

MAGNA SQUARE

Egham



RESIDENTIAL BROCHURE



THE NEW PLACE TO BE

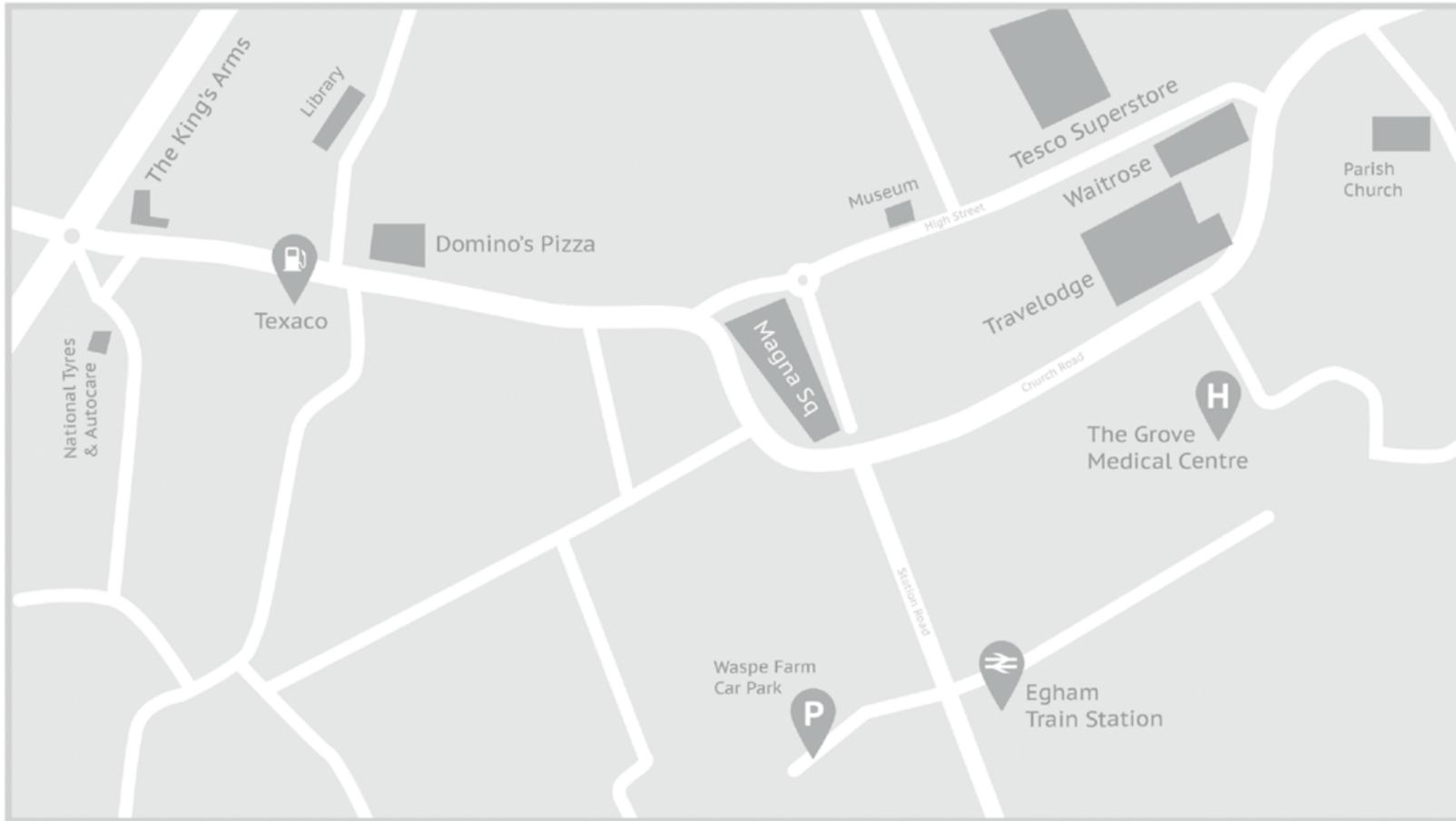


Magna Square is a stunning new development of apartments, shops and leisure destinations in historic Egham, Surrey.

