



MOLESEY CREST

— ELMBRIDGE —

**YOUR PASSAGE TO LUXURIOUS
HOMES IN MOLESEY**

Indulge in the essence of Molesey's charm with our
exclusive collection of 16 x one and two-bed
stylish Shared Ownership apartments.

Charming little town

MOLESEY CREST'S LEGACY

Molesey Crest is a superb new residential development in the heart of Molesey, lying south of the River Thames in the borough of Elmbridge, Surrey. The development enjoys a peaceful location on Mole Place and easy access to all the neighbourhood has to offer, including the stunning Hampton Court Palace. With its historical charm and open green spaces, yet just around 14 miles from the centre of London, Molesey residents can enjoy the best of all worlds.

Offering a collection of 16 impressive one and two bed stylish Shared Ownership apartments, Molesey Crest will suit those looking for a wonderfully relaxed pace of life – welcome home!

Serenity living spaces





DISCOVER

Mole Place is just a short stroll from Walton Road with immediate access to bus routes and everyday amenities. Tesco Superstore is approximately 5 minutes away by car and it's just a short walk to Molesey Hurst recreation ground where you can enjoy the pay and play tennis courts or take a dip in the open-air pool.

In summer, it's a short cycle to the annual riverside carnival in Hurst Park or take a ferry over to Hampton for a drink at The Mute Swan, one of the many attractive pubs and eateries along the banks of the Thames.

Try sailing, paddle-boarding or kayaking at nearby Queen Mary or Island Barn Reservoirs, or enjoy the ski slope and golf at Sandown Sports & Ski, under 15 minutes away by car.

