

# Wyvern House

Frimley High Street GU16 7HJ



An exclusive development of  
stylish apartments in the heart of  
Frimley and adjacent to the station

## Wyvern House

Wyvern House is an exclusive collection of 42 one, two and three bedroom apartments, arranged over 4 storeys.

Each apartment is the result of carefully considered design and will benefit from a high level of high specification and finish.

The development itself is conveniently located on the high street next to Frimley train station. The apartments themselves also have the added benefit of allocated parking.



Welcome to Frimley

Surrey and beyond

Country location

city connection

Surrounded by the beautiful Surrey, Berkshire and Hampshire countryside with some of the finest nature walks, rivers, lakes and woodland in England, yet only 36 miles west of central London, Frimley is an ideal residential location.

Camberley, Just 2 miles to the north, offers a superb selection of modern shopping facilities from major department stores such as Marks and Spencer, House of Fraser, Waitrose, to independent retailers, coffee houses, bars, restaurants and cinema multiplexes.

Health and fitness facilities, spas and sports clubs – including golf and tennis – are in abundance in the area. Nearby country parks such as Windsor Great Park or Virginia Water Lake and the River Thames are idyllic settings for a leisurely stroll or a weekend of activity.

Boasting some of the very best nursery, primary and secondary schools, it is little wonder that Frimley has such an enviable reputation as a highly desirable place to live.

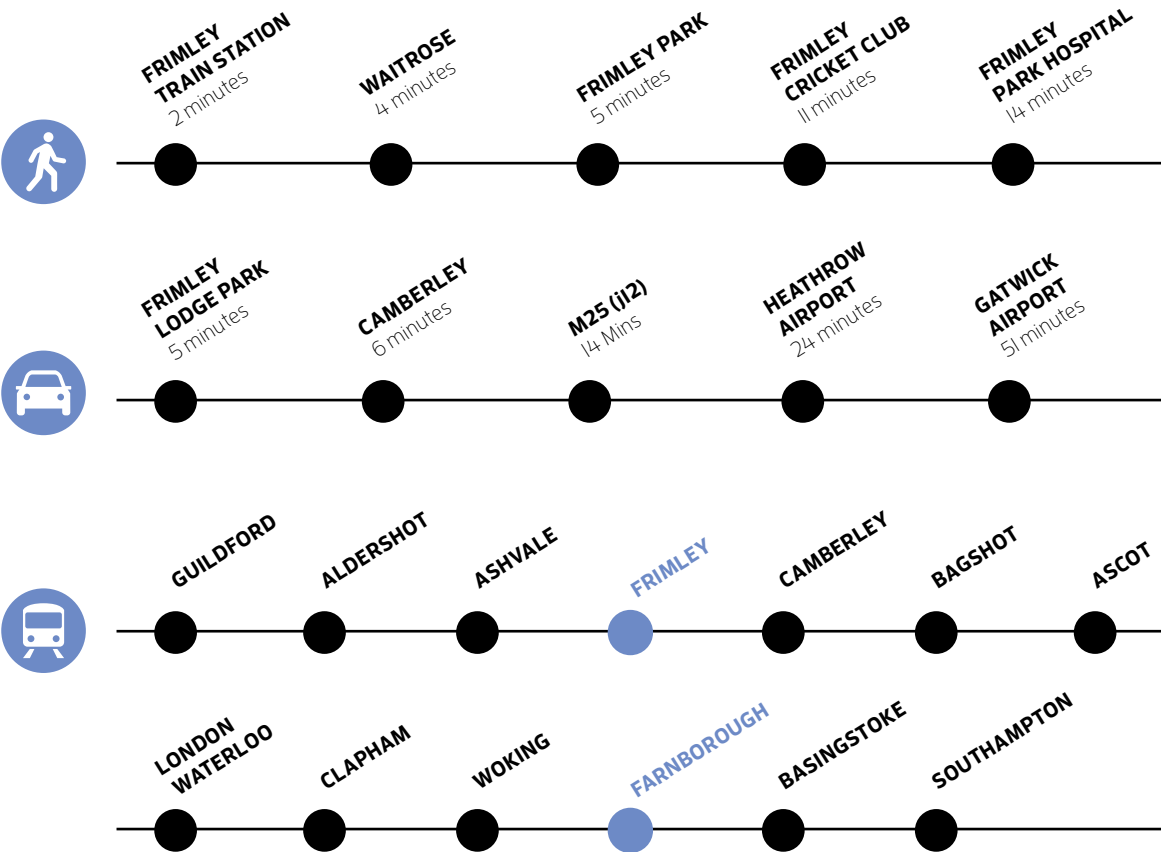
Wyvern House offers its residents superb transport links to the UK's biggest economic, retail and leisure destinations.