With a scheduled opening in 2022, Magna Square sits in a highly prominent location at the gateway of the town centre on Church Road, the main thoroughfare through central Egham. The scheme will see four brand new residential blocks with an extensive open-air, traffic free town square connecting the buzzing High Street to Station Road.

Magna Square will host a fantastic four-screen cinema, a new and improved Budgens store, 67 private apartments & 34 affordable homes. One of the new build blocks will also provide 100 rooms for people studying at nearby Royal Holloway, University of London.

Magna Square is less than 10 minutes' walk from Egham train station. Direct services run to Richmond, Clapham Junction, Waterloo and Reading, all taking less than 40 minutes.



ALL ABOUT EGHAM, SURREY

Egham is a historic university town with its roots dating back to the seventh century.

Sitting within the Borough of Runnymede, Egham is close to the site where the Magna Carta was sealed in 1215. In the 21st century, the town is a lively centre which hosts markets and neighbourhood activities. It has a strong community focus with engaged residents and local interest groups.

Egham is located two miles from Staines but has a strong shopping, leisure and eating out scene set around the lovely High Street with Waitrose, Tesco, Boots, Superdrug, M&Co, Costa Coffee, Caffe Nero and Greggs alongside a host of other national retailers plus a useful mix of local retail and restaurants.

Council Tax in Egham is the lowest in Surrey due to Runnymede Borough Council's low cost base.

GEM HOUSE

Egham's historic Gem Cinema is one of the highlights of the town's recent history, and we're proud to reflect that in the name of Gem House.

Standing seven storeys tall, with views across Egham, the 30 apartments in Gem House provide a great location to live, work and socialise. A mix of studio, one and two bedroom properties are available for sale or rent giving you the flexibility modern life demands.

Most apartments benefit from balconies, and all households have access to shared garden space and electric car charging points.

These brand new apartments provide vibrant town centre living in a

purpose built location less than 10 minutes from Egham train station. Many apartments will have views directly into Magna Square, the town's brand new town square and with an Everyman cinema in the ground floor, great entertainment is available every day.

You'll love life in Egham, with interesting shops, supermarkets, open spaces and easy access to the River Thames, coupled with vibrant culture, history and character.

Apartments are for leasehold sale off plan now, with anticipated moving in dates for owners and renters in Spring 2022.

All figures below are approximate, for illustrative purposes, and are rounded to the nearest whole number. A modest service charge applies to all properties, which will be sold / rented with white goods only.



STUDIO APARTMENT

Rental only – please enquire for costs

Total floor space: 37 square metres

Living space: seven metres x three metres

Bedroom: four metres x two metres

Bathroom: two metres x two metres

ONE BEDROOM APARTMENT

Leasehold sale: £320,000

Rental: please enquire for costs

Total floor space: 48sq m

Living space: six metres x five metres

Hall and storage: three metres x one metre

Bedroom: four metres x four metres

Bathroom: two metres x two metres

TWO BEDROOM APARTMENT

Leasehold sale: £470,000

Rental: please enquire for costs

Total floor space: 67 square metres

Living space: six metres x four metres

Hall and storage: four metres x two metres

Bedroom one: five metres x three metres

Bedroom two: five metres x three metres

Bathroom: two metres x two metres

LIBERTY HALL

Named as a tribute to the freedoms gained under the Magna Carta which was sealed nearby in 1215, Liberty Hall is a modern five storey building playing host to 37 attractive apartments.

With balcony views over central Egham, a shared garden and electric car charging points this location is a great place to establish yourself in a lively town with many amenities nearby.

From beautiful open spaces to great travel links and useful shops and supermarkets on your doorstep, as well as bars and restaurants, Liberty Hall has everything you'll need for modern living.

Some parking is available at Liberty Hall itself, and further spaces nearby in residential streets and town centre car parks.

Apartments are for sale off plan now, with anticipated moving in dates in Spring 2022.

All figures below are approximate, for illustrative purposes, and are rounded to the nearest whole number. A modest service charge applies to all properties, which will be sold / rented with white goods only.



