



QUEENS COURT

GARLANDS ROAD, LEATHERHEAD
SURREY KT22 7EX



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Situated just a few minutes' walk from Leatherhead's bustling town centre, home to a variety of restaurants and pubs and a unique Grade II listed theatre and just a pleasant 13 minute stroll from the mainline station, Queens Court is a boutique development of just 2 maisonette cottages and 7 beautifully appointed one and two bedroom apartments set within a mature, tree lined avenue, just minutes from open countryside and the meandering River Mole, yet within a stone's throw of everything needed for modern day living.



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SITE PLAN



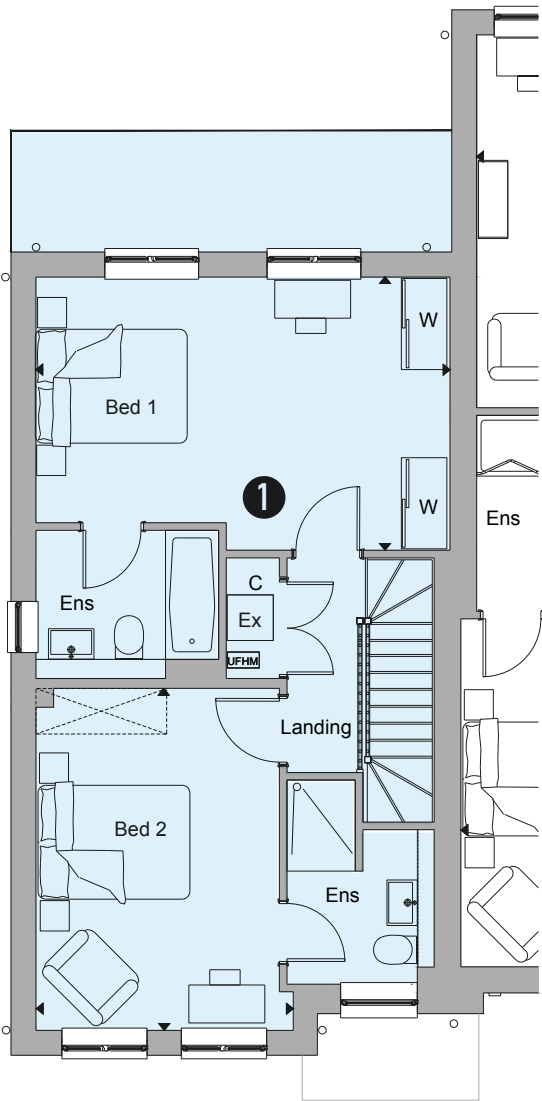
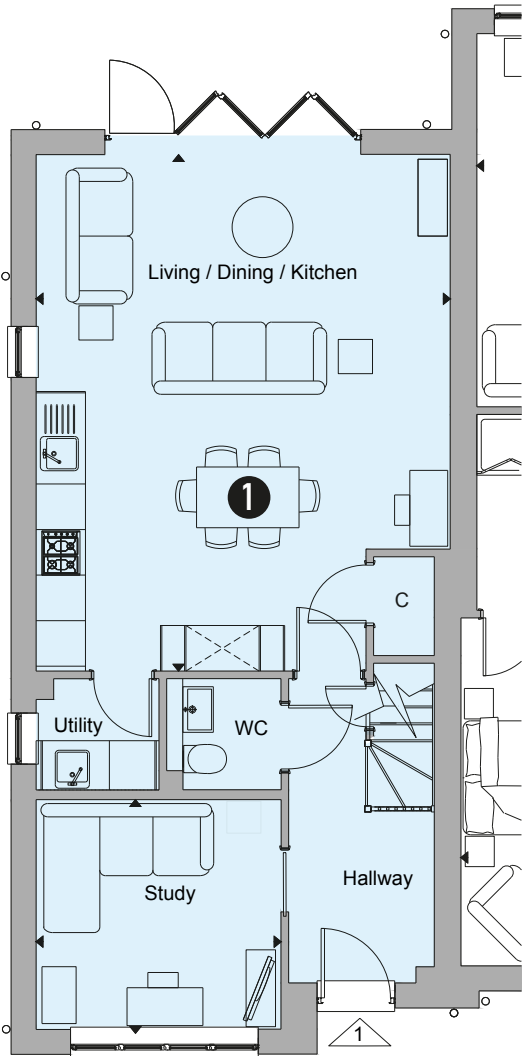
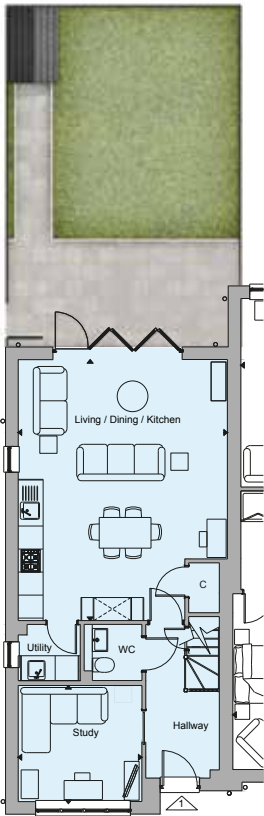
COTTAGE 1