Neighbourhood living

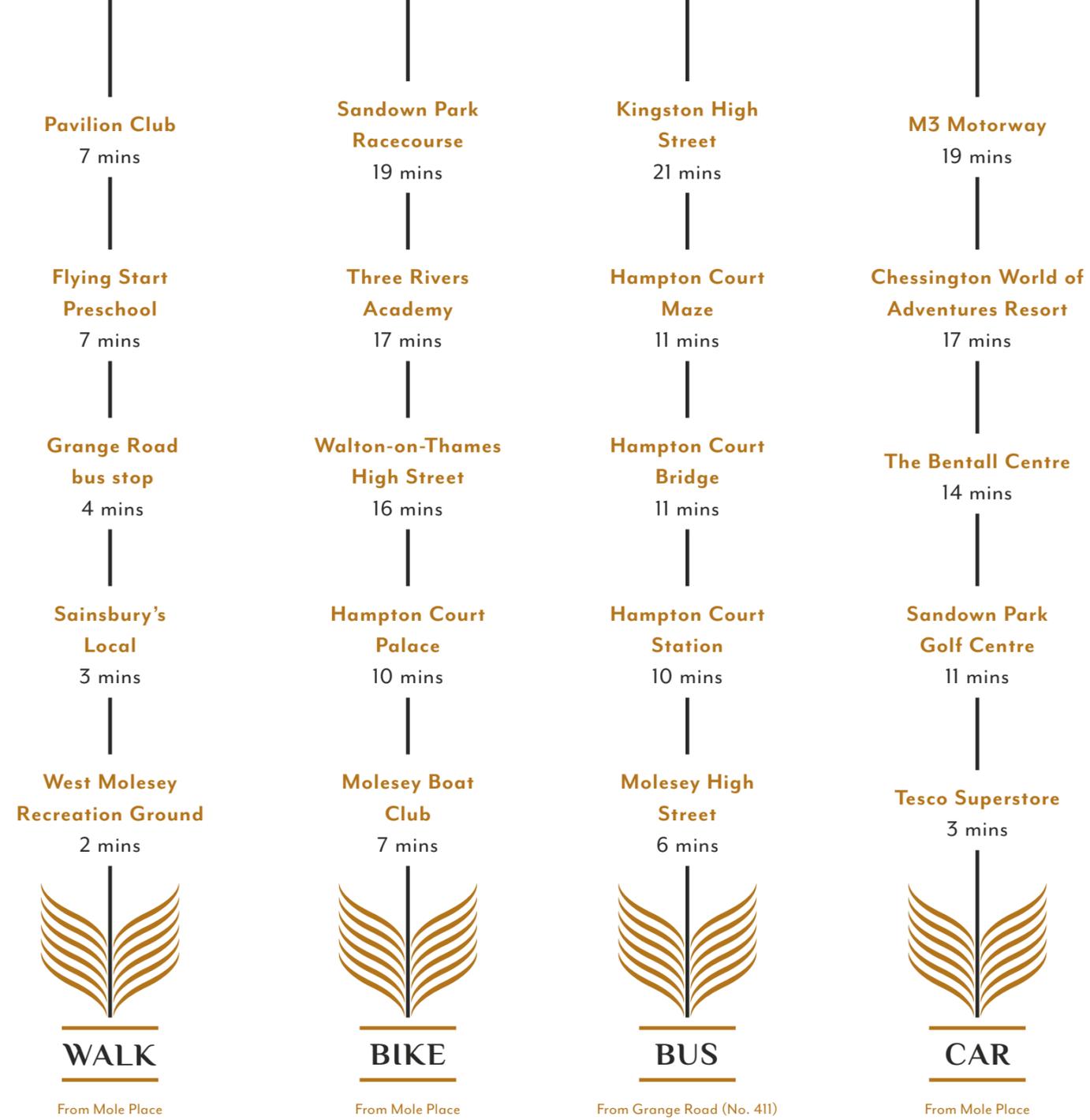
LOCAL POINTS OF INTEREST

Hampton Court Station is a short bike ride away, where nearby Bridge Road offers a fine selection of shops, bars and restaurants. Bushy Park and the iconic Hampton Court Palace and gardens are a must: visit the world-famous flower show, take a dip in Hampton Open Air Pool, drink and dine at La Fiamma or The Pheasantry or picnic in the 1000-acre Bushy Park, famous for its deer, wildfowl and endless walking and cycling trails.

Enjoy a shopping spree at the Bentall Centre in bustling Kingston-on-Thames, a short bus ride away. With its historic marketplace, thriving arts scene and highly-rated hospitality spots, there's always something new to discover.

Adventure awaits within





The journey times are only approximate. The timeline information were collected from google.co.uk/map and tfl.co.uk. For more information, please visit the websites.

MODERN LIVING CREATIONS

Molesey Crest is an impressive development, designed to meet the needs of modern city living yet nestled in a quiet cul-de-sac setting in the heart of the community – these stylish apartments are now within reach.

Each apartment has a welcoming open-plan kitchen/dining/living room with wooden flooring, a contemporary bathroom and a sleek, well-planned kitchen with a full suite of integrated appliances. Further benefits include hallway storage, SkyQ, video-phone entry system, lockable cycle storage, shared green spaces and the luxury of an allocated on-site parking space for each apartment.

Hidden gem



KEY POINTS

-  Shared Ownership homes
-  Shared Ownership homes' entrances
-  Affordable Rented homes
-  Affordable Rented homes' entrances
-  Communal entrances
-  Private homes
-  Bike storage
-  Staircases
-  Bin refuses
-  Substation



Not drawn to scale. Parking spaces are allocated and charging points are allocated to the selected plots. Consult with the Sales & Marketing Team.

MAP POINTS

- | | |
|---|---|
|  1 Mole Place |  5 River Thames |
|  2 Walton Road |  6 Hampton Court Park |
|  3 Hurst Meadows |  7 Hampton Court Station |
|  4 Hurst Road |  8 Hampton Court Way |

Information shown on the map has been compiled from numerous sources. It may not be accurate and should not be relied upon.





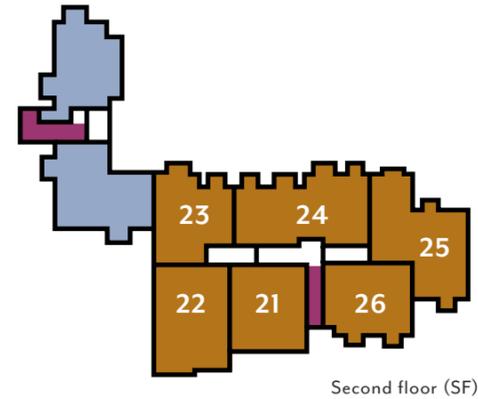
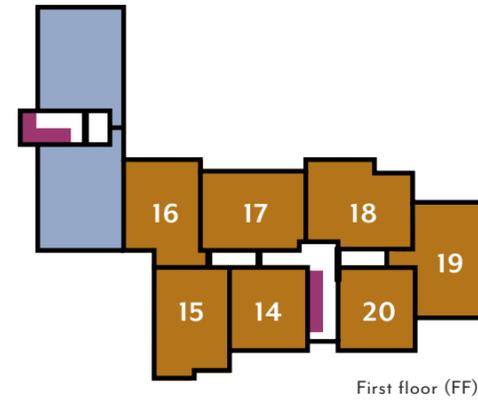
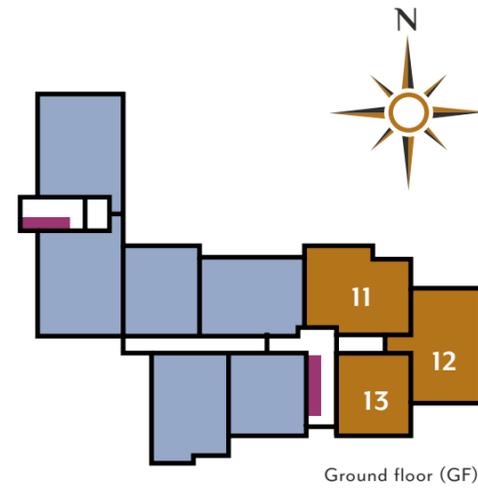
PLOTS LOCATOR

1-bed Shared Ownership apartments:

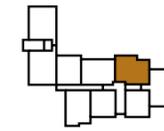
- Plot 13 • Plot 21
- Plot 14 • Plot 23
- Plot 16 • Plot 26
- Plot 20

2-bed Shared Ownership apartments:

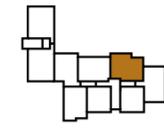
- Plot 11 • Plot 19
- Plot 12 • Plot 22
- Plot 15 • Plot 24
- Plot 17 • Plot 25
- Plot 18



The plans are not drawn to scale. All floor layouts may be subject to change.



