

THE BURLINGTON COLLECTION

VIRIDIUM

CAMBERLEY SURREY

Winner 2016

★ HODSON DEVELOPMENTS ★



DEVELOPER OF THE YEAR



Viridium – Winner of Best Medium
Sized Development in the U.K.



VIRIDIUM THE BURLINGTON COLLECTION

VIRIDIUM IS AN EXCLUSIVE LUXURY GATED DEVELOPMENT BY THE MULTI-AWARD-WINNING HOUSEBUILDER, HODSON DEVELOPMENTS. SET OVER FOUR BUILDINGS VIRIDIUM COMPRISES OF AN OUTSTANDING COLLECTION OF EXQUISITE ONE, TWO AND THREE BEDROOM APARTMENTS, GARDEN APARTMENTS AND PENTHOUSES WITH PRIVATE GATED OFF ROAD PARKING.

The apartments at Viridium blend modern sophistication with time honoured construction methods and bear all the hallmarks of truly exceptional homes for the most discerning of purchasers. The apartments have been individually designed to create a variety of layouts with outstanding build standards and finishes. All the apartments have either private patios, balconies or terraces. Internally, they are equipped with the most up-to-date and high standard specification which combines the efficiency of a 21st century lifestyle within a luxury setting. Mature landscaping envelopes the mix of traditional and modern external architecture of the buildings with private gated parking areas seamlessly blending with the surroundings to create the ultimate in fine and tranquil living. Internally the spacious apartments at Viridium include a stunning selection of bespoke kitchens with a superb selection of appliances. Furthermore, the bathrooms and en-suites are appointed with only the finest fittings including Duravit sanitary ware and showers with contemporary Hansgrohe furnishings complemented by the very best tiles from the exclusive Saloni range.

The luxury apartments at Viridium offers the opportunity of secure luxury living within just a few minutes walking distance from the town centre and the mainline station.

WELCOME TO CAMBERLEY

SURREY AND BEYOND

SURROUNDED BY THE BEAUTIFUL SURREY, BERKSHIRE AND HAMPSHIRE COUNTRYSIDE WITH SOME OF THE FINEST NATURE WALKS, RIVERS, LAKES AND WOODLAND IN ENGLAND, YET ONLY 31 MILES WEST OF CENTRAL LONDON, CAMBERLEY IS AN IDEAL RESIDENTIAL LOCATION.

Camberley offers a superb selection of modern shopping facilities from major department stores such as Marks and Spencer, House of Fraser and a new Waitrose, independent retailers, coffee houses, bars, restaurants and cinema multiplexes. Sports and leisure facilities such as health and fitness clubs, spas and sports clubs, including golf and tennis, are in abundance in the area. The nearby Country Parks such as Windsor Great Park or Virginia Water Lakes 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 Camberley has such an enviable reputation as a highly desirable place to live.

CAMBERLEY VISION:

A £310 million project named Camberley Vision is currently being driven forward by Surrey Heath Borough Council. Camberley Vision will make the town of Camberley a foremost regional destination and one of the top towns in the UK, maintaining Camberley's reputation of a place for people to live, work, shop and play. Within one year the town will see significant infrastructure improvements delivering a new gateway to the town, a new town square, a refurbished Mall shopping centre, major road and rail improvements, including a new railway station. Camberley Vision will ultimately take Camberley to the next level.



The Mall shopping centre



COUNTRY LOCATION CITY CONNECTION

ALL CLOSE BY, VIRIDIUM 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 Blackwater Stations (within walking distance from Viridium) to London Waterloo and London Paddington from just 55 minutes. The excellent road networks around Camberley 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 25 miles away and Gatwick is 50 miles.

Excellent work, leisure and shopping facilities are also available within Camberley town centre itself (0.4 miles) or by road and public transport in the nearby towns of Ascot (8 miles), Woking (9 miles), Windsor (14 miles), Guildford (14 miles), Reading (18 miles) and Central London (31 miles).

