



TRINITY
TERRACE



A COLLECTION OF FIVE, 4 BEDROOM CONTEMPORARY TOWNHOUSES



TRINITY TERRACE

Trinity Terrace is a new development of five, 4 bedroom contemporary designed townhouses set over 3 floors with en-suite bathrooms to bedrooms 1 and 3, contemporary fitted kitchens, private front and rear gardens and two parking spaces. Ideally situated just a short walk to Weybridge High Street.

The charming town of Weybridge has long been one of the most desirable locations in Surrey, it offers a vibrant town centre, excellent schools, a wide selection of leisure facilities and local amenities. Alongside the quality high street shops you will also find an eclectic collection of boutique retail outlets, a variety of cafes, pubs and restaurants.



Kitchen/Diner – Living Room

- Bespoke contemporary handleless kitchens, Marmo Bianco composite worktop, Franke sinks.
- Siemens integrated appliances with single and microwave oven, Abode 3 in 1 instant boiling water taps, gas hob.

Bathrooms & En-Suites

- Saneux vanity units and white sanitary-ware with polished Vado taps and fittings.
- Nordic Stone Italian porcelain tiles throughout.
- Polished Chrome ladder tower rails in bathroom, operated separately on 1st floor to under floor heating.

Central Heating

- Under floor heating to ground and first floor, fully operable off hand-held device plus wired thermostats with conventional radiators to 2nd floor only. Bathroom towel rails are switched separately allowing use in Summer without activating entire C/H system.
- High levels of insulation are installed for optimum efficiency and minimising running costs.

Flooring & Internal Finish

- Ground Floor flooring is finished in a wood effect Italian porcelain tile with high quality wool carpets elsewhere.
- Contemporary painted doors with brushed chrome ironmongery and fitted wardrobes in Master suite only.

Media, Communication and Electrical

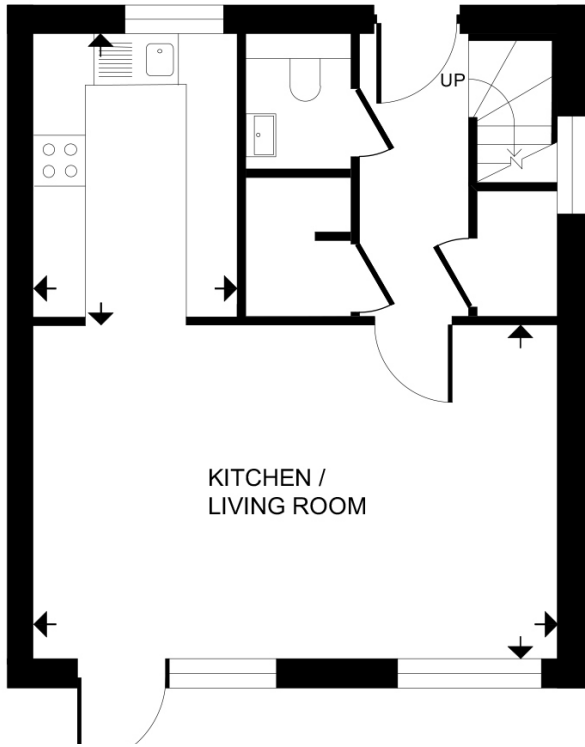
- Telephone and TV points to principle rooms.
- Variety of digital enabled options including Sky Q, Virgin (Fibre Optic) and BT Openreach.
- Sockets and switches all screwless matt white finish, with low energy LED downlights throughout.
- Video entry phone. Ceiling speakers at Ground Floor for Sonos (or similar) wireless connectivity (device not included).

