



RUBIX

1-7 Warren Road, Reigate, RH2 OBE



Development Information

RUBIX



Helping you solve the puzzle of finding a new home

Rubix is an exceptional development of 12 one and two-bedroom apartments, in one of Surrey's premier locations.

Enjoy off-road parking and access to shared electric vehicle charging points, and for those keen cyclists, there is a handy cycle storage area. For peace of mind, there is a secure entry video system.

Internally the high specification décor and finish ensures a touch of class to wow your friends and family. It's the small and subtle touches that elevates Rubix. With LED downlighters throughout, brushed chrome socket and switches, and contemporary style architrave and skirting,

the apartments encompass the height of modernity.

Despite these modern touches, the interior design has ensured a homely feel. Whether it's the simple warm colourings to the rooms, the chic grey carpets fitted to bedrooms, and wood effect flooring in communal and kitchen areas, everything has been designed to ensure you'll feel that warm glow.

In terms of specification, you're ready to hit the ground running. All apartments are pre-wired for Sky, TV and broadband, and all kitchens come with fully integrated appliances including fridge/freezer, washer/dryer, dishwasher, electric hob, oven and extractor fan.

You'll love preparing a meal for friends and family - with under cabinet lighting, white marble effect worktops and upstands, the kitchen space is an ideal area to create a culinary masterpiece. And let's not forget the Matt Cashmere True handle-less fitted units with soft closure cabinets - how did you ever live without those?

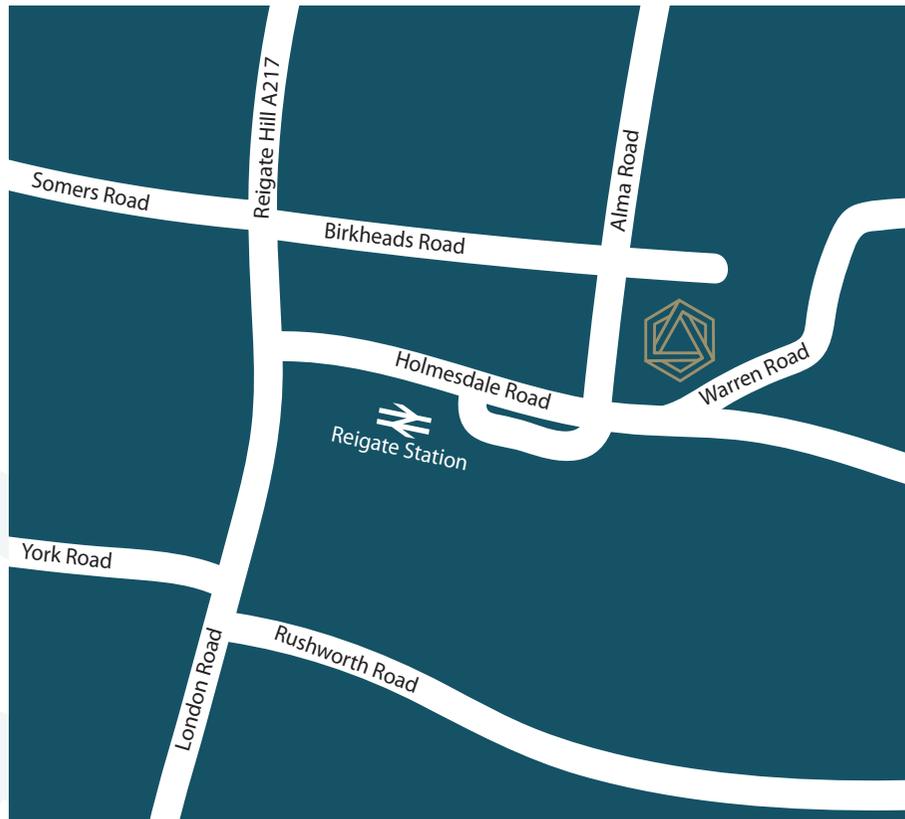
Moving into the bathroom, the plus chrome fittings and high gloss finish adds sophistication. The feature lighting and heated towel rail is a welcome touch for those cool winter mornings.

For added peace of mind, the apartments come with a ICW 10-year structural defect warranty.