GROUND FLOOR

Kitchen/Dining Living	6804 x 5454	22'4" x 17'11"
Study	3026 x 3229	9'11" x 10'7"

FIRST FLOOR

Bedroom 1	3800 x 5454	12'6" x 17'11"
Bedroom 2	4505 x 3389	14'9" x 11'2"



KEY

Fridge/Freezer

W

Wardrobe

C

Cupboard

RC

Riser Cupboard

Ex

Exhaust Heat Pump

UFHM

Under Floor Heating Manifold



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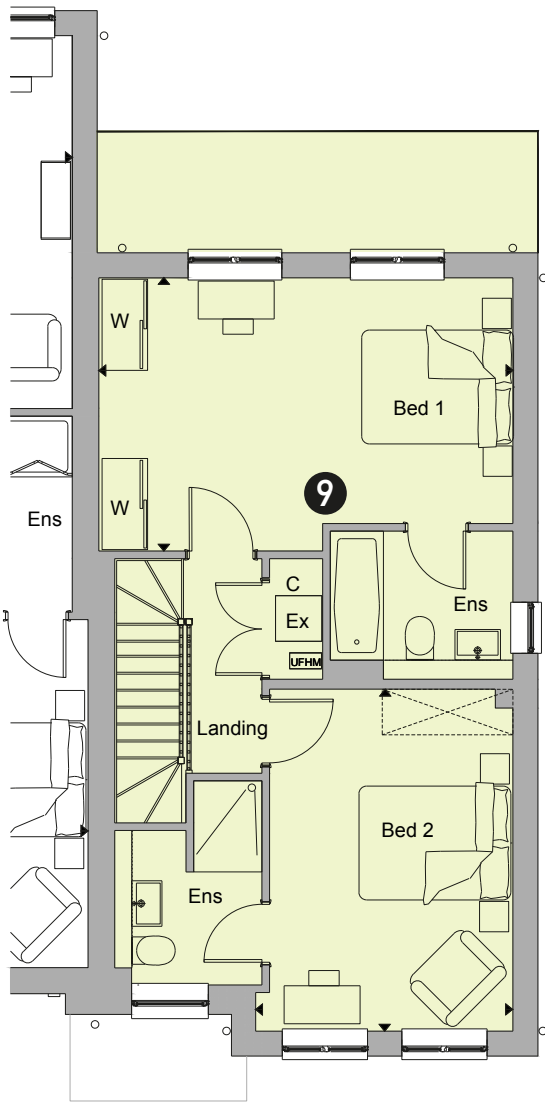
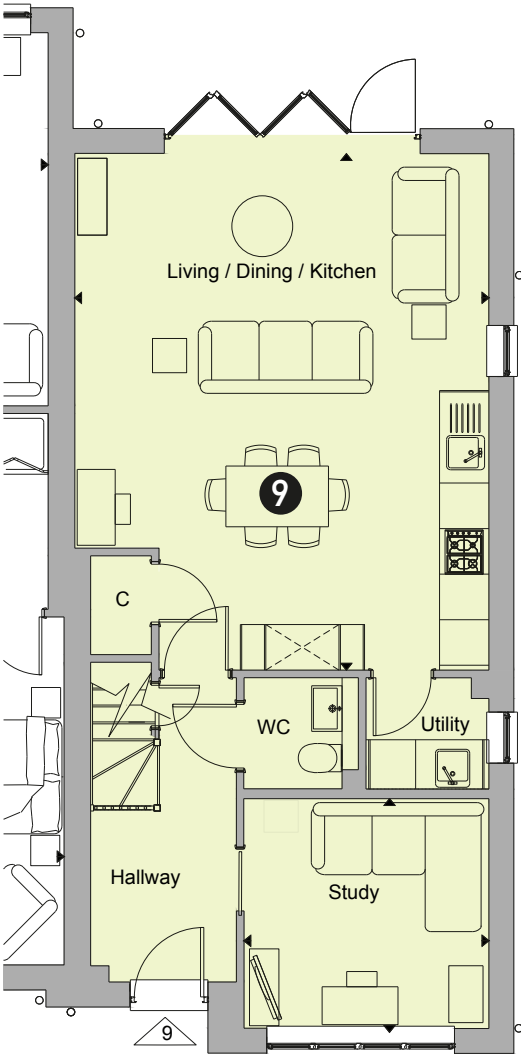
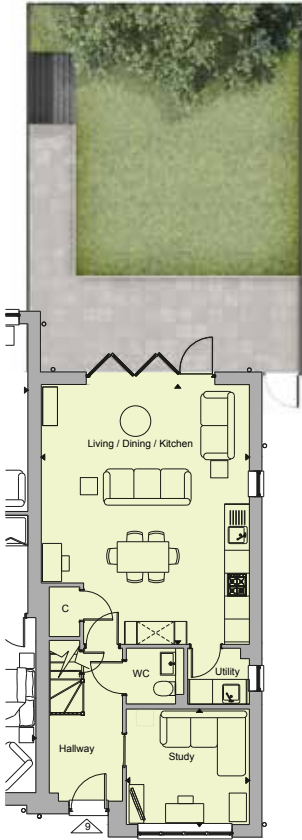
COTTAGE 9