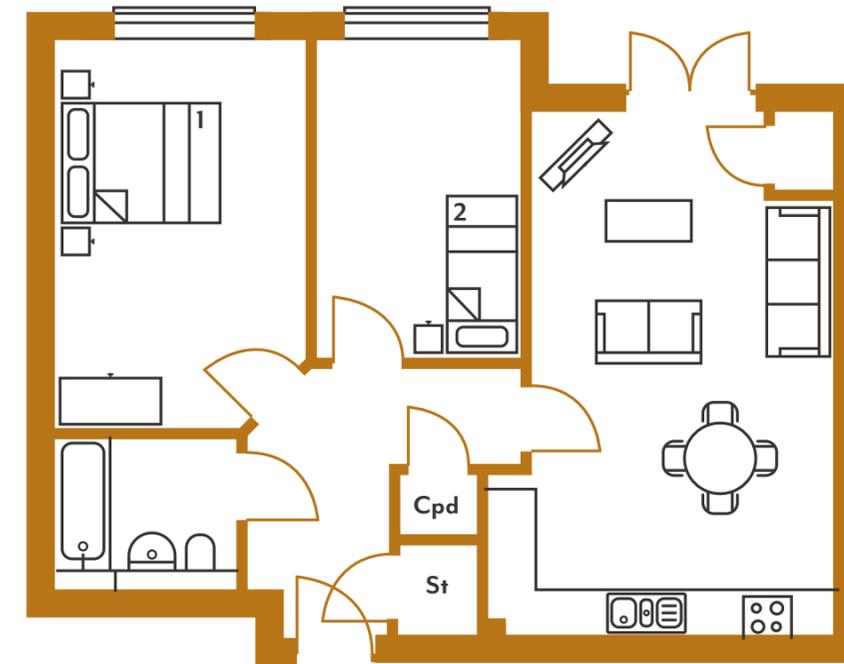
GF: Plot 11



FF: Plot 18

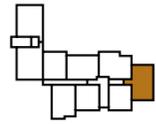


PLOTS 11 & 18

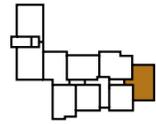


Type: I **Total: 67m²** **Kitchen/Living: 24.6 m²** **Bedroom 1: 15.2m²** **Bedroom 2: 10.4m²** **Bathroom: 3.8 m²**

The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



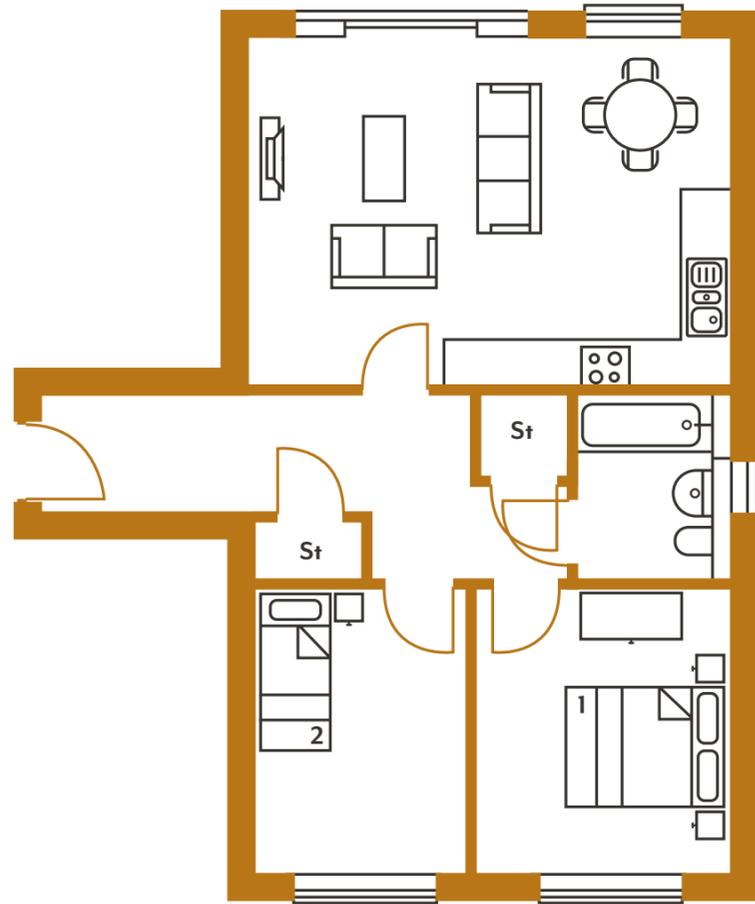
GF: Plot 12



FF: Plot 19

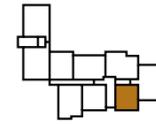


PLOTS 12 & 19

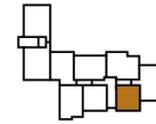


Type: J **Total: 65.9m²** **Kitchen/Living: 26.2m²** **Bedroom 1: 11.2m²** **Bedroom 2: 9.5m²** **Bathroom: 3.8m²**