Central London can be easily reached with trains from Camberley or Farnborough Stations to London Waterloo and London Paddington from just 55 minutes. The excellent road networks around Frimley give quick and simple access to all major routes via the A30, A3, M3, M25, M4, M40 and M23.

For travel further afield, Heathrow is just over 24 miles away and Gatwick is 45 miles.

Excellent work, leisure and shopping facilities are also available within Frimley town centre itself or by road and public transport in the nearby towns of Ascot (9 miles), Woking (11 miles), Windsor (15 miles), Guildford (15 miles), Reading (21 miles) and Central London (36 miles).

Wyren House is perfectly positioned for the very best that Surrey and the surrounding areas have to offer.



Plans and dimensions

Ground floor

Flat	Size sq m	mm	ft
1	35.2		
Kitchen/dining/living	5135 x 3405	17'1" x 11'6"	
Bedroom 1	3880 x 3320	12'6" x 10'10"	
2	36.4		
Kitchen/dining/living	17'1" x 13'9"	17'1" x 13'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
3	37.9		
Kitchen/dining/living	5135 x 4200	17'1" x 14'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
4	37.1		
Kitchen/dining/living	5235 x 4120	17'5" x 13'5"	
Bedroom 1	3820 x 3030	10'6" x 9'10"	
5	38.5		
Kitchen/dining/living	5235 x 4120	17'5" x 13'5"	
Bedroom 1	4605 x 2970	15'5" x 9'6"	
6	43.6		
Kitchen/dining/living	7660 x 4150	24'11" x 13'5"	
Bedroom 1	3790 x 3310	12'2" x 10'10"	
7	41.6		
Kitchen/dining/living	5365 x 3760	17'9" x 12'2"	
Bedroom 1	3415 x 2880	11'6" x 9'2"	
8	38.9		
Kitchen/dining/living	4410 x 4010	11'6" x 9'2"	
Bedroom 1	4410 x 2755	14'5" x 9'2"	
9	56.3		
Kitchen/dining/living	4740 x 4360	15'5" x 14'1"	
Bedroom 1	3590 x 3150	11'6" x 10'2"	
Bedroom 2	3590 x 2550	11'6" x 8'2"	
10	35.4		
Kitchen/dining/living	5175 x 3960	17'1" x 12'10"	
Bedroom 1	3450 x 3275	11'2" x 10'10"	
11	32.6		
Kitchen/dining/living	5650 x 3500	18'4" x 11'6"	
Bedroom 1	3685 x 3090	12'2" x 9'10"	
12	37.4		
Kitchen/dining/living	5690 x 3430	18'4" x 11'2"	
Bedroom 1	3010 x 2900	9'10" x 9'6"	
13	31.1		
Kitchen/dining/living	5195 x 2930	17'1" x 9'6"	
Bedroom 1	3085 x 2900	10'2" x 9'6"	



