



# OPUS

COURT

LEATHERHEAD



# OPUS

## COURT

Opus Court is a luxurious new collection of 47 one and two bedroom apartments located in the picturesque Surrey town of Leatherhead. With unique layouts and interiors, each home is finished flawlessly and benefits from premium fixtures and fittings. Surrounded by beautiful countryside and rolling hills, the development lies within easy reach of Leatherhead station and the M25.

KINGSTON ROAD, LEATHERHEAD KT22 7UE



Opus Court is perfectly situated for all local amenities and transport connections making it ideal for first time buyers, commuters or investors. Set just under a mile from the bustling town centre, residents will benefit from easy access to an array of high street shops including well-known brand names 0.6 miles away, as well as a number of popular restaurants, bars and cafes.





# The perfect balance

BETWEEN TOWN AND COUNTRY

Leatherhead is considered one of the best places to live in Surrey for good reason. Surrounded by greenery, this picturesque town is located at the gateway to the Surrey Hills, a 422km<sup>2</sup> Area of Outstanding Natural Beauty which covers over a quarter of the county of Surrey. With an extensive network of footpaths, byways and bridleways, there's an abundance of safe trails for visitors to enjoy.

Along with beautiful countryside, this historic market town offers residents access to a diverse selection of shops and restaurants.

The Swan Shopping Centre, Leatherhead's town centre shopping hub, is located on the High Street and benefits from easy parking and transport links. It is home to a number of high street brands including Boots, WH Smith, Next and Sainsbury's.

Furthermore, the Leatherhead Theatre is well known for hosting a wealth of events and activities throughout the year that attract visitors from neighbouring towns and villages.

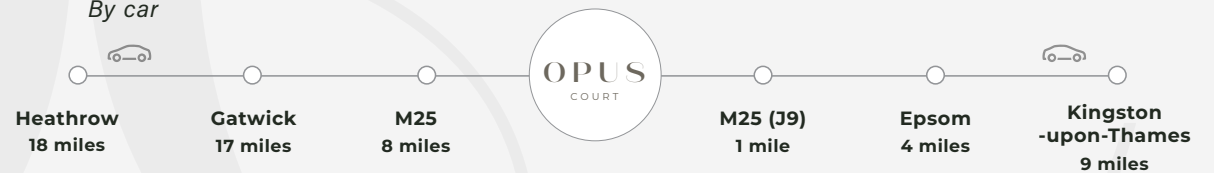


# Well connected

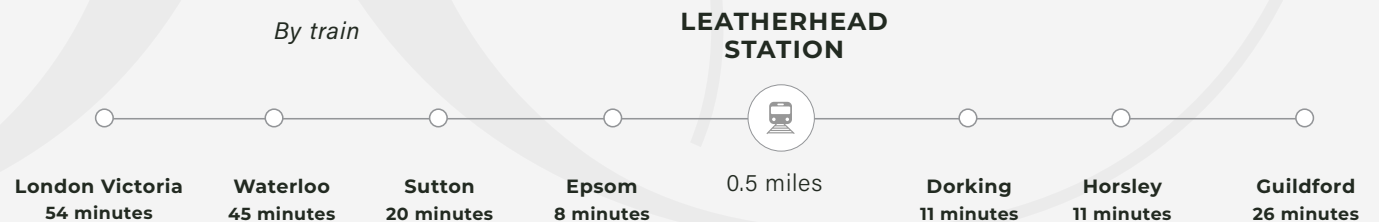


A commuter hot spot, Leatherhead is located just 23 miles from the centre of London, offering residents easy access to an array of transport links. Drivers are well catered for as both the M25 and A3 are within easy reach, while commuters can journey into London with ease. An average journey time by train between Leatherhead and London Victoria is 54 minutes, and there are around 33 trains per day so commuters are spoilt for choice.

## By car



## By train



Leatherhead to Waterloo in just 44 minutes!