Security

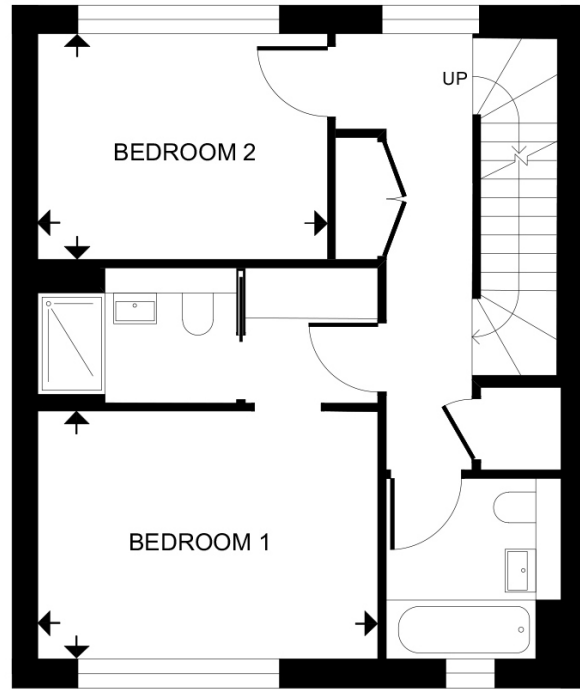
- Mains operated smoke and heat detectors with battery back-ups pre-installed.
- Multi-point locking system to principle external doors.

Outside

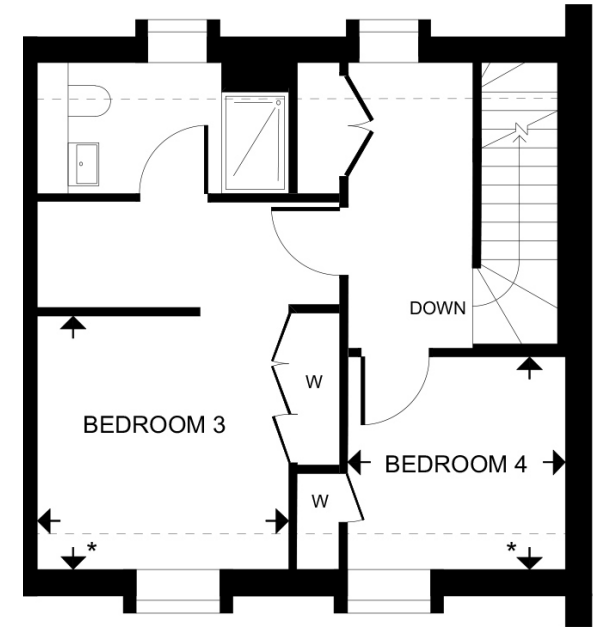
- Private garden to the front and rear with generous paved Indian sandstone terraces and thoughtful landscaping with planting suited to the setting.
- Two spaces at the rear.
- External power points and garden taps are also provided.