STUDIO APARTMENT

Rental only: please enquire for costs

Total floor space: 37 square metres

Living space: seven metres x four metres

Bedroom: three metres x five metres

Bathroom: two metres x two metres



ONE BEDROOM APARTMENT

Leasehold sale: £376,000

Rental: please enquire for costs

Total floor space: 47.8 square metres

Living space: four metres x seven metres

Bedroom: three metres x three metres

Bathroom: two metres x two metres

Hall and storage: three metres x one metre

TWO BEDROOM APARTMENT

Leasehold sale: £425,000

Rental: please enquire for costs

Total floor space: 60 square metres

Living space: five metres x five metres

Bedroom one: four metres x three metres

Bedroom two: four metres x three metres

Bathroom: two metres x two metres



VISION FOR EGHAM

The Magna Square development is owned by Runnymede Borough Council and properties are sold or rented through its subsidiary company on a private basis.

The development is a key part of the Council's regeneration plan Egham. This plan also includes the three year old Egham Orbit leisure centre and spa, and a drive to bring regular street markets to the town centre.

The Council is also proud to support amenities such as Egham Library, the Lit Institute, community halls and other organisations which together create an enjoyable and thriving community.

ACADEMIC COMMUNITY

Our brand new luxury student accommodation building, Parish Hall, opened in September 2021 and can accommodate 100 people studying at Royal Holloway, University of London.

Parish Hall fronts on to Church Road, Egham, in a different direction to the rest of our Magna Square development. It is run by Derwent Students, a respected and professional management company.

We encourage all student residents to be respectful of the local community, and to get involved in the life of Egham town whenever possible.

For more information, visit
www.derwentstudents.com/our-locations/egham/parish-hall

HOMES FOR EVERYONE

Corn Merchant House is our dedicated affordable housing development within Magna Square.

Egham is a diverse place and to allow for the widest range of people to enjoy the benefits of town centre living, the fourth building in Magna Square is specifically set aside for this purpose.

Residents of the Borough of Runnymede, or people who have worked in the area for a period of time will be able to live in these new purpose built apartments.

By bringing together people from all walks of life, including our student population, Egham will be an ever-more vibrant and exciting place to live.



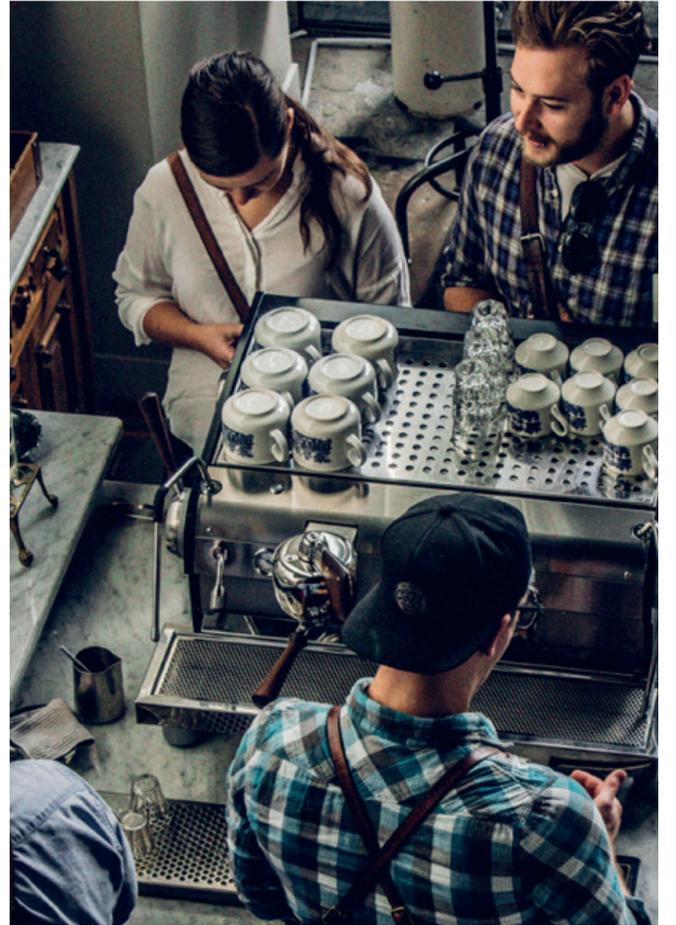
EXPLORE YOUR NEW HOME

Our fabulous show home is available to view by appointment, to give you a first hand idea of what Magna Square living will be like.

Contact our team now to arrange a visit or to ask for more information about our available apartments.

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Find us online: search [Magna Square Egham](#)