## Restaurants & pubs

- 1 The Plough
- 2 Five Rivers (Indian)
- 3 Beluga Bar (Sushi)
- 4 L'Ultimo Cucina (Italian)
- 5 Thai Pinto
- 6 The Bell
- 7 Penny Black

## Shopping

- 8 Waitrose
- 9 M&S Simply Foodspital
- 10 Sainsbury's
- 11 Tesco
- 12 B&Q
- 13 WH Smith

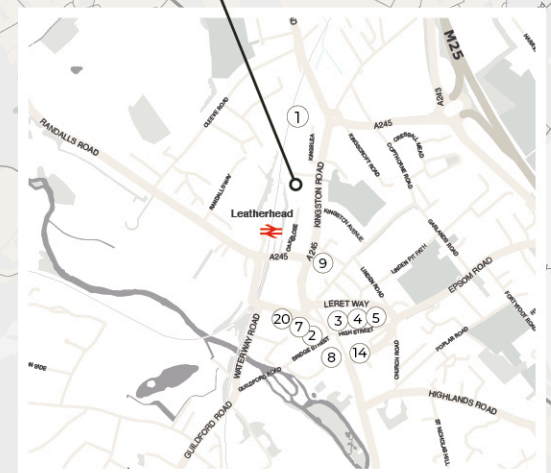
## Leisure & Entertainment

- 14 The Leatherhead Theatre
- 15 Leatherhead Lawn Tennis Club
- 16 Tyrell's Wood Golf Club

## Health & Fitness

- 17 The Molebridge Practice
- 18 Ashted Hospital
- 19 Nuffield Health Club
- 20 Anytime Fitness

OPUS  
COURT





# Contemporary interiors

Each of the one and two bedroom apartments has been designed to embrace open-plan living with a focus on natural light and clever use of space. The apartments benefit from high specification and feature contemporary matte kitchens with Quartz worktops and integrated appliances, as well as fully tiled bathrooms and en-suites which are luxurious and modern. There are balconies or terraces to selected apartments, as well as parking, and all residents can enjoy the beautifully landscaped communal gardens.