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

Ascot Racecourse



The City of London



The Oracle Shopping Centre, Reading



Big Ben and The Houses of Parliament, London



Woodland path at Virginia Waters



LOWER GROUND FLOOR

1-2



APARTMENT 1

TOTAL	69.0 sq m	742 sq ft
	Metric	Imperial
Kitchen/Dining/Living	4.33m x 7.02m	14'2" x 23'0"
Bedroom 1	2.60m x 4.88m	8'6" x 16'0"
Bedroom 2	2.84m x 3.2m	9'3" x 10'6"
Bathroom	2.18m x 1.89m	6'2" x 6'2"
En-suite	1.93m x 1.5m	6'4" x 4'11"

APARTMENT 2

TOTAL	72.08 sq m	775 sq ft
	Metric	Imperial
Kitchen/Dining/Living	4.33m x 7.02m	14'2" x 23'0"
Bedroom 1	2.60m x 4.88m	8'6" x 16'0"
Bedroom 2	2.83m x 3.21m	9'3" x 10'6"
Bathroom	2.18m x 1.89m	6'2" x 6'2"
En-suite	1.93m x 1.5m	6'4" x 4'11"

* = maximum measurement

GROUND FLOOR

3-5



APARTMENT 3

TOTAL	66.6 sq m	716 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.87m x 4.4m	19'3" x 14'5"
Bedroom 1	2.6m x 3.91m	8'6" x 12'10"
Bedroom 2	4.73m x 2.58m	15'6" x 8'5"
Bathroom	2.18m x 2.01m	7'1" x 6'7"
En-suite	1.42m x 2.01m	4'8" x 6'7"

* = maximum measurement

APARTMENT 4

TOTAL	69.4 sq m	747 sq ft
	Metric	Imperial
Kitchen/Dining/Living	4m x 8.22m	13'1" x 27'0"
Bedroom 1	3.11m x 3.97m	10'2" x 13'0"
Bedroom 2	2.53m x 3.56m	8'3" x 11'8"
Bathroom	2.17m x 2.01m	7'1" x 6'7"
En-suite	1.5m x 2.1m	4'11" x 6'10"

APARTMENT 5

TOTAL	67.1 sq m	722 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.87m x 4.4m	19'3" x 14'5"
Bedroom 1	2.60m x 3.91m	8'6" x 12'10"
Bedroom 2	4.73m x 2.58m	15'6" x 8'5"
Bathroom	2.18m x 2.01m	7'1" x 6'7"
En-suite	1.42m x 2.01m	4'8" x 6'7"

FIRST 6–8
SECOND 9–11
& THIRD 12–14
FLOORS



APARTMENTS 6 9 & 12

TOTAL	71.5 sq m	769 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.87m x 5.86m	19'3" x 19'3"
Bedroom 1	2.60m x 3.91m	8'6" x 12'10"
Bedroom 2	5.59m x 2.58m	18'4" x 8'5"
Bathroom	2.18m x 2.01m	7'1" x 6'7"
En-suite	1.42m x 2.01m	4'8" x 6'7"