Reigate



Located right in the heart of historic Reigate, this market town is nestled in the scenic North Downs. Situated a stone's throw from Reigate station, Rubix is the perfect all-rounder for contemporary modern living in terms of specification and local amenities.

Whether it's commuting into London or Brighton, Rubix is a suitable location to minimise travel time. With trains into London in under 50 minutes, Reigate's location allows you to enjoy all the benefits of the city, but become part of a community spirit that comes with living in a vibrant town. The M25 and M23 are nearby too ensuring smooth access to Greater London, Brighton and beyond.

This community spirit is encapsulated by the wealth of thriving independent retailers, including several craft, antique and book shops. Likewise, there are an extensive collection of pubs and restaurants to enjoy - whether it's pub grub, or fine dining, take your pick.

After a suitable pit stop, don't forget to take a stroll along to Reigate Castle and enjoy the Castle Grounds, which are near the High Street. All of this a mere 10-minute walk from your front door.

Be sure to check out Priory Park, a popular destination for families throughout Surrey. With enchanting gardens, a lake and woodland, there is something for everyone to enjoy. With open space at a premium in many towns, Reigate is a welcome retreat from the hustle and bustle.



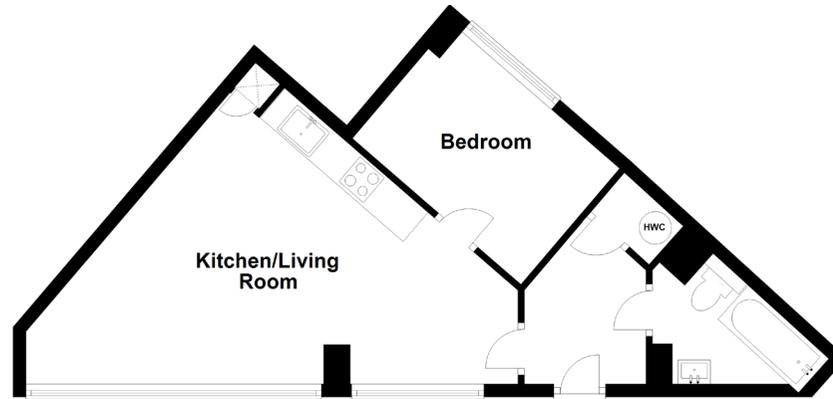