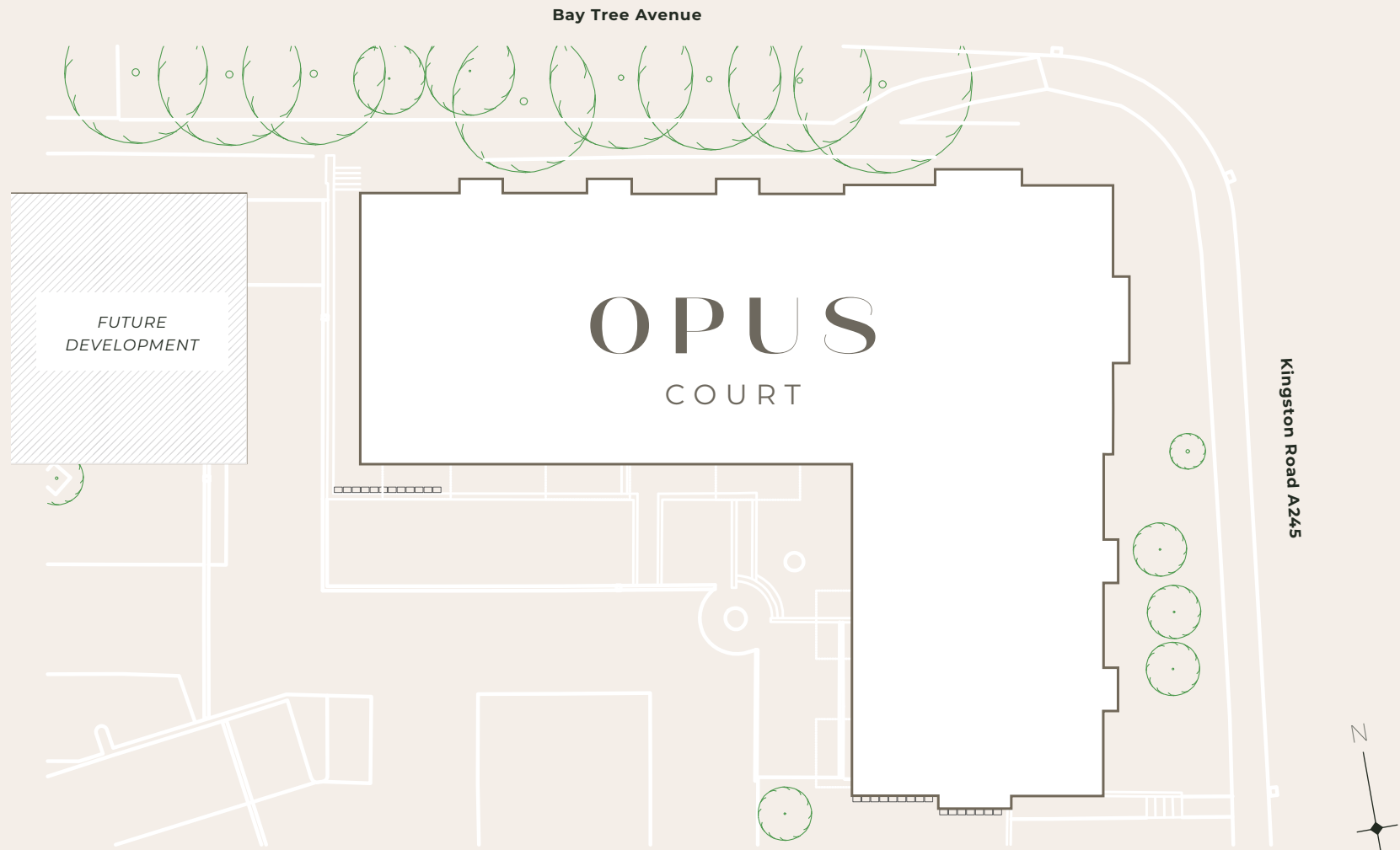
















# Ground Floor



This plan is not to scale and is for indicative purposes only. Room dimensions are given as an indication only.

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**FLAT 1** 1 bed, 1 bath

Total Area	484 ft <sup>2</sup>
Living room / kitchen	18 x 14'4
Bedroom	10'5 x 10'2

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**FLAT 2** 1 bed, 1 bath

Total Area	495 ft <sup>2</sup>
Living room / kitchen	18 x 14'7
Bedroom	13 x 10'5

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**FLAT 3** 2 bed, 1 bath

Total Area	635 ft <sup>2</sup>
Living room / kitchen	18'5 x 14'6
Bedroom 1	11'9 x 10'6
Bedroom 2	12'5 x 8'11

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**FLAT 4** 1 bed, 1 bath

Total Area	538 ft <sup>2</sup>
Living room / kitchen	17'4 x 16'5
Bedroom	13'10 x 12'7

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**FLAT 5** 1 bed, 1 bath

Total Area	527 ft <sup>2</sup>
Living room / kitchen	18'9 x 12'6
Bedroom	15'4 x 9'5

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**FLAT 6** 1 bed, 1 bath

Total Area	527 ft <sup>2</sup>
Living room / kitchen	22'10 x 12'5
Bedroom	15'4 x 9'11

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**FLAT 7** 1 bed, 1 bath

Total Area	603 ft <sup>2</sup>
Living room / kitchen	24'5 x 14'5
Bedroom	15'4 x 10'6

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**FLAT 8** 2 bed, 2 bath

Total Area	829 ft <sup>2</sup>
Living room / kitchen	19'8 x 14'5
Bedroom 1	12'8 x 11'5
Bedroom 2	13'9 x 9'7

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**FLAT 9** 1 bed, 1 bath

Total Area	516 ft <sup>2</sup>
Living room / kitchen	21'10 x 12'2
Bedroom 1	15'3 x 9'11

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**FLAT 10** 1 bed, 1 bath

Total Area	463 ft <sup>2</sup>
Living room / kitchen	14'6 x 12'5
Bedroom	17'2 x 9'6

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**FLAT 11** 2 bed, 1 bath

Total Area	667 ft <sup>2</sup>
Living room / kitchen	18'9 x 14'7
Bedroom 1	13'7 x 10'10
Bedroom 2	10'10 x 9

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**FLAT 12** 1 bed, 1 bath

Total Area	527 ft <sup>2</sup>
Living room / kitchen	23 x 11'9
Bedroom	15 x 9

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**FLAT 13** 1 bed, 1 bath

Total Area	452 ft <sup>2</sup>
Living room / kitchen	15 x 15'4
Bedroom	13'11 x 9'10





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<b>FLAT 14</b>	<b>Balcony</b>	1 bed, 1 bath
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Total Area	484 ft²
Living room / kitchen	18 x 14'4
Bedroom	10'5 x 10'2