APARTMENT 7 10 & 13

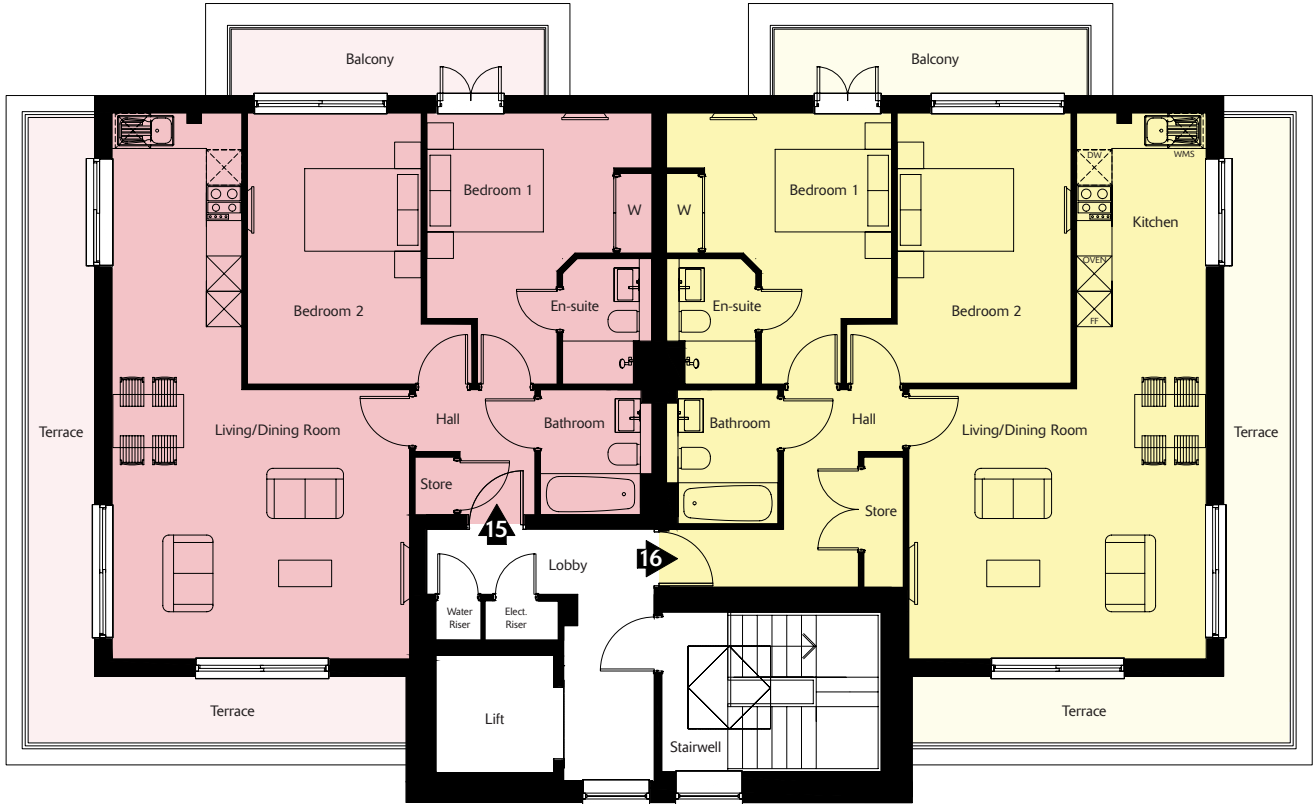
TOTAL	69.4 sq m	747 sq ft
	Metric	Imperial
Kitchen/Dining/Living	4m x 8.22m	13'1" x 27'0"
Bedroom 1	3.11m x 3.97m	10'2" x 13'0"
Bedroom 2	2.53m x 3.56m	8'3" x 11'8"
Bathroom	2.17m x 2.01m	7'1" x 6'7"
En-suite	1.5m x 2.1m	4'11" x 6'10"

APARTMENT 8 11 & 14

TOTAL	70.7 sq m	761 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.87m x 5.86m	19'3" x 19'3"
Bedroom 1	2.60m x 3.91m	8'6" x 12'10"
Bedroom 2	4.73m x 2.58m	15'6" x 8'5"
Bathroom	2.18m x 2.01m	7'1" x 6'7"
En-suite	1.42m x 2.01m	4'8" x 6'7"

* = maximum measurement

FOURTH
FLOOR
15–16



APARTMENT 15

TOTAL	76.3 sq m	821 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.04m x 9.24m	15'6" x 30'4"
Bedroom 1	3.82m x 4.6m	12'6" x 15'1"
Bedroom 2	2.95m x 4.6m	9'8" x 15'1"
Bathroom	1.9m x 2.12m	6'2" x 6'11"
En-suite	1.3m x 2.13m	4'3" x 6'11"

* = maximum measurement

APARTMENT 16

TOTAL	81.6 sq m	878 sq ft
	Metric	Imperial
Kitchen/Dining/Living	5.04m x 9.24m	15'6" x 30'4"
Bedroom 1	3.82m x 4.6m	12'6" x 15'1"
Bedroom 2	2.95m x 4.6m	9'8" x 15'1"
Bathroom	1.9m x 2.12m	6'2" x 6'11"
En-suite	1.3m x 2.13m	4'3" x 6'11"

SPECIFICATION SECOND TO NONE



EXTERNAL FINISHES

- Secure electric gated development with private allocated underground parking
- Established landscaping to communal and parking areas
- Path and patio areas in Heritage Yorkstone paving with feature landscaping
- Bollard lighting to parking areas and lighting to the upper deck and lower deck parking areas