Floor Plans

Plot 1



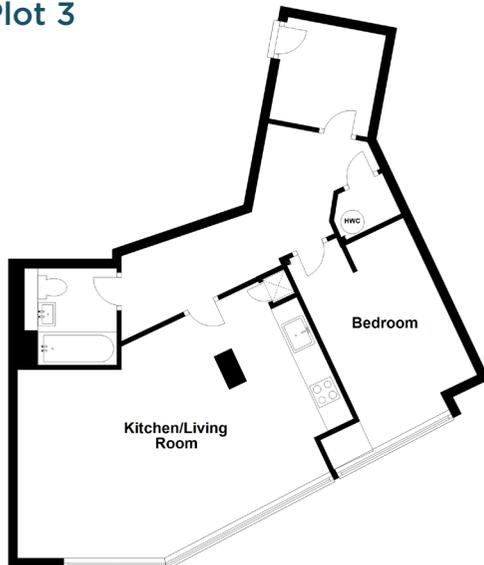
Plot 2



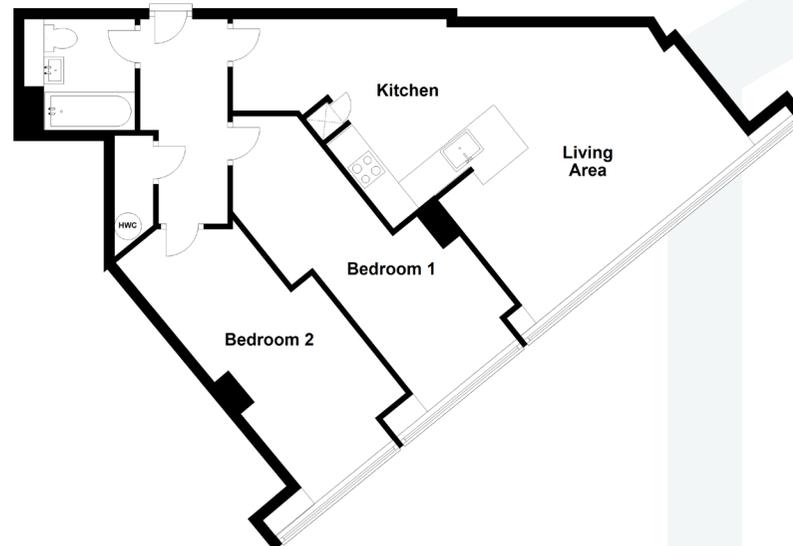
Plot 1 - Ground Floor

Kitchen/Living Area	6.3m x 3.6 / 20'6 x 11'7
Bedroom	3.1m x 3.1m / 10'3 x 10'3
Walk in Wardrobe	1.6m x 1.2m / 5'5 x 4'0
Bathroom	2.0m x 1.7m / 6'7 x 5'5
Total	40.9sq.m / 440sq.ft

Plot 3



Plot 4



Plot 2 - Ground Floor

Kitchen/Living Area	7.3m x 5.8m / 24'0 x 19'0
Bedroom	3.4m x 2.4m / 11'0 x 8'0
Bathroom	2.8m x 1.5m / 9'0 x 5'0
Total	41.1sq.m / 442sq.ft

Plot 3 - First Floor

Kitchen/Living Total Area	7.9m x 4.0m / 26'0 x 13'4
Kitchen Area	4.0m x 1.7m / 13'3 x 5'6
Living Area	5.6m x 4.1m / 18'4 x 13'5
Bedroom	4.3m x 2.7m / 14'0 x 9'0
Bathroom	2.0m x 1.7m / 6'7 x 5'5
Total	62.6sq.m / 674sq.ft

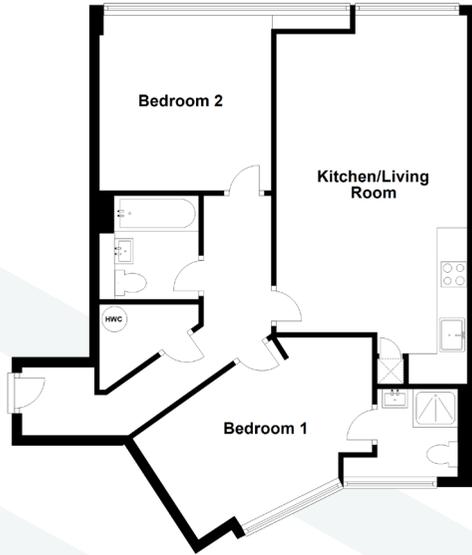
Plot 4 - First Floor

Kitchen	3.5m x 3.0m / 11'4 x 10'0
Living Room	4.7m x 3.0m / 15'5 x 9'9
Bedroom 1	5.8m x 2.7m / 19'1 x 8'8
Bedroom 2	5.6m x 2.7m / 18'5 x 8'7
Bathroom	2.0m x 1.7m / 6'5 x 5'5
Total	72.5sq.m / 780sq.ft

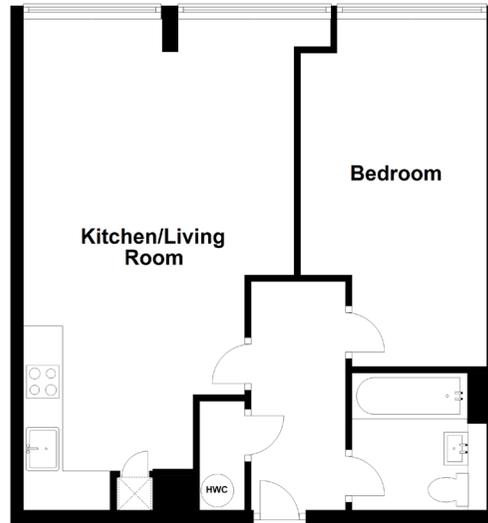
Floor Plans



Plot 5



Plot 6



Plot 7



Plot 8



Plot 5 - First Floor

Kitchen/Living Total Area	7.3m x 3.8m / 24'0 x 12'6
Kitchen Area	3.8m x 3.0m / 12'6 x 10'1
Living Area	4.3m x 3.8 / 14'0 x 12'6
Bedroom 1	5.0m x 3.0m / 16'3 x 9'7
Ensuite Shower Room	1.7m x 1.6m / 5'7 x 5'3
Bedroom 2	3.5m x 3.5m / 11'4 x 11'6
Bathroom	2.0m x 1.7m / 6'7 x 5'5
Total	70.2sq.m / 756sq.ft