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<b>FLAT 15</b>	<b>Balcony</b>	1 bed, 1 bath
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Total Area	495 ft²
Living room / kitchen	18 x 14'7
Bedroom	13 x 10'5

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<b>FLAT 16</b>	<b>Balcony</b>	2 bed, 1 bath
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Total Area	635 ft²
Living room / kitchen	18'5 x 14'6
Bedroom 1	11'9 x 10'6
Bedroom 2	12'5 x 8'11

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<b>FLAT 17</b>		1 bed, 1 bath
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Total Area	538 ft²
Living room / kitchen	17'4 x 16'5
Bedroom	13'10 x 12'7

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<b>FLAT 18</b>		1 bed, 1 bath
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Total Area	527 ft²
Living room / kitchen	18'9 x 12'6
Bedroom	15'4 x 9'5

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<b>FLAT 19</b>		1 bed, 1 bath
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Total Area	527 ft²
Living room / kitchen	22'10 x 12'5
Bedroom	15'4 x 9'11

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<b>FLAT 20</b>		1 bed, 1 bath
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Total Area	603 ft²
Living room / kitchen	24'5 x 14'5
Bedroom	15'4 x 10'6

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<b>FLAT 21</b>		2 bed, 2 bath
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Total Area	829 ft²
Living room / kitchen	19'8 x 14'5
Bedroom 1	12'8 x 11'5
Bedroom 2	13'9 x 9'7

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<b>FLAT 22</b>		1 bed, 1 bath
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Total Area	516 ft²
Living room / kitchen	21'10 x 12'2
Bedroom 1	15'3 x 9'11

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<b>FLAT 23</b>		1 bed, 1 bath
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Total Area	463 ft²
Living room / kitchen	14'6 x 12'5
Bedroom	17'2 x 9'6

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<b>FLAT 24</b>		2 bed, 1 bath
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Total Area	667 ft²
Living room / kitchen	18'9 x 14'7
Bedroom 1	13'7 x 10'10
Bedroom 2	10'10 x 9

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<b>FLAT 25</b>	<b>Balcony</b>	1 bed, 1 bath
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Total Area	527 ft²
Living room / kitchen	23 x 11'9
Bedroom	15 x 9

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<b>FLAT 26</b>	<b>Balcony</b>	1 bed, 1 bath
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Total Area	452 ft²
Living room / kitchen	15 x 15'4
Bedroom	13'11 x 9'10





**FLAT 27**      **Balcony**      1 bed, 1 bath

Total Area      484 ft²  
Living room / kitchen      18 x 14'4  
Bedroom      10'5 x 10'2

**FLAT 28**      **Balcony**      1 bed, 1 bath

Total Area      495 ft²  
Living room / kitchen      18 x 14'7  
Bedroom      13 x 10'5

**FLAT 29**      **Balcony**      2 bed, 1 bath

Total Area      635 ft²  
Living room / kitchen      18'5 x 14'6  
Bedroom 1      11'9 x 10'6  
Bedroom 2      12'5 x 8'11

**FLAT 30**      1 bed, 1 bath

Total Area      538 ft²  
Living room / kitchen      17'4 x 16'5  
Bedroom      13'10 x 12'7

**FLAT 31**      1 bed, 1 bath

Total Area      527 ft²  
Living room / kitchen      18'9 x 12'6  
Bedroom      15'4 x 9'5

**FLAT 32**      1 bed, 1 bath

Total Area      527 ft²  
Living room / kitchen      22'10 x 12'5  
Bedroom      15'4 x 9'11

**FLAT 33**      1 bed, 1 bath

Total Area      603 ft²  
Living room / kitchen      24'5 x 14'5  
Bedroom      15'4 x 10'6

**FLAT 34**      2 bed, 2 bath

Total Area      829 ft²  
Living room / kitchen      19'8 x 14'5  
Bedroom 1      12'8 x 11'5  
Bedroom 2      13'9 x 9'7

**FLAT 35**      1 bed, 1 bath

Total Area      516 ft²  
Living room / kitchen      21'10 x 12'2  
Bedroom 1      15'3 x 9'11

**FLAT 36**      1 bed, 1 bath

Total Area      463 ft²  
Living room / kitchen      14'6 x 12'5  
Bedroom      17'2 x 9'6