GROUND FLOOR

Kitchen/Dining Living	6804 x 5454	22'4" x 17'11"
Study	3026 x 3229	9'11" x 10'7"

FIRST FLOOR

Bedroom 1	3800 x 5454	12'6" x 17'11"
Bedroom 2	4505 x 3389	14'9" x 11'2"



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GROUND FLOOR

APARTMENT 2

Kitchen/Dining Living	6266 x 6650	20'7" x 21'10"
Bedroom 1	4582 x 2900	15'0" x 9'6"
Bedroom 2	3425 x 2509	11'3" x 8'3"

APARTMENT 3

Kitchen/Dining Living	6266 x 6650	20'7" x 21'10"
Bedroom 1	4582 x 2900	15'0" x 9'6"
Bedroom 2	3425 x 2509	11'3" x 8'3"

GROUND FLOOR



KEY	
	Fridge/Freezer
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FIRST FLOOR

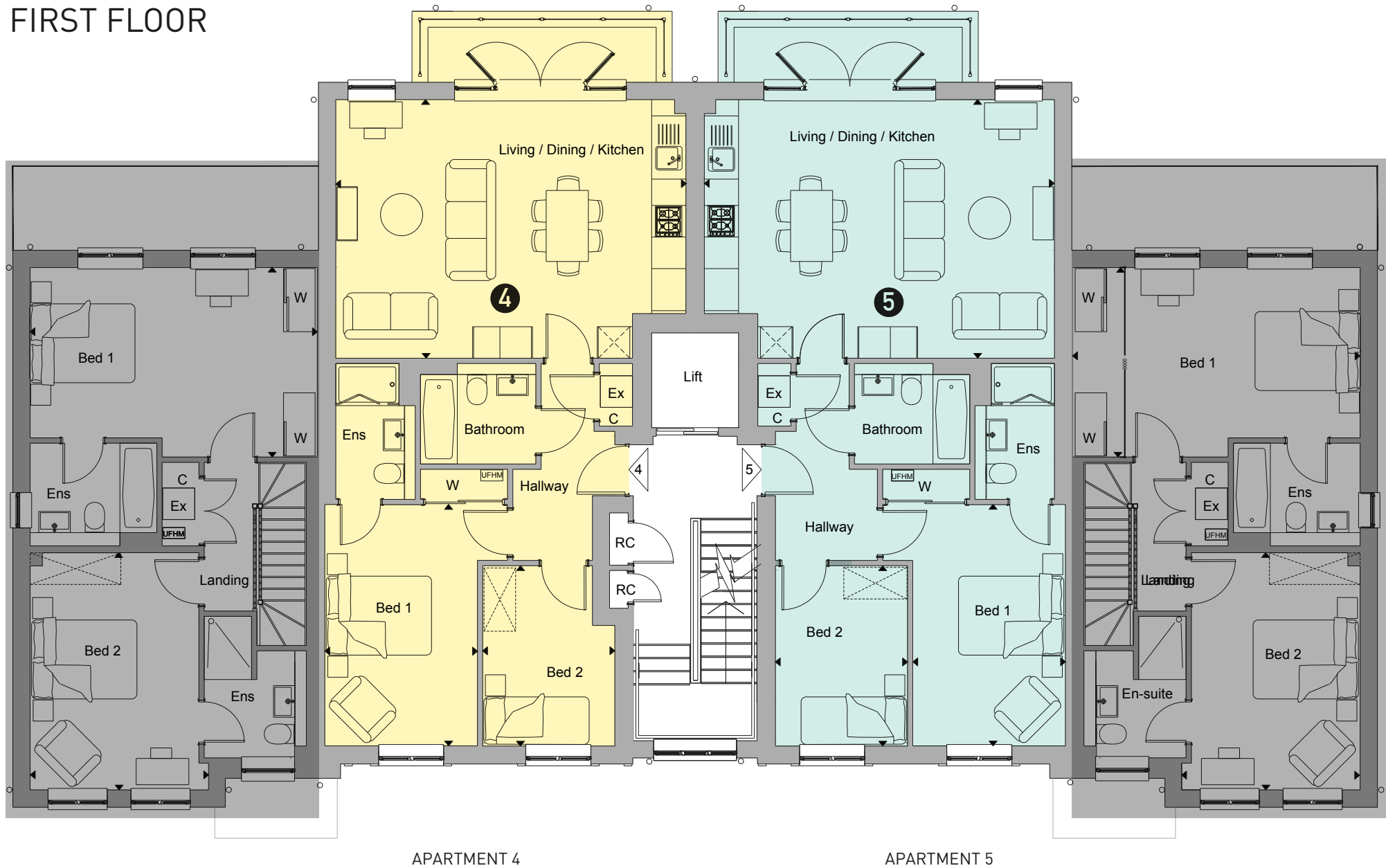
APARTMENT 4

Kitchen/Dining Living	4913 x 6649	16'2" x 21'10"
Bedroom 1	4585 x 2900	15'1" x 9'6"
Bedroom 2	3425 x 2509	11'3" x 8'3"

APARTMENT 5

Kitchen/Dining Living	4913 x 6649	16'2" x 21'10"
Bedroom 1	4585 x 2900	15'1" x 9'6"
Bedroom 2	3425 x 2509	11'3" x 8'3"

FIRST FLOOR



KEY			
	Fridge/Freezer	W	Wardrobe
	Cupboard	C	Cupboard
	Ex Exhaust Heat Pump	RC	Riser Cupboard
	UFHM Under Floor Heating Manifold		

SECOND FLOOR

APARTMENT 6

Kitchen/Dining Living	7970 x 5331	26'2" x 17'6"
Bedroom	2950 x 4948	9'8" x 16'3"