GROUND FLOOR



FIRST FLOOR

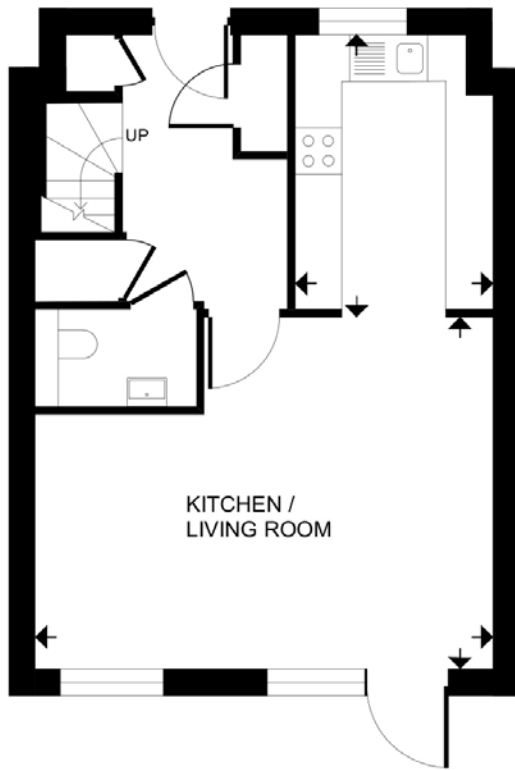


SECOND FLOOR

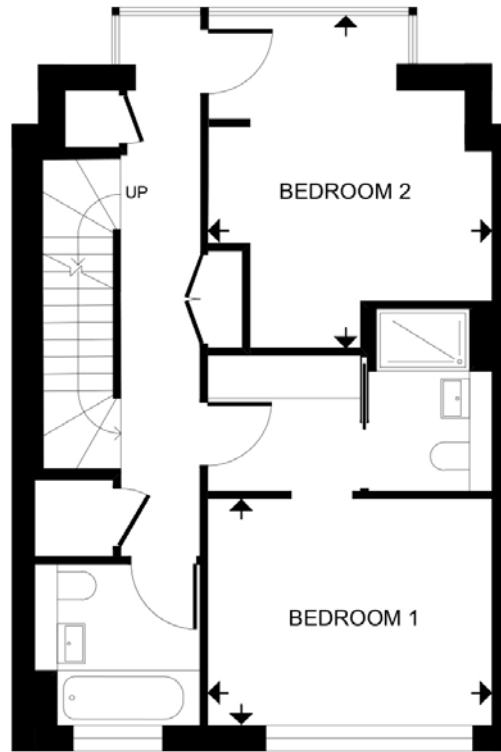
Number 21

Four bedroom townhouse with parking and private garden. Gross Internal Area 1,387 sq ft

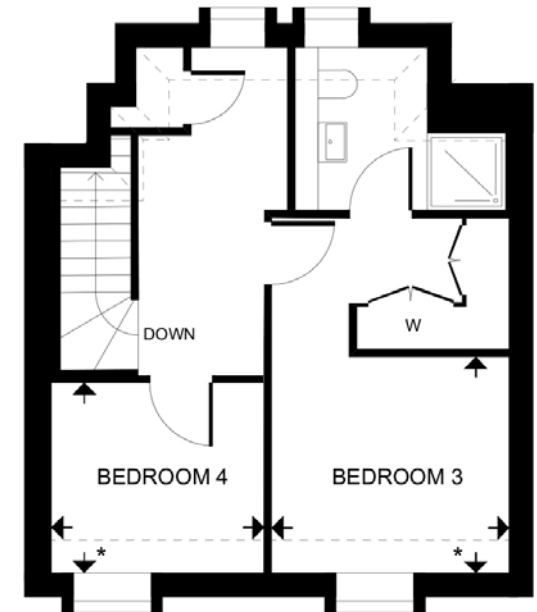
Kitchen	2.40m x 3.45m	7.87ft x 11.31ft
Living room	6.19m x 3.94m	20.30ft x 12.92ft
Bedroom 1	4.02m x 2.92m	13.18ft x 9.58ft
Bedroom 2	3.43m x 2.66m	11.25ft x 8.72ft
Bedroom 3	2.96m x 2.99m	9.71ft x 9.80ft
Bedroom 4	2.51m x 2.57m	8.23ft x 8.43ft