Plot 6 - First Floor

Kitchen	3.4m x 2.8m / 11'1 x 9'3
Living Room	4.2m x 4.7m / 13'7 x 15'4
Bedroom	5.3m x 3.0m / 17'5 x 9'6
Bathroom	2.0m x 1.7m / 6'7 x 5'6
Total	52.8sq.m / 568sq.ft

Plot 7 - First Floor

Kitchen/Living Total Area	7.1m x 4.7m / 23'3 x 15'6
Kitchen Area	2.8m x 2.4m / 9'2 x 7'8
Living Area	4.7m x 4.3m / 15'6 x 14'1
Bedroom	5.0m x 2.7m / 16'3 x 8'7
Bathroom	2.0m x 1.7m / 6'5 x 5'5
Total	53.1sq.m / 572sq.ft

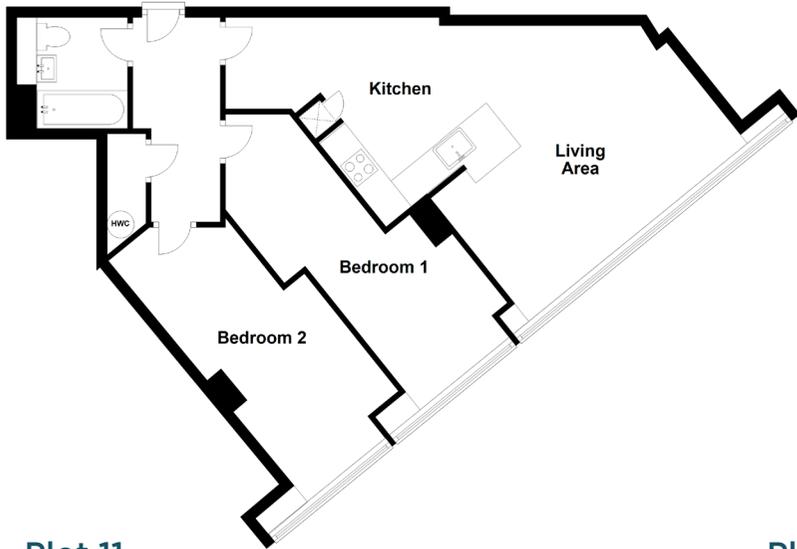
Plot 8 - Second Floor

Kitchen/Living Total Area	4.6m x 8.2m / 15'0 x 27'0
Kitchen Area	4.0m x 1.8m / 13'4 x 6'0
Living Area	4.0m x 5.4m / 13'4 x 17'7
Study	2.1m x 1.7m / 7'0 x 5'5
Bedroom	4.3m x 2.7m / 14'1 x 8'9
Bathroom	1.7m x 2.0m / 5'5 x 6'8
Total	62.6sq.m / 674sq.ft