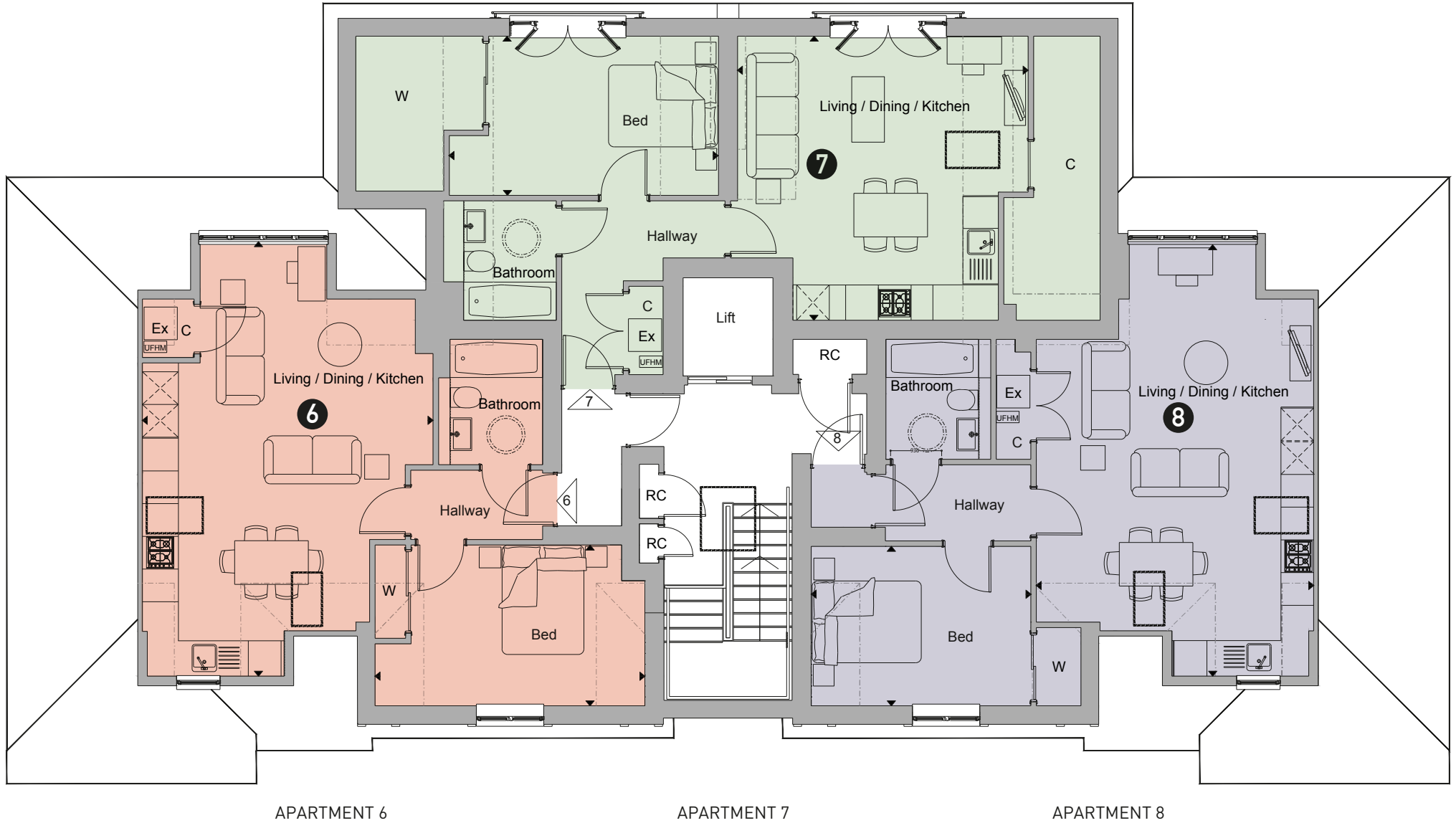
APARTMENT 7

Kitchen/Dining Living	5210 x 5330	17'2" x 17'6"
Bedroom	4937 x 2918	16'3" x 9'7"

APARTMENT 8

Kitchen/Dining Living	7920 x 5086	26'0" x 16'8"
Bedroom	2924 x 4029	9'8" x 13'3"

SECOND FLOOR



APARTMENT 6

APARTMENT 7

APARTMENT 8

KEY



Sun Tube



Skelling Lines



Velux Window



Fridge/Freezer

W

Wardrobe

C

Cupboard

RC

Riser Cupboard



Ex Exhaust Heat Pump



UFHM Under Floor Heating Manifold

Stunning Kitchens

- Quality Shaker style kitchens
- Stone worktops, upstands and splash backs
- Undermounted sinks
- Extensive range of integrated SMEG white goods including fridge/freezer, washer/dryer, dishwasher, electric 4 ring hob, electric oven and microwave
- No. 6 & 8 will feature a low-level microwave, integrated fridge and separate freezer
- No. 1 & 9, The Cottages, will feature an American fridge/freezer and a separate utility room with the option of a washer/dryer or an integrated washing machine and separate dryer



Stylish Bathrooms & En-suites

- White sanitaryware with either a gold colour or chrome finish to taps & wastes
- Half-height porcelain tiling will feature to all walls with full height tiling in each shower or bath area
- High-end Amtico wood effect flooring will feature in each bathroom and en-suite of no.s 2 - 8 with porcelain floor tiling to no.s 1 & 9
- Ladder style towel rails with an anthracite finish will feature to all en-suites
- Main en-suites with a gold finish to en-suites and a chrome finish to secondary bathrooms





Image of a previous Rushmon developments

General

- Lift service to all floors
- Intelligent underfloor heating via exhaust air heat pump system
- Amtico floor throughout (except bedrooms) to homes 4, 5, 6, 7 & 8
- Porcelain wood effect floor tiles throughout (except bedrooms) to homes 1, 2, 3 and 9
- Vinyl matt finish to all walls and ceilings
- Complimentary painted internal doors
- Mirror fronted wardrobes to master bedrooms
- Dimmable feature lighting to each living area and master bedroom
- Downlighting to halls, kitchen and bathrooms.
- Video entry system at the main entrance in no.s 2 - 8 with doorbells to The Cottages, no.s 1 & 9
- Mains powered smoke alarm
- Sky Q satellite dish for residents' use, subject to connection and subscription to Sky TV services
- Carpets to bedrooms non standard
- Mirrors to bathroom & en-suite non standard