**FLAT 37**      2 bed, 1 bath

Total Area      667 ft²  
Living room / kitchen      18'9 x 14'7  
Bedroom 1      13'7 x 10'10  
Bedroom 2      10'10 x 9

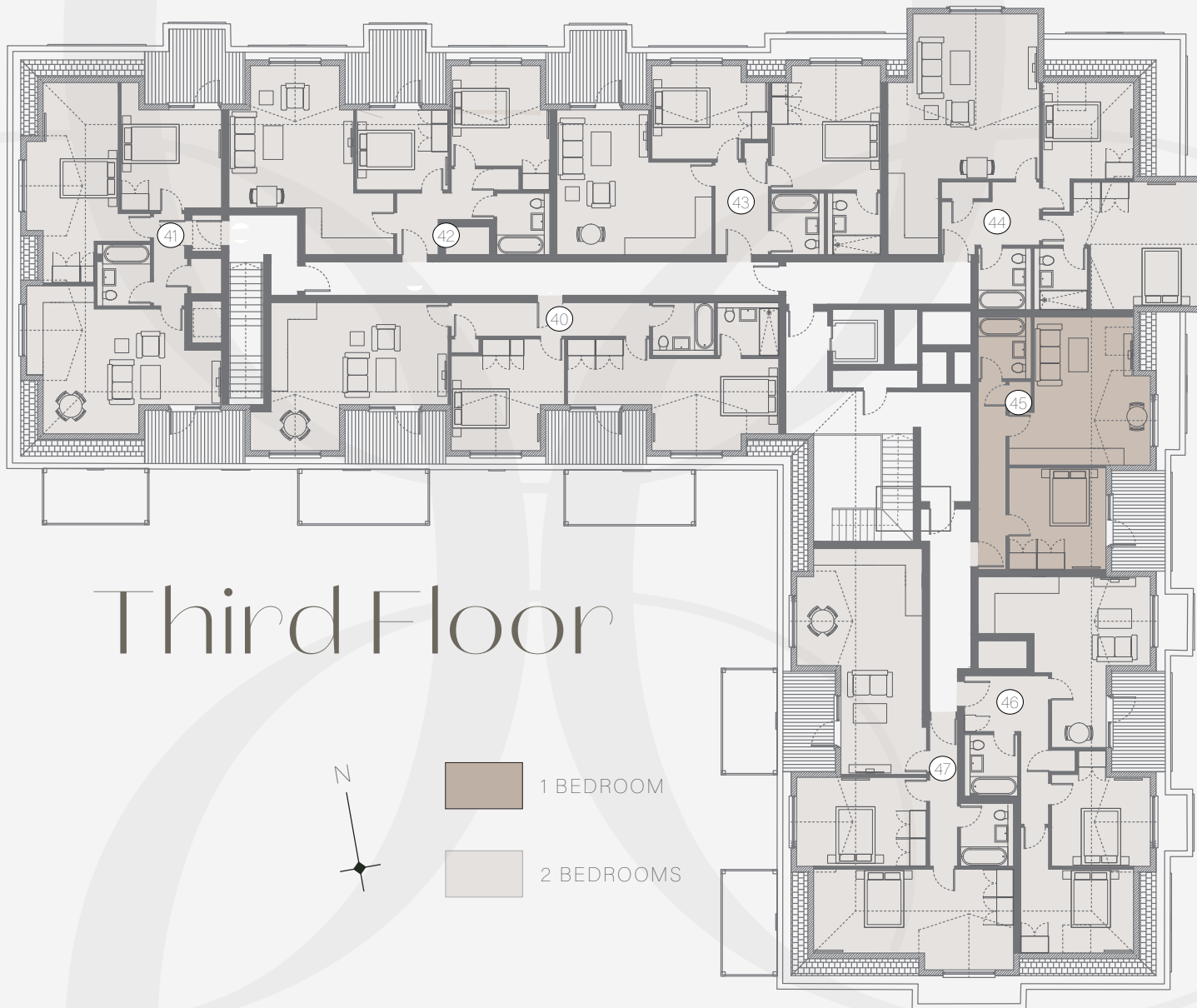
**FLAT 38**      **Balcony**      1 bed, 1 bath

Total Area      527 ft²  
Living room / kitchen      23 x 11'9  
Bedroom      15 x 9