GROUND FLOOR



FIRST FLOOR

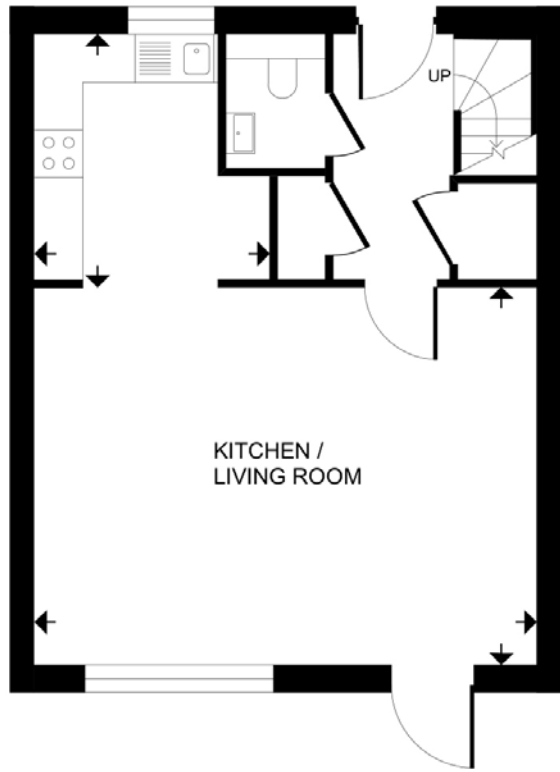


SECOND FLOOR

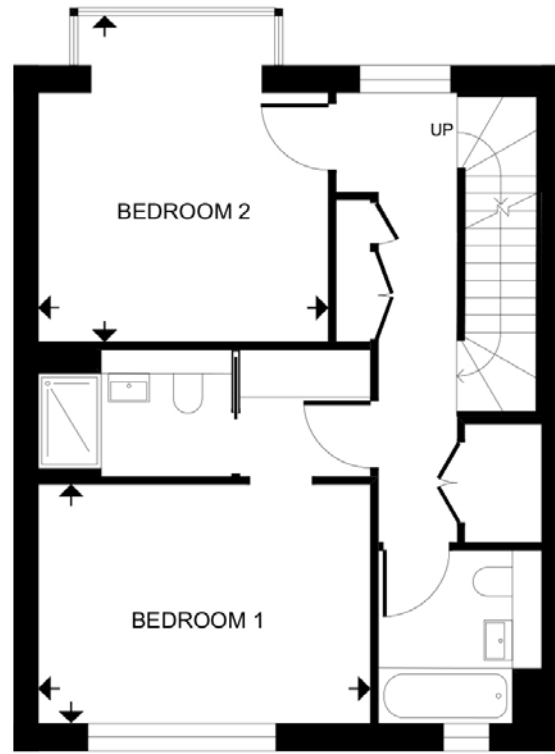
Number 23

Four bedroom townhouse with parking and private garden. Gross Internal Area 1,461 sq ft

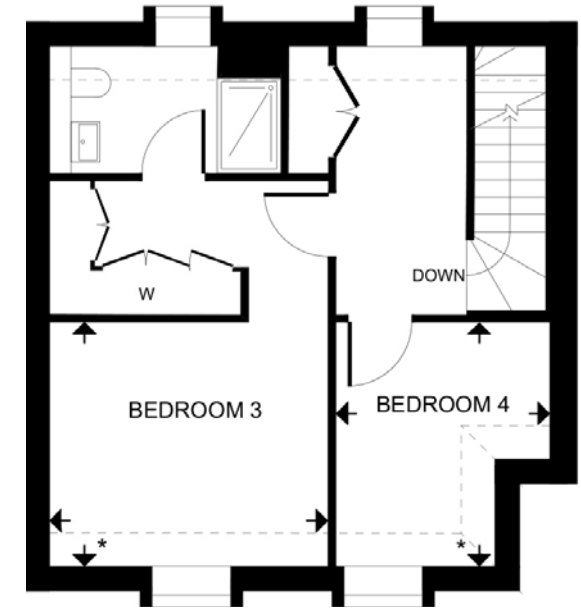
Kitchen	2.55m x 3.63m	8.36ft x 11.90ft
Living room	5.89m x 4.53m	19.32ft x 14.86ft
Bedroom 1	3.66m x 2.91m	12.00ft x 9.54ft
Bedroom 2	3.65m x 4.30m	11.97ft x 14.10ft
Bedroom 3	3.05m x 2.77m	10.00ft x 9.08ft
Bedroom 4	2.73m x 2.44m	8.95ft x 8.00ft



