

THE WESTMINSTER COLLECTION

VIRIDIUM

CAMBERLEY SURREY



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



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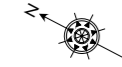
VIRIDIUM IS AN EXCLUSIVE LUXURY GATED DEVELOPMENT BY THE MULTI-AWARD-WINNING HOUSEBUILDER, HODSON DEVELOPMENTS. SET OVER THREE BUILDINGS VIRIDIUM COMPRISES OF AN OUTSTANDING COLLECTION OF EXQUISITE ONE, TWO AND THREE BEDROOM APARTMENTS, GARDEN APARTMENTS AND PENTHOUSES WITH PRIVATE GATED OFF ROAD PARKING.

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.

GROUND FLOOR

30-34



APARTMENT 30

TOTAL	67 sq m	721 sq ft
	Metric	Imperial
Living/Kitchen/Dining Room	4.75m x 6.22m	15'7" x 20'3"
Bedroom 1	3.42m x 4.39m	11'3" x 14'4"
Bedroom 2	2.98m x 3.24m	9'9" x 10'8"
Bathroom	1.95m x 1.99m	6'5" x 6'6"
En-suite	1.39m x 2.41m	4'6" x 7'11"

APARTMENT 31

TOTAL	76 sq m	814 sq ft
	Metric	Imperial
Living/Kitchen/Dining Room	3.48m x 8.3m	11'5" x 27'2"
Bedroom 1	3.04m x 5.7m	10'0" x 15'4"
Bedroom 2	2.48m x 4.69m	8'2" x 15'4"
Bathroom	2.19m x 1.89m	7'2" x 6'2"
En-suite	1.39m x 2.41m	4'7" x 7'11"

All dimensions are maximum room dimensions

APARTMENT 32

TOTAL	78 sq m	832 sq ft
	Metric	Imperial
Living/Kitchen/Dining Room	4.79m x 8.52m	15'9" x 27'11"
Bedroom 1	3.1m x 4.72m	10'1" x 15'6"
Bedroom 2	2.63m x 4.15m	8'7" x 13'7"
Bathroom	1.95m x 2.26m	6'4" x 7'5"
En-suite	1.95m x 1.2m	6'4" x 4'11"

APARTMENT 33

TOTAL	72 sq m	771 sq ft
	Metric	Imperial
Living/Kitchen/Dining Room	4.99m x 5.3m	16'5" x 17'5"
Bedroom 1	3.27m x 5.26m	10'9" x 18'5"
Bedroom 2	4m x 2.58m	13'1" x 8'5"
Bathroom	2.21m x 1.88m	7'3" x 6'2"
En-suite	1.51m x 2.18m	4'11" x 7'11"

APARTMENT 34

TOTAL	81.3 sq m	875 sq ft
	Metric	Imperial
Living/Kitchen/Dining Room	6.3m x 7.42m	20'8" x 24'4"
Bedroom 1	2.77m x 6.18m	9'1" x 20'3"
Bedroom 2	2.72m x 4.41m	8'11" x 14'5"
Bathroom	1.99m x 1.7m	6'6" x 5'6"
En-suite	1.39m x 2.2m	4'6" x 7'2"

SPECIFICATION



EXTERNAL FINISHES

- Secure electric gated development with private allocated 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 and 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
- 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 (subject to service provider)
- 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



All photos are of Viridium

- 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 control Ducasa Avanti 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 aluminum 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

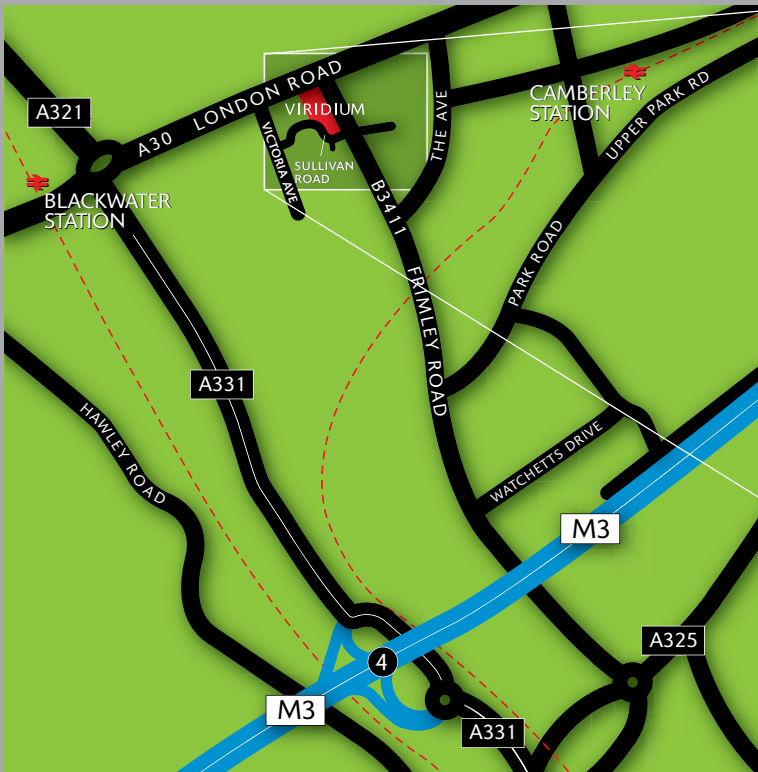
- Landscaped communal areas
- Cycle stores
- Communal lift to all floors
- 'Post box free' entrance foyer
- Luxury carpet to all communal areas

* = 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



VIRIDIUM

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