Communal areas/outside

- Heavy wearing entrance matting
- Ceramic floor tiling to the ground floor
- Upper floors finished in heavy duty carpet with stair nosing
- An attractive timber balustrade will feature in the communal stairway
- Each property will benefit from an electric charging point and allocated parking
- Dawn to dusk sensor lighting



- No.s 1, 2, 3 & 9 will have private garden areas with patio, turf and a shed, each new home will have access to landscaped communal gardens and each home will have its own shed

Warranty and Aftercare

- A 10 year NHBC 'Buildmark' warranty and insurance policy is given to every new home
- There will be a full demonstration of your new home before we hand you your keys
- You will also benefit from a dedicated customer care team

NB – specification may be subject to change.

Images of previous Rushmon developments

Heat efficiency now and for the future

Future proofing

Each home is provided with an intelligent exhaust air heat pump that provides heating, ventilation and hot water efficiently, simply and economically. Thanks to smart technology, the product gives you control over your energy consumption and will be a key part of your connected lifestyle. The efficient control system automatically adjusts the indoor climate for maximum comfort, and you do nature a favour at the same time.

The intelligent exhaust air heat pump saves carbon emissions. Unlike burning gas, a heat pump produces no carbon emissions on-site (and no carbon emissions at all, if using a 100% renewable energy tariff). They also future proof the development as the grid becomes decarbonised.

Each home is provided with a fast EV car charging point, further future proofing your home.



Energy and water

- One electric car charging point for each property
- Intelligent exhaust air heat pump providing heating, ventilation and hot water
- Underfloor heating throughout each home
- High levels of insulation to the building fabric
- Double-glazed PVCu windows providing high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms to toilets to reduce water use
- LED energy efficient lighting throughout
- Dusk-to-dawn sensors to homes with external lighting to reduce electricity usage
- Electric induction hob – no need for gas





Great connectivity

Whether travelling for business or for pleasure, Queens Court is ideally situated.

Queens Court is exceptionally well placed for rail users with Leatherhead station a short 0.69 mile walk away (13 mins*) or a 0.9 mile drive (4mins*). The Station offers a frequent and regular service to the capital with 6 direct trains to London every hour. Leatherhead Station offers a direct service to Clapham Junction in 33 minutes, London Waterloo in 44 minutes, London Victoria in 48 minutes and London Bridge in just 53 minutes.

For access to the Capital by road, the M25 is minutes away at Junction 9, as is the A3 that takes you into the heart of the City or to the south coast.

For the frequent flyer or holiday maker, you can be at either Heathrow or Gatwick airports in less than half an hour by car.

The Channel Tunnel is easily accessed too at Ashford.

*Distances and timings via RAC Routeplanner

+Travelling times via National Rail





A great place to live

Set on the banks of the River Mole, Leatherhead has everything you need for daily living yet is only minutes from so much more.

A former ancient market town, Leatherhead has recently undergone a massive transformation into a modern centre where people can shop, relax, eat and enjoy the riverside.

The well-established Leatherhead Leisure Centre was the subject of a recent £12 million refurbishment and now features three pools, a state of the art gym with over 80 stations and four fitness studios with a café offering 'refuelling' after a decent workout. The shopping centre has also been redeveloped and in 2017 became home to a new Waitrose. Further investment was also recently made in Leatherhead's open spaces.

In addition to local shopping, the towns of Epsom (4.02 miles, 12 mins*) and Reigate (9.1 miles, 18 mins*) are also within a short drive, offering an even wider shopping experience and the retail metropolises of Kingston-upon-Thames (9.5 miles*) and Guildford (13.42 miles*) are roughly half an hour away.





About Rushmon Homes

At Rushmon Homes we've been creating a warm welcome in our new homes for over 49 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "...this development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.





RUSHMON
HOMES





RUSHMON

H O M E S

QUEENS COURT, GARLANDS ROAD, LEATHERHEAD, SURREY KT22 7EX

Call 01932 586777 for more information

www.rushmon.co.uk

NHBC
Registered House-Builder

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was prepared in July 2022 and all the information was believed to be correct at that time. Distance and travel times have been referenced from Google Maps. All train times have been taken from National Rail Enquiries.

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HOME BUILDERS**
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