GROUND FLOOR



FIRST FLOOR

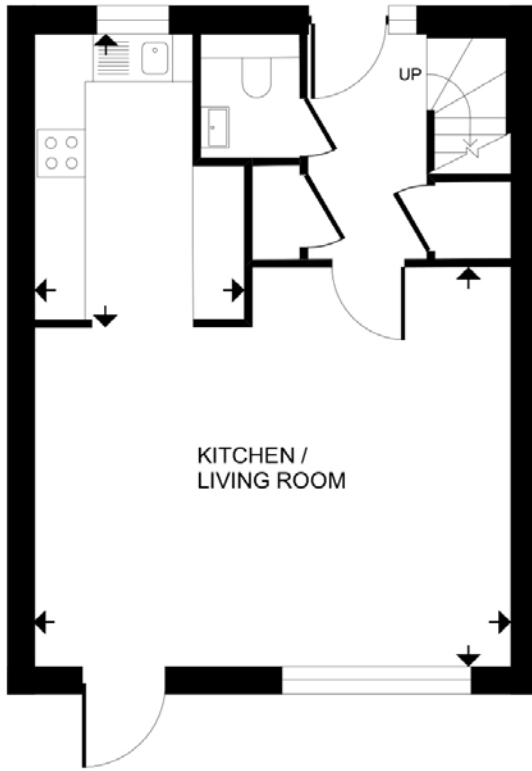


SECOND FLOOR

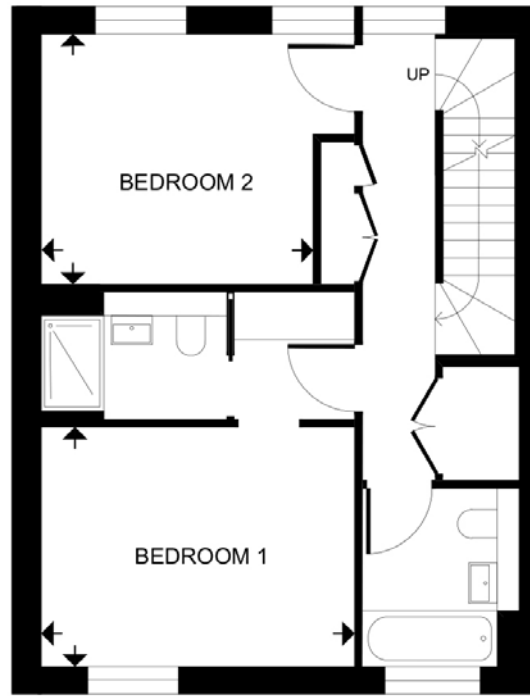
Number 25

Four bedroom townhouse with parking and private garden. Gross Internal Area 1,554 sq ft

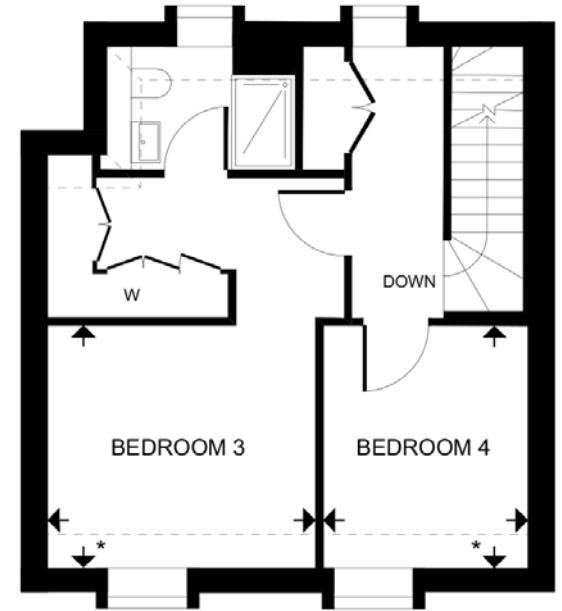
Kitchen	3.02m x 3.36m	9.90ft x 11.02ft
Living room	6.45m x 4.73m	21.16ft x 15.51ft
Bedroom 1	4.24m x 3.02m	13.91ft x 9.90ft
Bedroom 2	3.74m x 4.03m	12.27ft x 13.22ft
Bedroom 3	3.60m x 2.95m	11.81ft x 9.67ft
Bedroom 4	2.74m x 2.95m	8.98ft x 9.67ft