First floor

Flat	Size sq m	mm	ft
14	30.3		
Kitchen/dining/living	5135 x 3405	17'1" x 11'6"	
Bedroom 1	3880 x 3320	12'6" x 10'10"	
15	36.4		
Kitchen/dining/living	5135 x 4200	17'1" x 13'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
16	37.9		
Kitchen/dining/living	5135 x 4415	17'1" x 14'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
17	45.9		
Kitchen/dining/living	5235 x 4310	17'5" x 14'1"	
Bedroom 1	3840 x 3030	12'6" x 9'10"	
Bedroom 2	2960 x 2520	9'6" x 8'2"	
18	38.5		
Kitchen/dining/living	5235 x 4120	17'5" x 13'5"	
Bedroom 1	4605 x 2970	15'5" x 9'6"	
19	43.3		
Kitchen/dining/living	7660 x 4150	24'11" x 13'5"	
Bedroom 1	3790 x 3310	12'2" x 10'10"	
20	41.6		
Kitchen/dining/living	5365 x 3760	17'9" x 12'2"	
Bedroom 1	3415 x 2880	11'6" x 9'2"	
21	38.7		
Kitchen/dining/living	4410 x 4010	14'5" x 13'1"	
Bedroom 1	4410 x 2755	14'5" x 9'2"	
22	56.3		
Kitchen/dining/living	4740 x 4360	15'5" x 14'1"	
Bedroom 1	3590 x 3150	11'6" x 10'2"	
Bedroom 2	3590 x 2550	11'6" x 8'2"	
23	42.8		
Kitchen/dining/living	7910 x 4100	25'11" x 13'5"	
Bedroom 1	3450 x 3275	11'2" x 10'10"	
24	34.8		
Kitchen/dining/living	6325 x 3500	21' x 11'6"	
Bedroom 1	4250 x 3090	13'9" x 9'10"	
25	48.5		
Kitchen/dining/living	5325 x 2680	17'9" x 8'6"	
Bedroom 1	3760 x 2700	12'2" x 8'10"	
Bedroom 2	3010 x 2900	9'10" x 9'6"	
26	47.3		
Kitchen/dining/living	7820 x 3090	25'7" x 9'10"	
Bedroom 1	2900 x 2860	9'6" x 9'2"	
Bedroom 2	2900 x 2460	9'6" x 7'10"	



