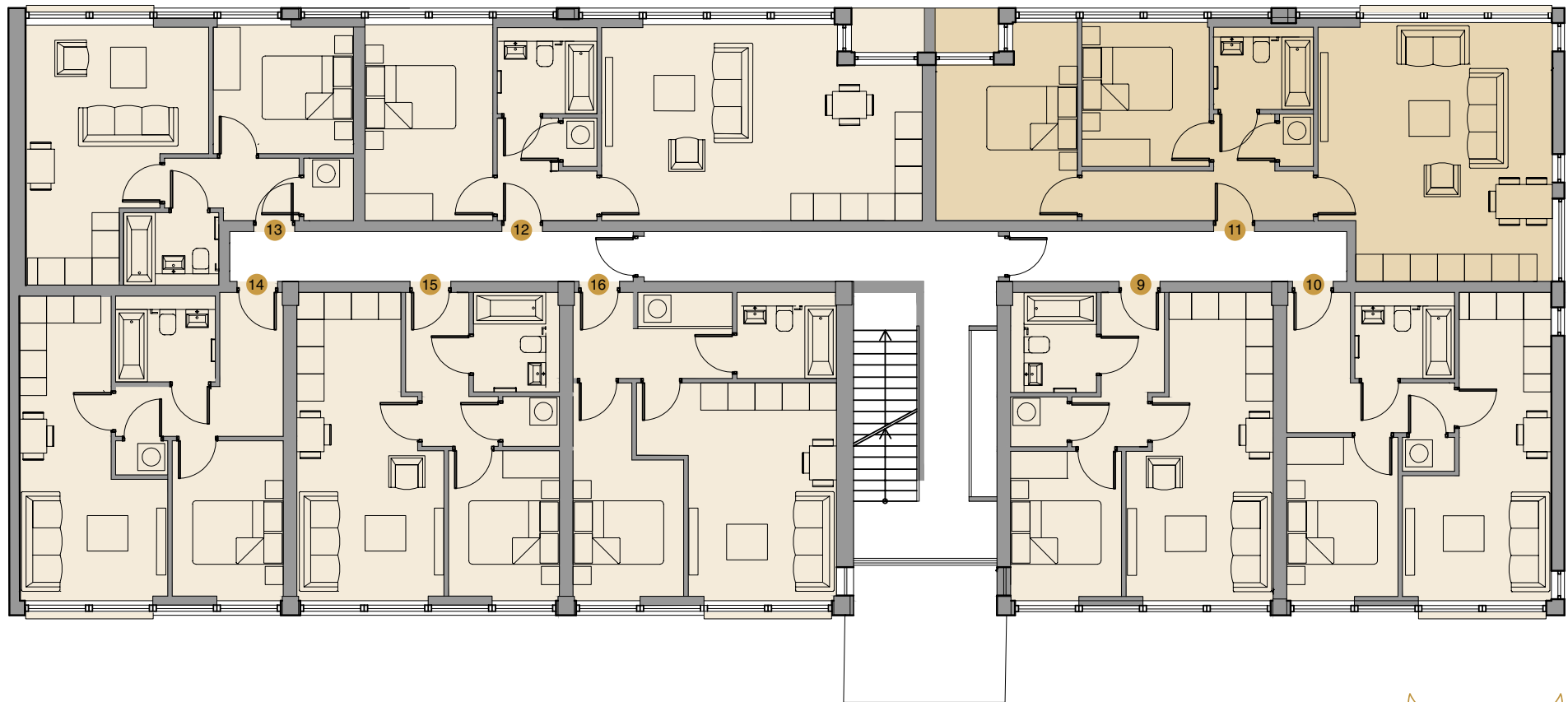




# FIRST FLOOR

Apartment	Type	Total GIA	Apartment	Type	Total GIA
9	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )	13**	One Bedroom	37.2m <sup>2</sup> (398ft <sup>2</sup> )
10**	One Bedroom	39.6m <sup>2</sup> (426ft <sup>2</sup> )	14**	One Bedroom	39.0m <sup>2</sup> (425ft <sup>2</sup> )
11***	Two Bedroom	63.4m <sup>2</sup> (682ft <sup>2</sup> )	15	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )
12*	One Bedroom	51.4m <sup>2</sup> (538ft <sup>2</sup> )	16**	One Bedroom	39.4m <sup>2</sup> (424ft <sup>2</sup> )