GROUND FLOOR



FIRST FLOOR

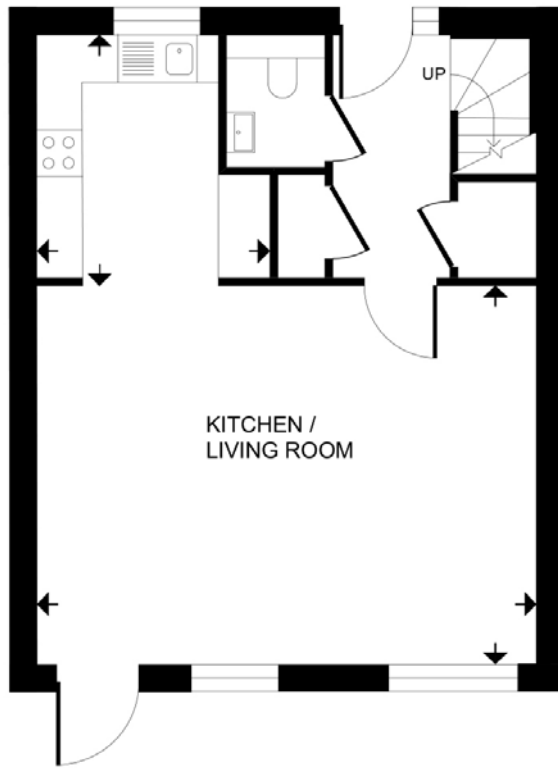


SECOND FLOOR

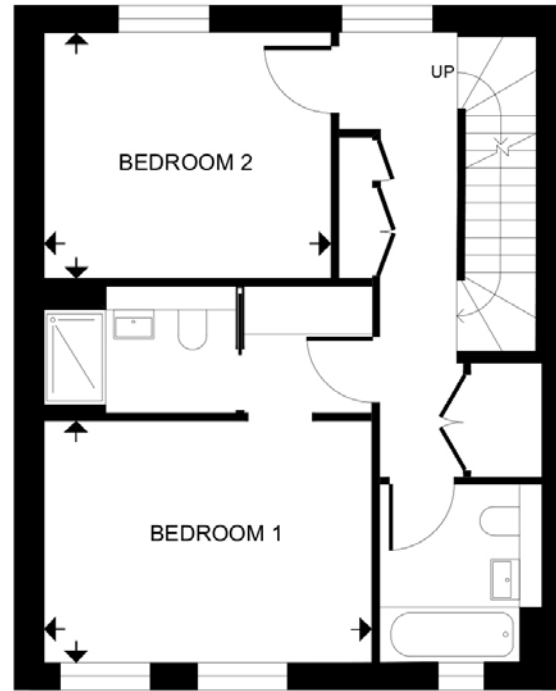
Number 27

Four bedroom townhouse with parking and private garden. Gross Internal Area 1,447 sq ft

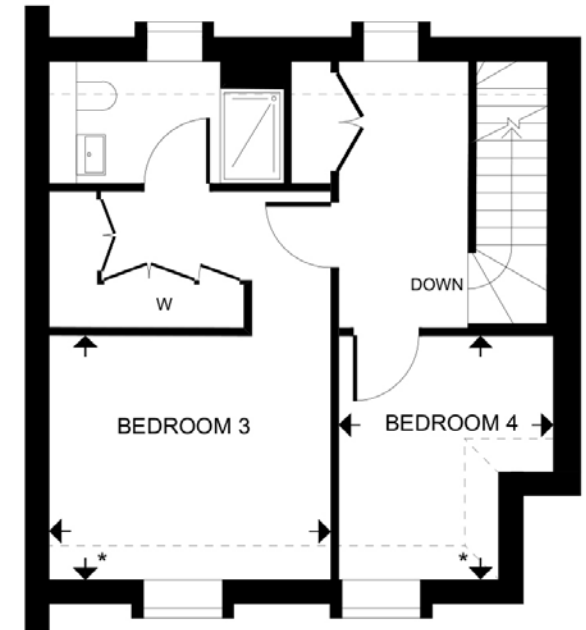
Kitchen	2.63m x 3.87m	8.62ft x 12.69ft
Living room	5.91m x 5.02m	19.38ft x 16.46ft
Bedroom 1	3.85m x 3.01m	12.63ft x 9.87ft
Bedroom 2	3.35m x 3.15m	10.99ft x 10.33ft
Bedroom 3	3.40m x 2.95m	11.15ft x 9.67ft
Bedroom 4	2.45m x 2.95m	8.03ft x 9.67ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Number 29

Four bedroom townhouse with parking and private garden. Gross Internal Area 1,519 sq ft

Kitchen	2.95m x 3.30m	9.67ft x 10.82ft
Living room	6.31m x 4.79m	20.70ft x 15.71ft
Bedroom 1	4.18m x 3.06m	13.71ft x 10.03ft
Bedroom 2	3.65m x 3.11m	11.97ft x 10.20ft
Bedroom 3	3.54m x 2.90m	11.61ft x 9.51ft
Bedroom 4	2.71m x 2.90m	8.89ft x 9.51ft



SITE PLAN

Drawing not to scale. Landscaping is indicative only.





FINE QUALITY HOMES

Founded in 2014 Caerus Developments is a privately owned property development company specialising in residential led schemes within the M25 and Home Counties. With a growing portfolio of over 200 units managed by our experienced in house team, our focus is on providing quality homes in strong locations with great accessibility and innovative design.