The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



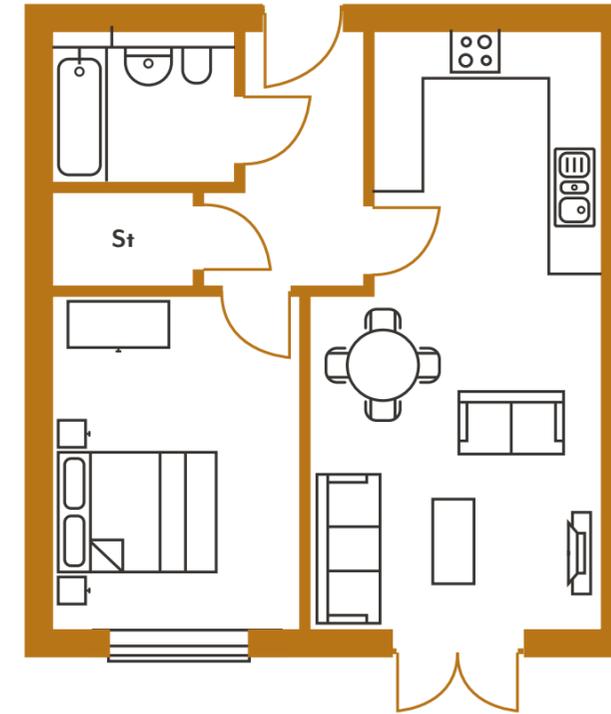
GF: Plot 13



FF: Plot 20

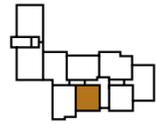


PLOTS 13 & 20



Type: K **Total: 50.8m²** **Kitchen/Living: 24.2 m²** **Bedroom : 13.1m²** **Bathroom: 3.8m²**

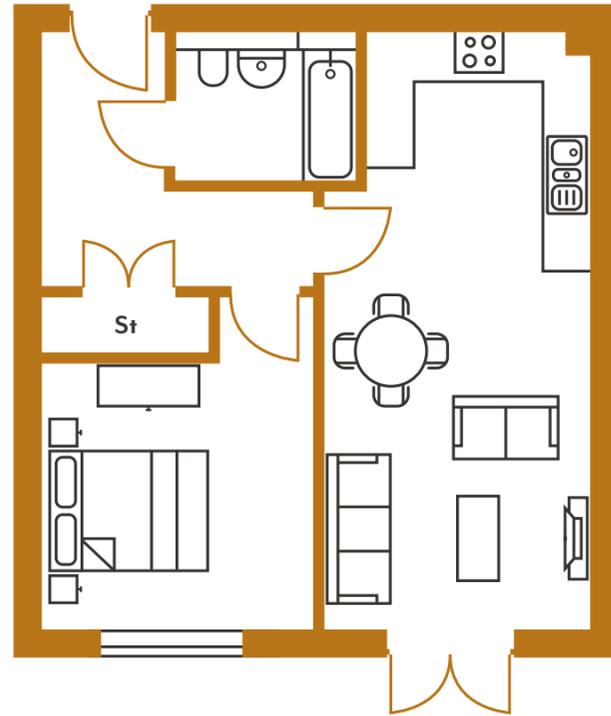
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



FF: Plot 14

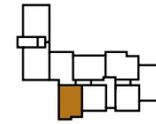


PLOT 14



Type: E **Total: 50.7m²** **Kitchen/Living: 23.7m²** **Bedroom: 12.4 m²** **Bathroom: 3.8m²**

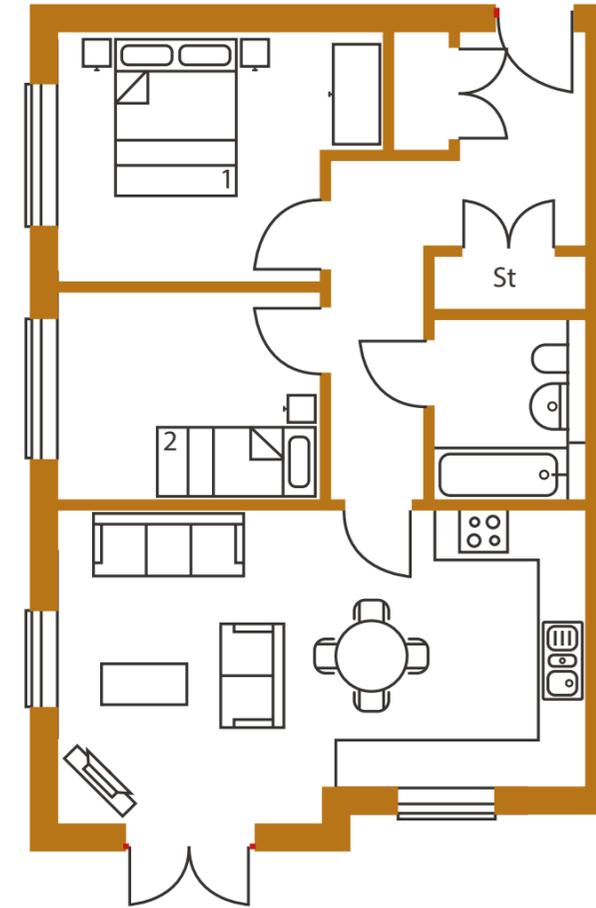
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