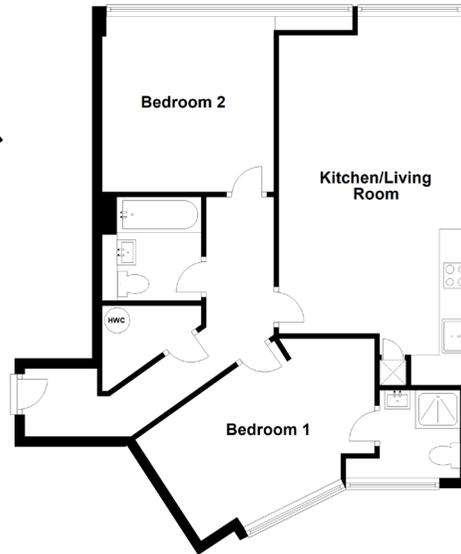


Floor Plans

Plot 9



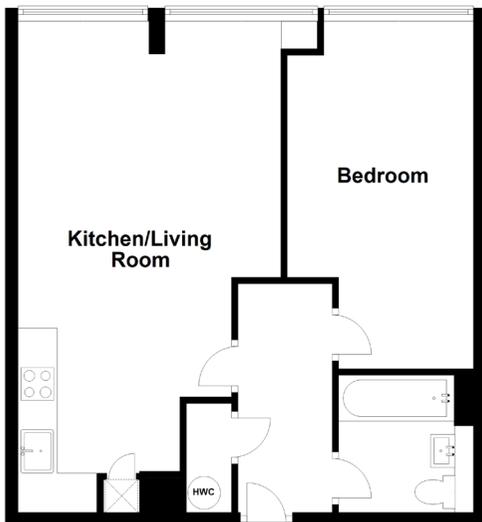
Plot 10



Plot 9 - Second Floor

Kitchen	3.5m x 3.4m / 11'5 x 11'1
Living Room	4.7m x 3.0m / 15'5 x 10'0
Bedroom 1	5.8m x 2.6m / 19'0 x 8'5
Bedroom 2	6.0m x 2.7m / 19'6 x 8'8
Bathroom	2.1m x 1.9m / 7'0 x 6'3
Total	72.5sq.m / 780sq.ft

Plot 11



Plot 12



Plot 10 - Second Floor

Kitchen/Living Total Area	7.3m x 3.9m / 24'0 x 12'8
Kitchen Area	3.9m x 3.0m / 12'8 x 10'0
Living Area	4.2m x 4.0m / 13'7 x 13'0
Bedroom 1	5.3m x 3.2m / 17'4 x 10'4
Ensuite Shower Room	1.9m x 1.8m / 6'3 x 5'8
Bedroom 2	3.6m x 3.4m / 11'8 x 11'1
Bathroom	2.0m x 1.7m / 6'7 x 5'6
Total	70.2sq.m / 756sq.ft

Plot 11 - Second Floor

Kitchen/Living Total Area	7.5m x 4.0m / 24'5' x 13'4
Kitchen Area	3.7m x 3.3m / 12'2 x 10'8
Living Area	4.1m x 4.0m / 13'5 x 13'0
Bedroom	5.4m x 2.9m / 17'6 x 9'5
Bathroom	2.0m x 1.7m / 6'6 x 5'5
Total	51.9sq.m / 559sq.ft

Plot 12 - Second Floor

Kitchen/Living Total Area	7.0m x 4.8m / 23'0 x 15'8
Kitchen Area	2.8m x 2.1m / 9'1 x 7'0
Living Area	4.8m x 4.3m / 15'6 x 14'2
Bedroom	5.2m x 2.7m / 16'9 x 8'9
Bathroom	2.0m x 1.7m / 6'8 x 5'7
Total	51.9sq.m / 559sq.ft

Specification



KITCHEN

- Matt Cashmere True handle-less German fitted kitchens with soft closure cabinets
- White marble effect worktops and upstands
- Stainless steel kitchen sink with chrome mixer tap
- Individually designed kitchens with fully integrated appliances including fridge/freezer, washer/dryer, dishwasher, electric hob, oven and extractor fan
- Under cabinet lighting

BATHROOM

- Walls and floor fully tiled with white porcelain
- Back to wall WC
- White sanitary ware with chrome fittings
- High gloss white vanity unit with mixer tap
- Rainfall overhead shower plus secondary handheld shower head
- Bath/shower screen
- Heated towel rail
- Feature lighting

FLOORING

- Wood effect flooring to living/dining room and kitchens
- Plush grey carpet fitted to bedrooms
- Porcelain tiles in bathrooms

FITTINGS & DÉCOR

- 4 panel smooth doors
- Contemporary style architrave and skirting
- Chrome door handles and locks
- Brilliant white ceilings
- Simple warm colouring to all rooms
- White satinwood to joinery

GENERAL

- Electric panel heaters
- LED downlighters throughout
- Pre-wired for phone, TV and Sky
- Plush carpets to communal areas
- Brushed chrome socket and switches

EXTERNAL

- Off-road car parking
- Access to shared electric vehicle charging points
- Cycle storage
- Secure entry video phone system

WARRANTY

- ICW 10-year structural defect warranty^{***}



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Land & New Homes



Backed by
HM Government

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