KITCHENS

- Apartments have custom designed high specification kitchens
- Stainless steel sink bowl with chrome mixer taps
- Zanussi touch control ceramic hob with stainless steel splash-back
- Zanussi integrated oven and extractor hood
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Integrated washer/dryer*
- LED down-lighters to ceiling and LED feature lights under high level units
- Polished chrome electric points above worktops
- Saloni ceramic floor tiling

BATHROOM AND EN-SUITES

- The bathroom and en-suites are equipped with Duravit sanitaryware
- Contemporary Hansgrohe polished chrome brassware
- Thermostatic overhead chrome pressure shower with frameless glass shower screen and polished chrome fittings to all en-suite shower rooms
- Thermostatically controlled chrome shower, mixer system and glass screen above baths to all main bathrooms
- Chrome finish heated towel ladder rails are independently heated for summer use
- Shaver socket to bathrooms and en-suites
- Saloni porcelain or ceramic tiles to the walls and floors
- Illuminated wall mounted vanity mirror

FLOORING

- "Cloud 9" underlay as standard
- Luxury carpet in a number of colour options
- Engineered Oak timber flooring to areas as specified*
- Soundproof concrete flooring between floors of building (sound-tested to exceed UK Building Regulations performance standards)

ELECTRICAL INSTALLATIONS

- Each apartment features a comprehensive electrical system including LED recessed ceiling down-lighters in white finish
- Polished chrome finished switches and sockets in the kitchen
- Polished chrome finished switches to all other rooms
- A generous supply of socket outlets are provided throughout
- Mains operated smoke detectors (with a battery back-up) are fitted with a heat detector to the kitchen
- Each apartment has a Mechanical Ventilation and Heat Recovery system which supplies and extracts air throughout to all rooms.
- External lighting to patios, balconies and terraces

TELEVISION AND TELEPHONE

- Comprehensive and 'future proof' wiring system with television/plasma points located to the living room and all bedrooms
- Wall and floor TV/Plasma points wired to a central position in the apartment that connects to a communal Satellite system
- Television/Plasma points incorporate satellite wiring to enable purchaser connection to Sky Plus / Sky HD from all rooms (subject to service provider)
- Different Sky TV channel can be watched from each room at the same time
- Telephone outlets are located to living rooms and all bedrooms
- CAT 5E wiring throughout



DECORATION AND FINISH

- All internal walls and ceilings have a smooth plaster finish and emulsion paint
- Internal woodwork finished in emulsion paint
- Master Bedrooms and selected second bedrooms have built-in wardrobes with double mirrors and hanging rails

TERRACES AND BALCONIES

- Balcony or terrace to all apartments
- Apartments on floors one to four have spacious walk-on terraces or balconies, with chrome balustrade and glazing
- Ground floor apartments have direct access to large private terrace patios in Heritage Yorkstone paving with landscaping
- All balconies and terraces have external lighting

SECURITY

- Secure electric gated development
- Key fobs activate gate and communal front door entrance system

- Secure underground car parking
- Brick wall and railing boundary to entire development
- Entry phone system to each apartment
- Electric opening communal front door, pedestrian gate and main gates which can be activated from individual apartments
- External lighting is provided at the entrance points to all communal areas and car parking areas
- Approved security system available*
- All apartment front doors have 'Secure by Design' standard security locks with security viewers fitted

CENTRAL HEATING

- A highly efficient high-pressurised hot water cylinder. The programmable pressurised system provides equally pressured hot and cold water for optimum use
- A back up electric double immersion heater is fitted to the hot water cylinder
- Central heating system complete with a main programmer which operates the thermostatically controlled Ducasa Avant radiators

EXTERNAL WINDOWS AND DOORS

- All apartment front doors have post letter plates
- Solid luxury White Oak flush 'Secure by Design' apartment front doors which benefit from three-point Espagnolette locking systems and sound reducing specification for maximum security
- Sealed unit aluminium Velfac double glazed windows and external patio/terrace doors with sound resistance and energy saving glass

INTERNAL DOORS AND STORAGE

- High specification white solid wood internal doors throughout apartments, finished with polished chrome furnishings
- Double cupboards in the hallway for extra storage (most apartments)