FF: Plot 15

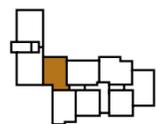


PLOT 15



Type: F **Total: 63.3m²** **Kitchen/Living: 24.4m²** **Bedroom 1: 11.5m²** **Bedroom 2: 8.7m²** **Bathroom: 3.8m²**

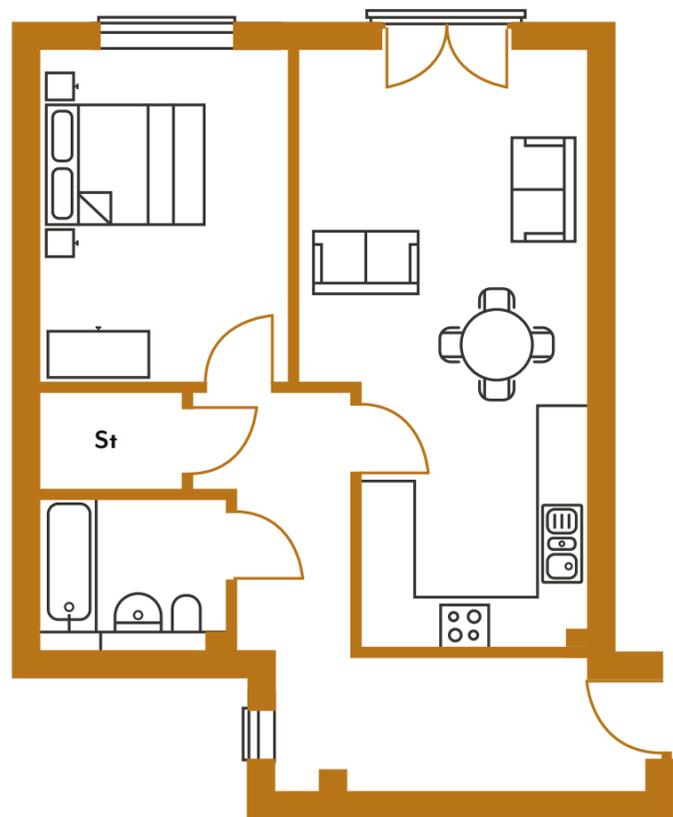
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



FF: Plot 16

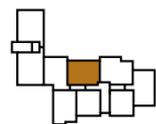


PLOT 16



Type: L Total: 58.9m² Kitchen/Living: 24.3m² Bedroom: 13m² Bathroom: 3.8²

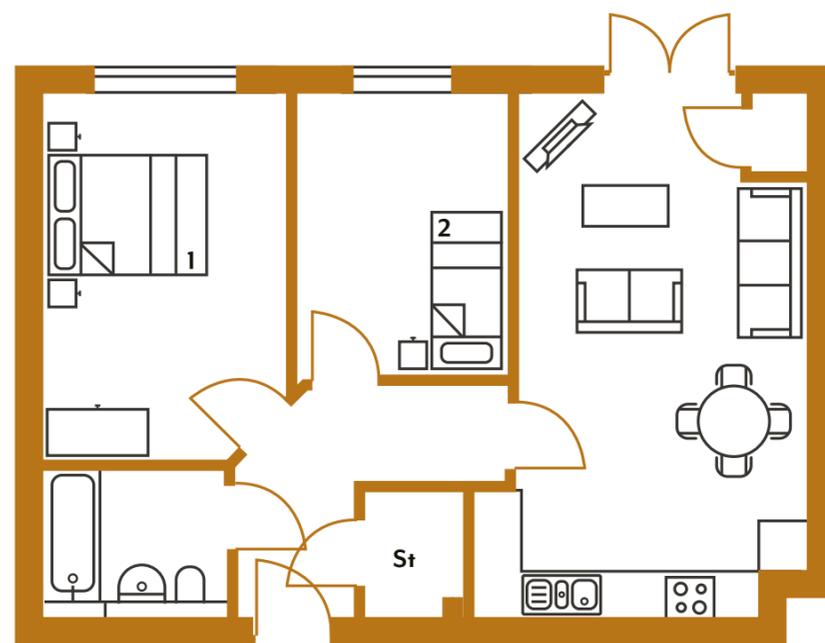
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