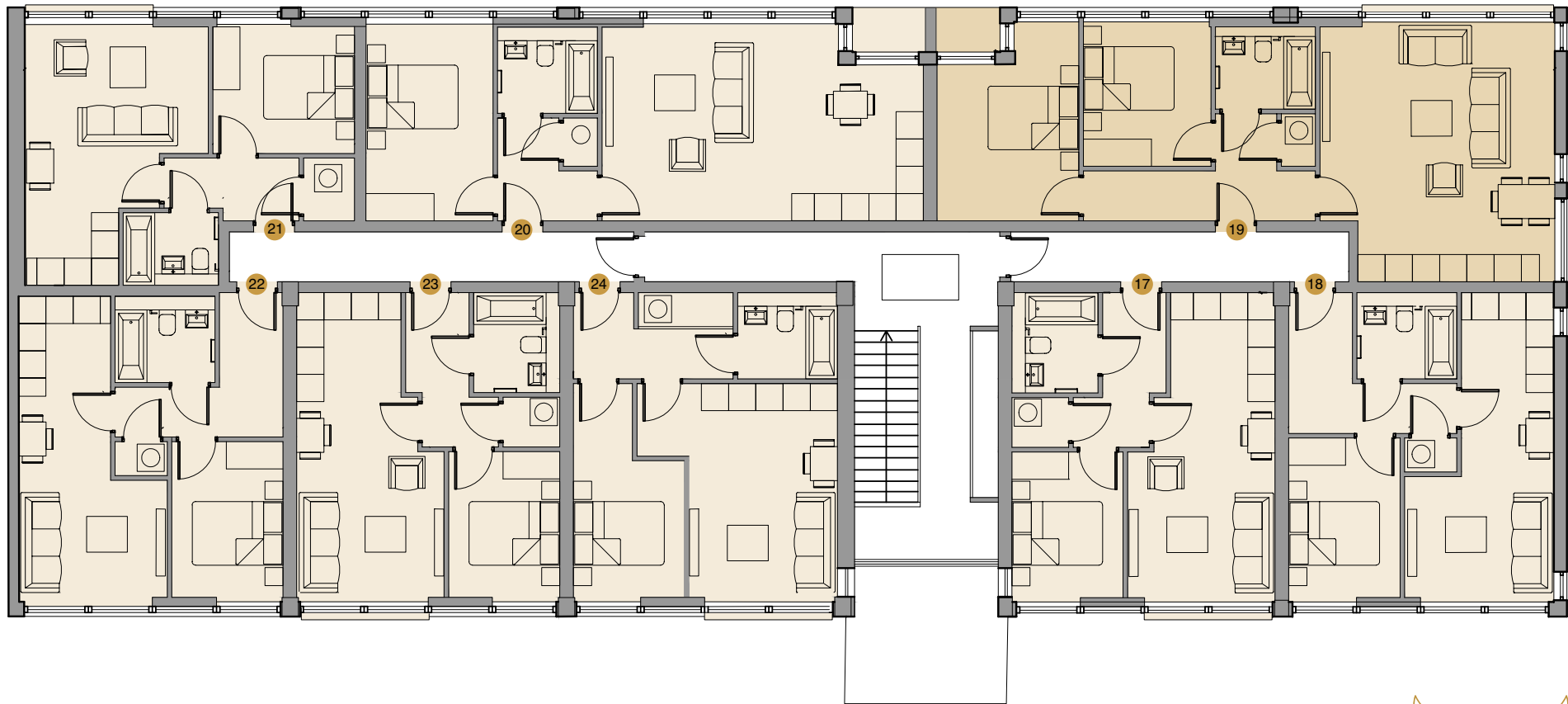
\*Balcony \*\*Juliet balcony



# SECOND FLOOR

Apartment	Type	Total GIA	Apartment	Type	Total GIA
17**	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )	21**	One Bedroom	37.2m <sup>2</sup> (398ft <sup>2</sup> )
18	One Bedroom	39.6m <sup>2</sup> (426ft <sup>2</sup> )	22	One Bedroom	39.0m <sup>2</sup> (425ft <sup>2</sup> )
19***	Two Bedroom	63.4m <sup>2</sup> (682ft <sup>2</sup> )	23**	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )
20*	One Bedroom	51.4m <sup>2</sup> (538ft <sup>2</sup> )	24**	One Bedroom	39.4m <sup>2</sup> (424ft <sup>2</sup> )