**FLAT 39**      **Balcony**      1 bed, 1 bath

Total Area      452 ft²  
Living room / kitchen      15 x 15'4  
Bedroom      13'11 x 9'10





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**FLAT 40**      **Terrace**      2 bed, 2 bath

Total Area	872 ft²
Living room / kitchen	20'9 x 11'9
Bedroom 1	22'6 x 10'4
Dressing Area	9'10 x 7'5
Bedroom 2	13'3 x 12'8

**FLAT 41**      **Terrace**      2 bed, 1 bath

Total Area	742 ft²
Living room	22'5 x 11
Bedroom 1	22'6 x 10'4
Bedroom 2	11'9 x 11

**FLAT 42**      **Terrace**      2 bed, 1 bath

Total Area	710 ft²
Living room	16'3 x 14'7
Kitchen	10'5 x 7'2
Bedroom 1	11'6 x 11'4
Bedroom 2	10'9 x 10'5

**FLAT 43**      **Terrace**      2 bed, 2 bath

Total Area	775 ft²
Living room / kitchen	18'2 x 16'6
Bedroom 1	13'7 x 10'5
Bedroom 2	13'7 x 10'7

**FLAT 44**      2 bed, 2 bath

Total Area	936 ft²
Living room	18'11 x 17'9
Kitchen	8'10 x 6
Bedroom 1	15'1 x 15'1
Bedroom 2	11'4 x 10'8

**FLAT 45**      **Terrace**      1 bed, 1 bath

Total Area	506 ft²
Living room / kitchen	17'4 x 16'2
Bedroom	11'11 x 10'11

**FLAT 46**      **Terrace**      2 bed, 1 bath

Total Area	689 ft²
Living room / kitchen	19'9 x 15'5
Bedroom 1	13'3 x 9'6
Bedroom 2	13'6 x 11'2

**FLAT 47**      **Terrace**      2 bed, 1 bath

Total Area	829 ft²
Living room / kitchen	26'5 x 14'3
Bedroom 1	23'5 x 11'4
Bedroom 2	14'9 x 10'5



# Specification

## GENERAL

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- Double-glazed windows
- Multi socket (power/aerial/satellite/BT) to living room
- TV points to bedrooms
- Telephone points in all flats
- Gas central heating system to radiators with high efficiency 'Vaillant' combi boilers
- LED spotlights throughout
- Mains operated smoke detectors
- Bespoke wardrobes to most bedrooms
- Laminate wood flooring to hallway, living room and kitchen areas
- Carpet to bedrooms

## KITCHENS

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- Contemporary bespoke super matt kitchens with soft closing doors and drawers
- Quartz worktops, upstands and splashback
- Stainless steel bowls/drainers and mixer tap
- Quality Integrated appliances
  - Fridge/freezer
  - Dishwasher
  - Multi-function electric oven
  - Gas hobs
  - Extractor fan
  - Washer driers

## BATHROOMS & EN-SUITES

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- Polished chrome brassware
- Bathtubs with mixer taps, thermostatic showers, glazed screens and LED feature lighting
- Vanity units
- En-suites with thermostatic showers and glazed screens
- Fully tiled porcelain wall and floor tiles
- Chrome heated towel rail
- Wall hung WC with chrome dual flush button
- Mechanical extract ventilation

## EXTERNAL

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- Video entry system
- External communal lighting
- Residents parking
- Electric vehicle charging points
- Terraces and balconies to selected apartments
- Landscaped communal residents gardens

## OTHER

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- All flats covered by a 10-year structural warranty
- Lift to all floors
- Secure private letterboxes
- Help To Buy available

Computer generated images and show home photographs are indicative and strictly for illustrative purposes only. Show home references are from other Jasper developments. In the interest of continuous improvements and design development, specifications may be subject to variation.





# A peaceful oasis

IN THE HEART OF LEATHERHEAD







**YOUR 5% DEPOSIT  
£15,000**

**20% HELP TO BUY  
£60,000**

**75% MORTGAGE  
£225,000**

**YOUR NEW HOME  
£300,000**



**ENDING  
SOON**

**DON'T MISS OUT!**

The Government's Help To Buy scheme is ending in March 2023 and all applications must be submitted no later than the 31st October 2021.

KINGSTON ROAD, LEATHERHEAD KT22 7UE

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