FF: Plot 17

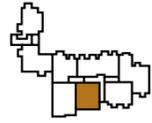


PLOT 17



Type: H Total: 61.8m² Kitchen/Living: 23.2m² Bedroom 1: 13.6m² Bedroom 2: 9.5m² Bathroom: 3.8m²

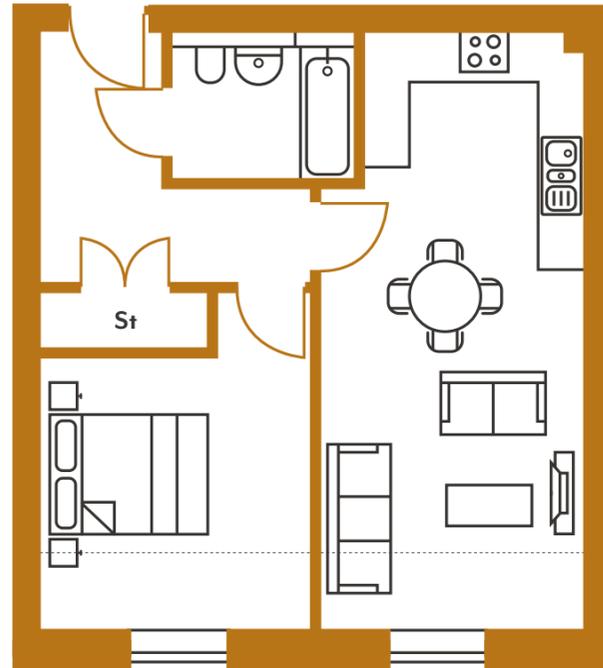
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 21



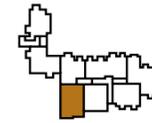
PLOT 21



□ Eaves

Type: M **Total: 50.7m²** **Kitchen/Living: 23.7m²** **Bedroom: 12.5m²** **Bathroom: 3.8m²**

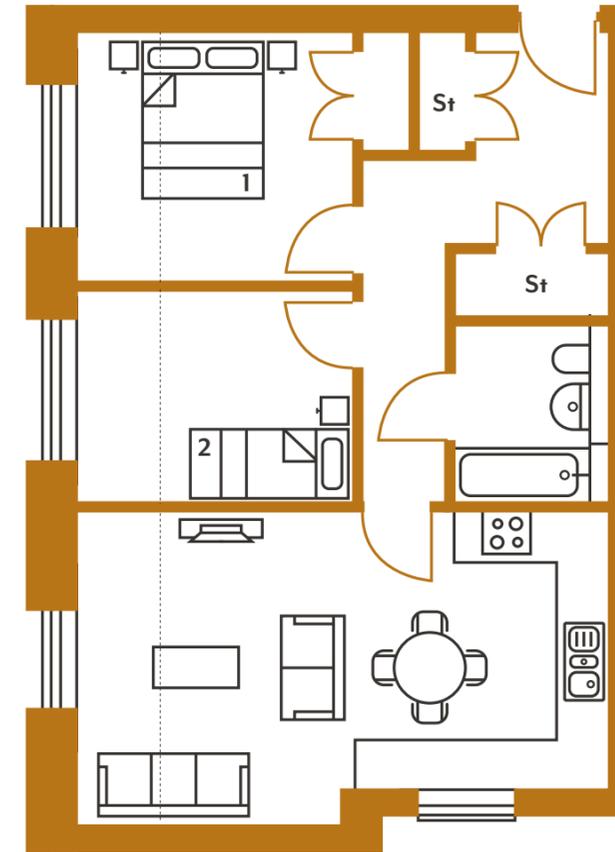
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 22



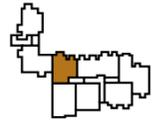
PLOT 22



□ Eaves

Type: N **Total: 63.6m²** **Kitchen/Living: 24.3m²** **Bedroom 1: 10.6m²** **Bedroom 2: 9.2 m²** **Bathroom: 3.8 m²**

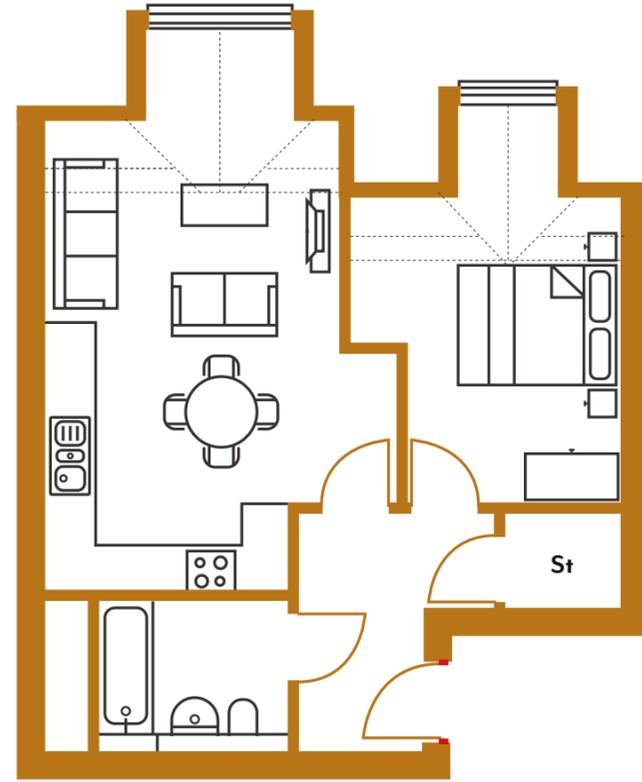
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 23