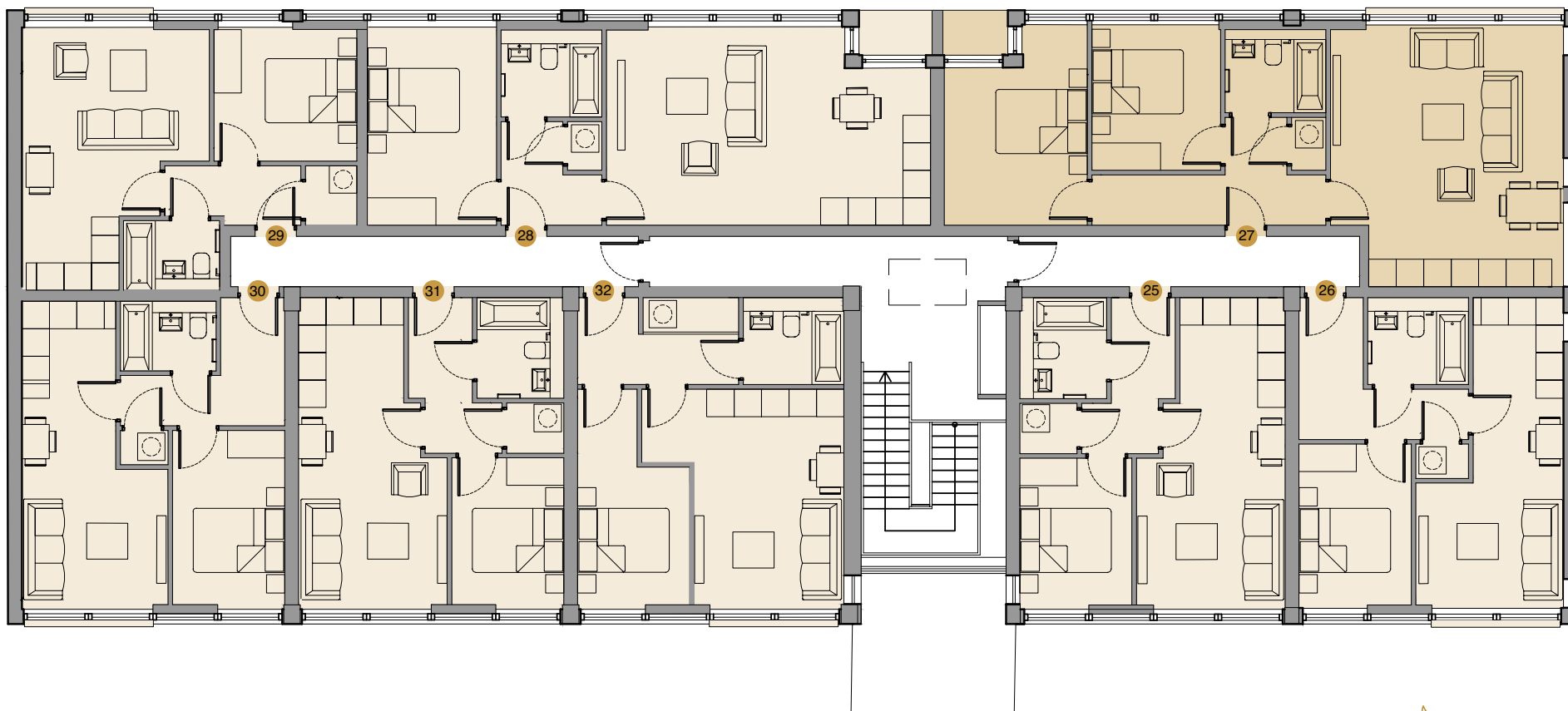
\*Balcony \*\*Juliet balcony



# THIRD FLOOR

Apartment	Type	Total GIA	Apartment	Type	Total GIA
25	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )	29**	One Bedroom	37.2m <sup>2</sup> (398ft <sup>2</sup> )
26*	One Bedroom	39.6m <sup>2</sup> (426ft <sup>2</sup> )	30*	One Bedroom	39.0m <sup>2</sup> (425ft <sup>2</sup> )
27***	Two Bedroom	63.4m <sup>2</sup> (682ft <sup>2</sup> )	31	One Bedroom	39.3m <sup>2</sup> (423ft <sup>2</sup> )
28*	One Bedroom	51.4m <sup>2</sup> (538ft <sup>2</sup> )	32**	One Bedroom	39.4m <sup>2</sup> (424ft <sup>2</sup> )

\*Balcony \*\*Juliet balcony



# HELP TO BUY



## SECURING YOUR NEW HOME IS EASIER THAN YOU THINK

With Help to Buy, if you are a first-time buyer, you can buy a new home with just 5% deposit.

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

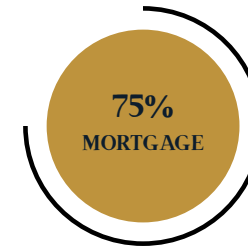
The Help to Buy Equity Loan is interest free for 5 years and can be repaid at any time or on the sale of the home.



You only need a minimum 5% deposit



The government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 75% mortgage from a bank or building society.



Maximum home purchase of £437,600

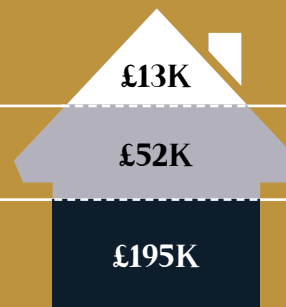
### HOW IT WORKS, TYPICAL EXAMPLE:

Cost of your new home £260,000

5% deposit £13,000

20% equity loan £52,000

75% mortgage £195,000



Buyer's 5% deposit

Government's 20% loan

75% mortgage from commercial lender



Backed by  
HM Government





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LAND & NEW HOMES

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