Second floor

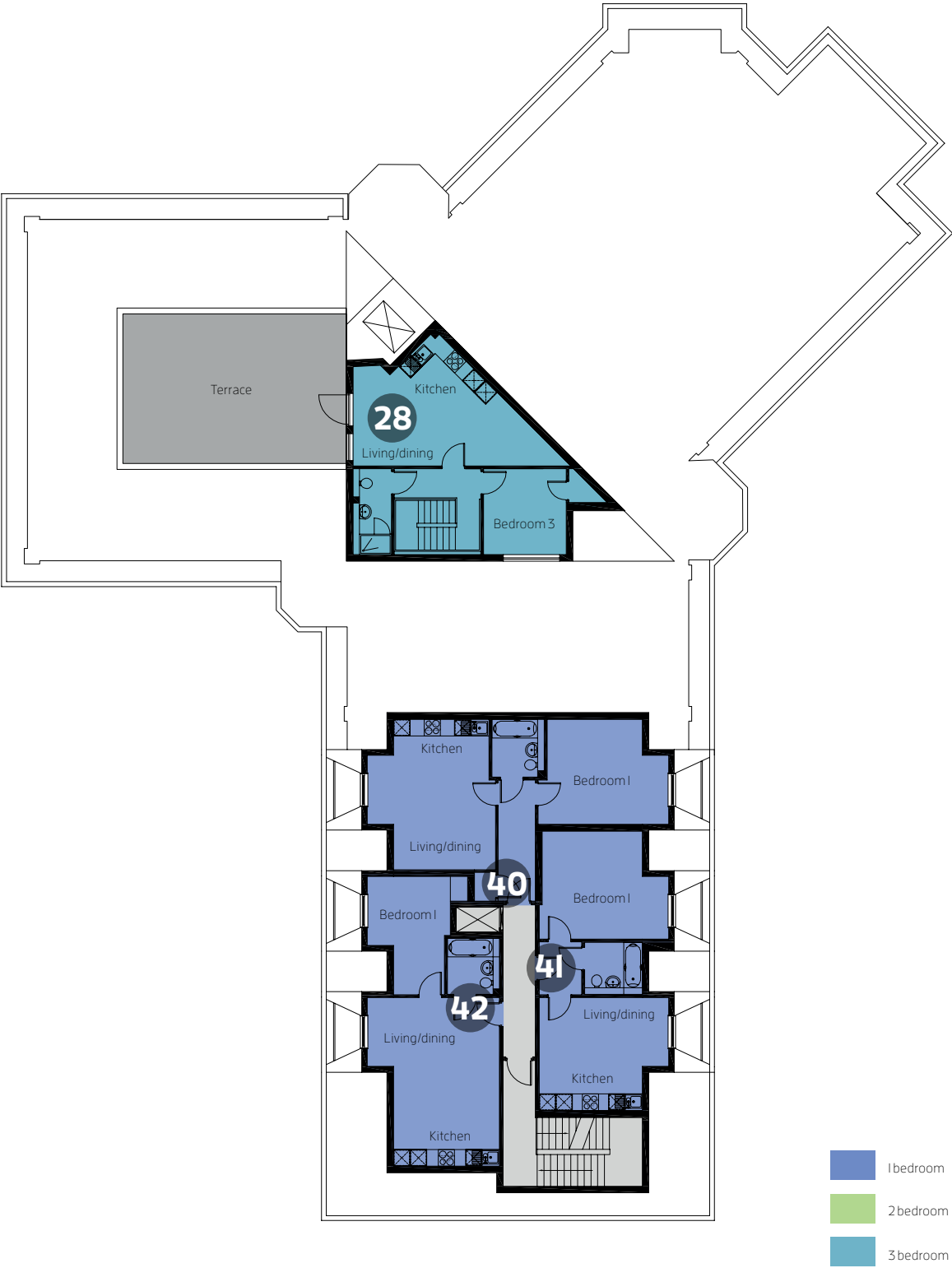
Flat	Size sq m	mm	ft
27*	30.3		
Kitchen/dining/living	5135 x 3405	17'1" x 11'6"	
Bedroom 1	3925 x 3320	13'1" x 10'10"	
28*	97.4		
Kitchen/dining/living	8110 x 4910	26'7" x 16'1"	
Bedroom 1	5970 x 4300	19'4" x 14'1"	
Bedroom 2	3550 x 3310	11'6" x 10'10"	
Bedroom 3	3200 x 3090	10'6" x 9'10"	
29	41.1		
Kitchen/dining/living	5365 x 3760	17'9" x 12'2"	
Bedroom 1	3415 x 2880	11'6" x 9'2"	
30	38.7		
Kitchen/dining/living	4410 x 4010	14'5" x 13'1"	
Bedroom 1	4410 x 2755	14'5" x 9'2"	
31	56.3		
Kitchen/dining/living	4740 x 4360	15'5" x 14'1"	
Bedroom 1	3590 x 3150	11'6" x 10'2"	
Bedroom 2	3590 x 2550	11'6" x 8'2"	
32	42.8		
Kitchen/dining/living	7910 x 4100	25'11" x 13'5"	
Bedroom 1	3450 x 3275	11'2" x 10'10"	
33	34.8		
Kitchen/dining/living	5065 x 4125	16'9" x 13'9"	
Bedroom 1	4030 x 3085	13'1" x 10'2"	
34	48.5		
Kitchen/dining/living	5325 x 2680	17'9" x 8'6"	
Bedroom 1	3760 x 2700	12'2" x 8'10"	
Bedroom 1	3010 x 2900	9'10" x 9'6"	
35	47.3		
Kitchen/dining/living	7820 x 3090	9'2" x 9'10"	
Bedroom 1	2900 x 2860	9'6" x 9'2"	
Bedroom 2	2900 x 2460	9'6" x 9'2"	
36*	36.4		
Kitchen/dining/living	5135 x 4200	17'1" x 13'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
37*	37.9		
Kitchen/dining/living	5135 x 4415	17'1" x 14'9"	
Bedroom 1	4355 x 2700	14'5" x 8'10"	
38*	45.9		
Kitchen/dining/living	5480 x 5235	17'9" x 17'5"	
Bedroom 1	4475 x 3850	14'9" x 12'6"	
39*	38.5		
Kitchen/dining/living	5235 x 4120	17'5" x 13'5"	
Bedroom 1	4605 x 2970	15'5" x 9'6"	



Third floor

Flat	Size sq m	mm	ft
40*	53		
Kitchen/dining/living	5605 x 4780	18'8" x 15'5"	
Bedroom 1	4875 x 3915	16'1" x 13'1"	
41*	44.6		
Kitchen/dining/living	4830 x 4210	15'9" x 13'9"	
Bedroom 1	4830 x 4030	15'9" x 13'1"	
42*	44.1		
Kitchen/dining/living	6290 x 4930	20'4" x 16'1"	
Bedroom 1	4410 x 3750	14'5" x 12'2"	

\*Flats 27, 28, 36–42 subject to planning.