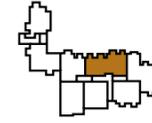
PLOT 23



Eaves

Type: O **Total: 52.3m²** **Kitchen/Living: 24.2m²** **Bedroom: 13.4m²** **Bathroom: 3.9m²**

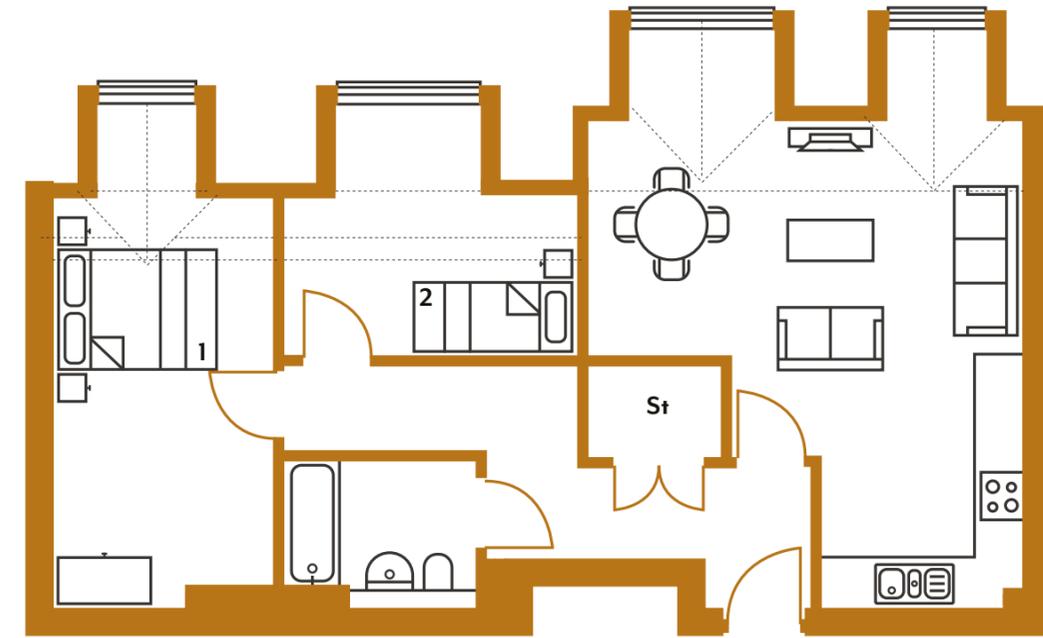
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 24



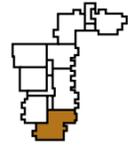
PLOT 24



Eaves

Type: P **Total: 72.3m²** **Kitchen/Living: 28.9m²** **Bedroom 1: 15.4m²** **Bedroom: 9.5m²** **Bathroom: 4.0m²**

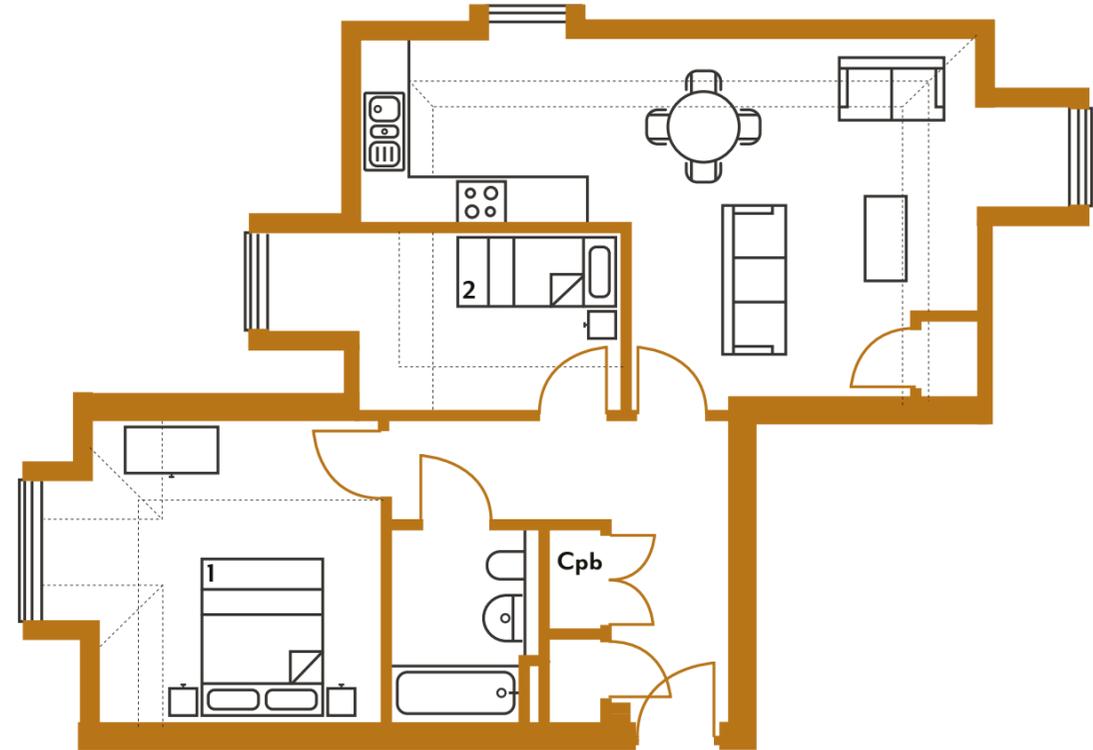
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 25



