

GUILDGATE HOUSE

SHUTE END, WOKINGHAM RG40 1BJ

A LUXURY DEVELOPMENT OF SEVEN 1 BEDROOM APARTMENTS AND ONE 2 BEDROOM APARTMENT



Leisure and lifestyle options are seemingly endless, whether you are looking for a local gym, some retail therapy or a quiet stroll in unspoilt woodland. On the doorstep are renowned golf clubs East Berkshire and Bearwood Lakes, with Wentworth a short drive away, whilst Berkshire Racquets Club and Nirvana Spa are easily accessible should you wish to relax or visit the gym.

The retail hubs of Camberley, Reading and Guildford offer a variety of options with The Meadows, The Oracle and The Friary Centre all within striking distance. There are acres of woodland to explore at Crowthorne Woods and Heath Lake, whilst the Crown Estate at Swinley Forest and The Discovery Centre offer a day out for all of the family.





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An exciting new development of seven 1 bedroom apartments and one 2 bedroom apartment set over three floors. These stylish apartments offer the very best in modern contemporary living and a central location to Wokingham town centre and railway station.

There is easy access to London's Paddington, as well as the nearby A329M/M3/M4 motorways which are a short distance away. The historic market town is commonly voted amongst the top ten places to live in the U.K. and as a consequence is very popular with buyers and investors. The quality of life, excellent OFSTED reported schooling, low crime rates and numerous restaurants and bars make Wokingham stand out within Berkshire.





DIMENSIONS

GROUND FLOOR

APARTMENT 1

Living Room/Kitchen	24'8 x 12'6max
Bedroom One	14'11m x 12'9
Bedroom Two	12'4 x 11'8max

APARTMENT 2

Living Room/Kitchen	19'1 x 17'9
Bedroom	12'2 x 10'9



SOUND & THERMAL INSULATION

- Insulated cavity walls (Existing)
- Insulated floors
- Double glazed timber windows

DIMENSIONS

FIRST FLOOR

APARTMENT 3

Living Room	14' x 9'11
Kitchen	9'10 x 8'
Bedroom	12'11 x 9'8

APARTMENT 4

Living Room/Kitchen	24'9 x 12'7max
Bedroom	12'5 x 11'7

APARTMENT 5

Living Room/Kitchen	19' x 17'7
Bedroom	12'1 x 10'7



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CENTRAL HEATING & HOT WATER

- Heating is via electric panel heaters
- Thermostatically controlled radiators
- Pressurised water supply

ELECTRICAL

- White recessed down light's to Kitchen, Hall and Bathrooms
- Polished chrome switch plates and sockets (white inserts) to Hall, Kitchen and Reception rooms
- Telephone points to Living Room & Master Bedroom
- Generous supply of double power sockets
- TV points to Living Room, Kitchen and all Bedrooms
- Communal TV aerial & SKY dish fitted
- Pre-wiring for SKY + services
- Audio entry-phone in Hall
- Chrome bell to individual front door

KITCHEN

- Contemporary kitchen units from the Old School Kitchen Company
- Steel sink with mixer tap
- Bosch Integrated Appliances
- Stainless Steel Oven, Hob & Extractor Hood
- Integrated Fridge / Freezer
- Integrated Slimline Dishwasher
- Integrated Washer / Dryer
- Ceramic Tiled Floors from 'Criterion' range



DIMENSIONS

SECOND FLOOR

APARTMENT 6

Living Room	12'9 x 10'2
Kitchen	8'10 x 8'
Bedroom	10'10 x 8'8

APARTMENT 7

Living Room/Kitchen	22'4 x 9'9max
Bedroom	11'4 x 9'3

APARTMENT 8

Living Room/Kitchen	16'10m x 15'3
Bedroom	10'11 x 10'



BATHROOMS & ENSUITES

- Modern white 'Ideal Standard Playa Range' sanitaryware with 'Sottini Rosita' chrome taps
- Chrome 'Sottini Rossita' showers
- Hand held showers over baths
- Daryl bath screens
- Chrome heated round ladder towel radiators from Towel Rads
- Ceramic tiled floors from 'Criterion' range
- Full height tiling around showers
- Half height tiling to walls with sanitaryware
- Mirror fitted
- Shaver point fitted

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SECURITY, SAFETY & WARRANTY

- Deadlock & night latch to individual front door
- Fully fitted 'NACOSS' approved intruder alarms to ground floor apartments
- Security locks to windows
- Fire escape windows where required
- Mains linked Smoke Alarms with battery back up
- Premier 10 Year Warranty

INTERNAL FINISHES

- Vicaima flush horizontal oak finished internal doors with modern chrome fittings
- 118mm deep 2 grooves skirting & 75mm chamfered 3 grooves architrave's
- Dulux emulsion painted walls (Ivory Palace) & ceilings (White)
- Smooth finished ceilings throughout
- Dulux satinwood painted woodwork

INTERNAL & EXTERNAL COMMUNAL AREAS

- Vicaima Heavy Duty 44mm Flush Oak finished Front Doors with detailed inlay
- Matching Fire doors to all corridors
- Heavy duty carpets to communal areas
- Secure built in Post Boxes
- Communal bicycle storage
- Communal refuse area
- Audio Entry System
- Chrome balustrading with glass to stairwells

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How to find Guildgate House

From M4 junction 10, proceed towards Wokingham on the A329M and then London Road. Upon reaching the one way system, bear right onto Broad Street. Proceed straight ahead into Shute end where Guildgate House will be found on the right hand side.



Prospect New Homes,
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Wokingham,
Berkshire
RG40 1AB

For more information please contact:
Tel: 0118 979 7770
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M4 Junction 10 4.5 miles / M3 Junction 4a 9 miles
Wokingham train station 0.5 miles
Wokingham train station London Waterloo 55 minutes
Reading train station (9 miles) to London Paddington 25 minutes
Windsor 19 miles | Guildford 23 miles
Heathrow Airport 25 miles | Gatwick Airport 48 miles



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