CAERUS
DEVELOPMENTS





ALL THE RIGHT CONNECTIONS



- Weybridge Station 1.1 miles
- Walton-on-Thames 2.3 miles
- Kington upon Thames 8.4 miles
- Esher 4.7 miles
- Cobham 4.8 miles
- M25 Junction 10 (A3) 5.2 miles
- Heathrow Airport 11.2 miles
- Gatwick Airport 32.4 miles



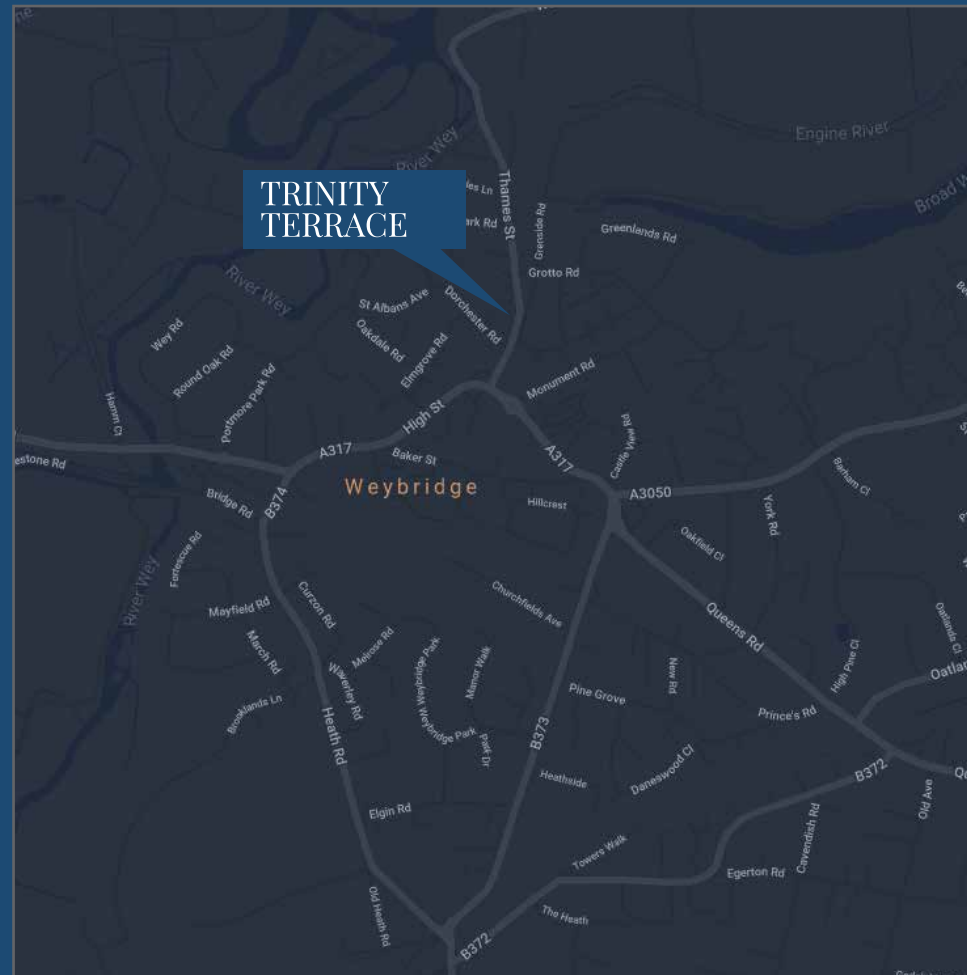
- Woking 7 minutes
- Clapham Junction 21 minutes
- London Waterloo 30 minutes
- London Bridge 40 minutes
- Victoria 41 minutes
- Bank 42 minutes
- Canary Wharf 51 minutes
- Kings Cross/St Pancras 53 minutes

All distances are approximate, train commute times shown as shortest available.

Weybridge offers the best of both worlds with excellent travel connections and picturesque surroundings which include a variety of leisure and recreational facilities. Located less than 30 miles from central London you have easy access links to Guildford, Kingston, Esher and Cobham which offer an amazing selection of boutique shops, high street retail outlets, restaurants, cafes, Theatres, cinemas and schools.

In an area rich with cultural and leisure venues, you have Brooklands Museum, Mercedes Benz World, Everyman Cinemas, Sandown Racecourse, Burhill Golf Club, Weybridge Cricket Club, Hampton Court Palace and stunning walks along the River Thames to name just a few, right on your doorstep. With a selection of both private and public pre-school, junior and senior schools in the surrounding area you are spoilt for choice.

ON LOCATION



SATELLITE NAVIGATION POSTCODE: KT13 8JG

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

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