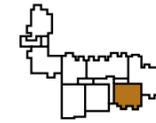
PLOT 25



☐ Eaves (This plan is rotated)

Type: Q **Total: 68.6m²** **Kitchen/Living: 28.6m²** **Bedroom 1: 14.2m²** **Bedroom 2: 8.9 m²** **Bathroom: 4.0m²**

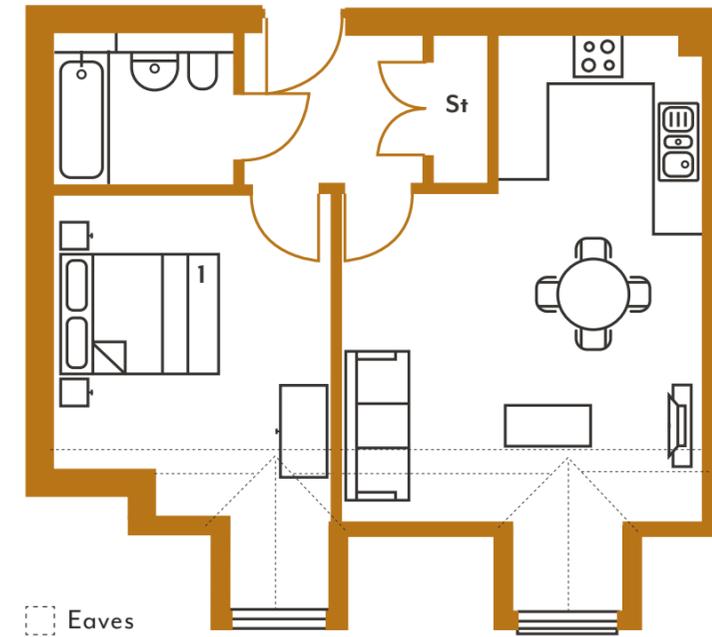
The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.



SF: Plot 26



PLOT 26



☐ Eaves

Type: R **Total: 51.7m²** **Kitchen/Living: 24.9m²** **Bedroom: 15.5m²** **Bathroom: 3.7m²**

The plans are not drawn to scale. All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales & Marketing Team.

DECOR STYLES

Internal and external features

- Nordikka wooden flooring in Mountain Ash to the hallways, kitchen and living areas
- Video entry-phone system
- SkyQ
- Selected plots come with Juliet* windows
- Shared green spaces
- Each plot is allocated a parking space*

*For more information about which plots will have Juliet windows and car park allocation, please consult with the Sales & Marketing Team. These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.



Kitchens

- Integra Ascoli base units and tall unit doors in dust grey.
- Integra Ascoli wall units in light grey
- Handleless kitchen units
- Carrara Extra Quartz worktop and splashback
- Zanussi ceramic hob and oven
- Zanussi fridge/freezer
- Zanussi dishwasher
- Integrated Zanussi washer/dryer in plots 14, 21 & 23. All other plots have freestanding washer/dryers

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.



Bathrooms

- Minoli neutral white matt wall tiles with light grey grout
- Minoli neutral pearl matt floor tiles
- Heated towel rail
- Standard white sanitaryware

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.



Bedroom

- Cormar Primo Plus carpets in Moonshine

Other

- 12 year NHBC warranty

These new homes are under construction at time of issue. Specifications are subject to change due to availability or design alterations. All images shown are for illustration purpose only.



ABOUT US

PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.

ELIGIBILITY:

Terms and conditions apply. You may be eligible for this property if:

- You have a gross household income of no more than £80,000 per annum.
- You are unable to purchase a suitable home to meet your housing needs on the open market.
- You do not already own a home or you will have sold your current home before you purchase or rent.

CONTACT US:

01932 559 809

moleseycrest@pahousing.co.uk

sales.pahousing.co.uk/moleseycrest



DISCLAIMER:

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it.