# Specification



### Kitchens

- Individually designed Kitchens
- Cream handleless units
- Soft close Kitchen cupboards
- Visione mink 3cm Quartz Artemi stone worksurfaces
- Blanco – under mount 450-u sink
- Tiled splashback



### Appliances included

- Smeg electric oven
- Smeg ceramic hob
- Smeg fridge freezer
- Smeg washer dryer
- Smeg cooker hood
- Smeg dishwasher



### Decorative finishes

- Entrance door – veneered oak ladder door
- Internal Doors – White smooth ladder Premdoor
- Walls – khaki mist matt
- Skirting and architrave – satin white



### Flooring

- Engineered wood floor oak to living areas
- Grey carpet to Bedrooms
- Spanish ceramic tiles to Bathroom



### Bathrooms

- Contemporary stylish Bathrooms
- 1700×700 bath or walk in shower
- Vado Nebula square shower heads to baths
- Kartell pure shower to walk in showers
- Backlit mirror
- Fully tiled
- Concealed cistern toilets
- Hand towel rail bar



### Electrical and heating

- Generous amounts of power sockets
- Chrome sockets and switches to living areas
- White sockets and switches to Bedrooms
- Underfloor heating provided by Warmup
- Water heated by electric cylinder



### Safety and security

- For peace of mind mains powered smoke alarms have been fitted to all floors which have a battery backup.
- Video entry phone to each apartment



### Televisions and telephone

- BT socket to Living Room
- Sat, TV and Virgin points to Living Room and main Bedroom



### Communal areas

- There is also a bin store and internal cycle store
- Communal areas will be landscaped in accordance with plans approved by the local authority



### Car parking

- Each property has one car parking space.



### Tenure

- Each property is sold leasehold, 125 years

### Warranty

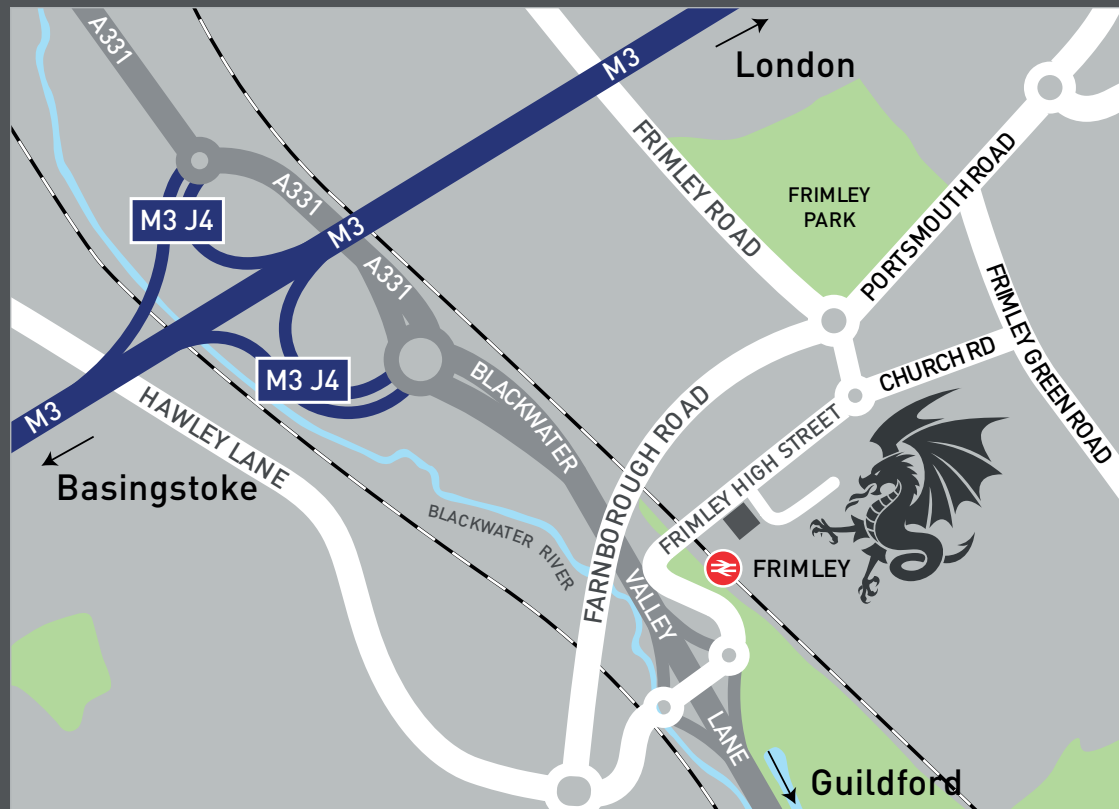


- 10 Year ICW



Backed by  
HM Government





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PROSPECT.CO.UK

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