INSULATION

- Excellent levels of insulation provided to reduce utility bills
- Excellent levels of sound insulation (exceeds UK Building Regulations performance standards) to remove sound transmission from apartment to apartment
- Properties are air pressure tightness tested and certified to achieve minimal heat loss in the winter and avoid significant and unwanted overheating in the height of summer

COMMUNAL AREAS

- Landscaped communal areas
- Cycle stores
- Communal lift to all floors
- 'Post box free' entrance foyer
- Luxury carpet to all communal areas

* = available as an additional extra

WARRANTY

- Each home at the development has been independently surveyed and inspected throughout its construction by Building Inspectors. Upon structural completion the property will be issued a Premier Guarantee 10 Year Buildmark Warranty for purchasers' complete peace of mind

premier
guarantee



All photos are of Viridium



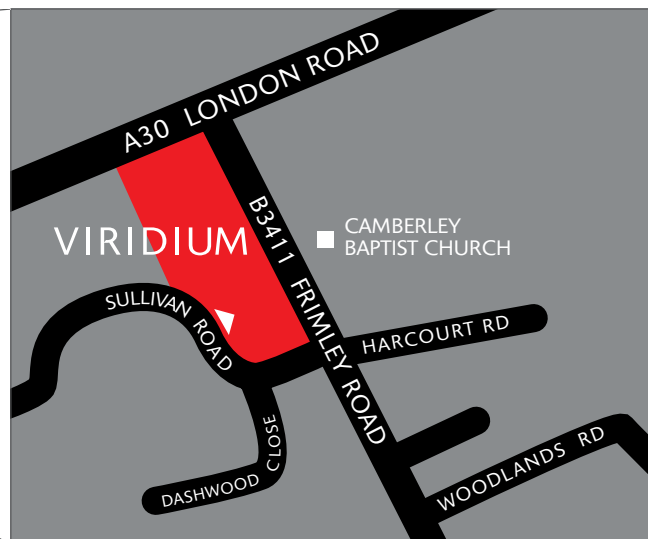
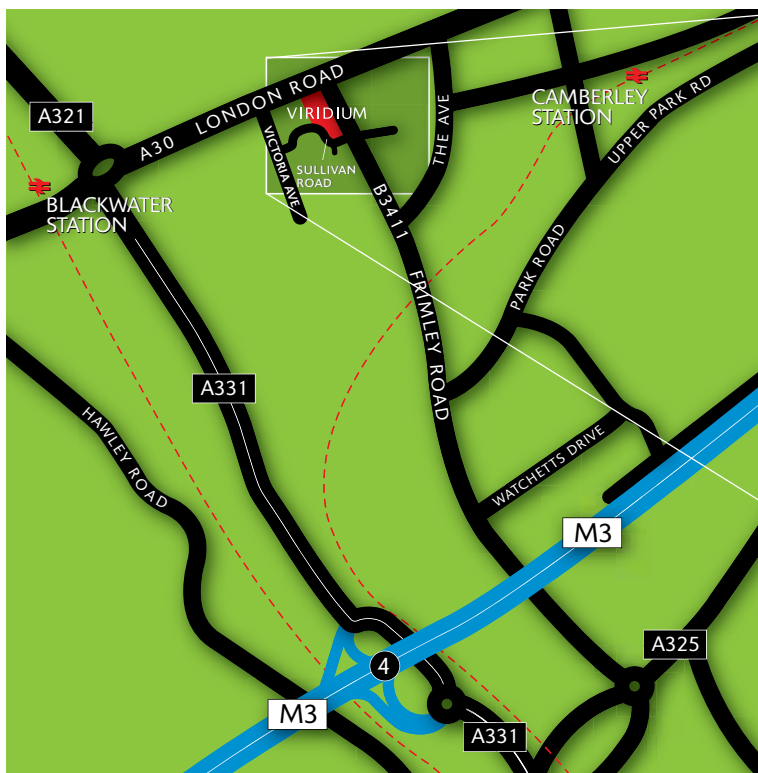
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CAMBERLEY SURREY

An award winning
development by:

WELCOME TO VIRIDIUM. A STUNNING GATED
DEVELOPMENT OF INDIVIDUALLY DESIGNED LUXURY
1, 2 AND 3 BEDROOM APARTMENTS AND
PENTHOUSES, BENEFITTING FROM SECURE PARKING.



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