



CAMBRIDGE COURT

A DEVELOPMENT OF JUST 12
ONE & TWO BEDROOM APARTMENTS
IN SOUTH CROYDON



A STYLISH MODERN DEVELOPMENT OF JUST TWELVE BEAUTIFULLY APPOINTED ONE AND TWO BEDROOM APARTMENTS IN LEAFY SOUTH CROYDON

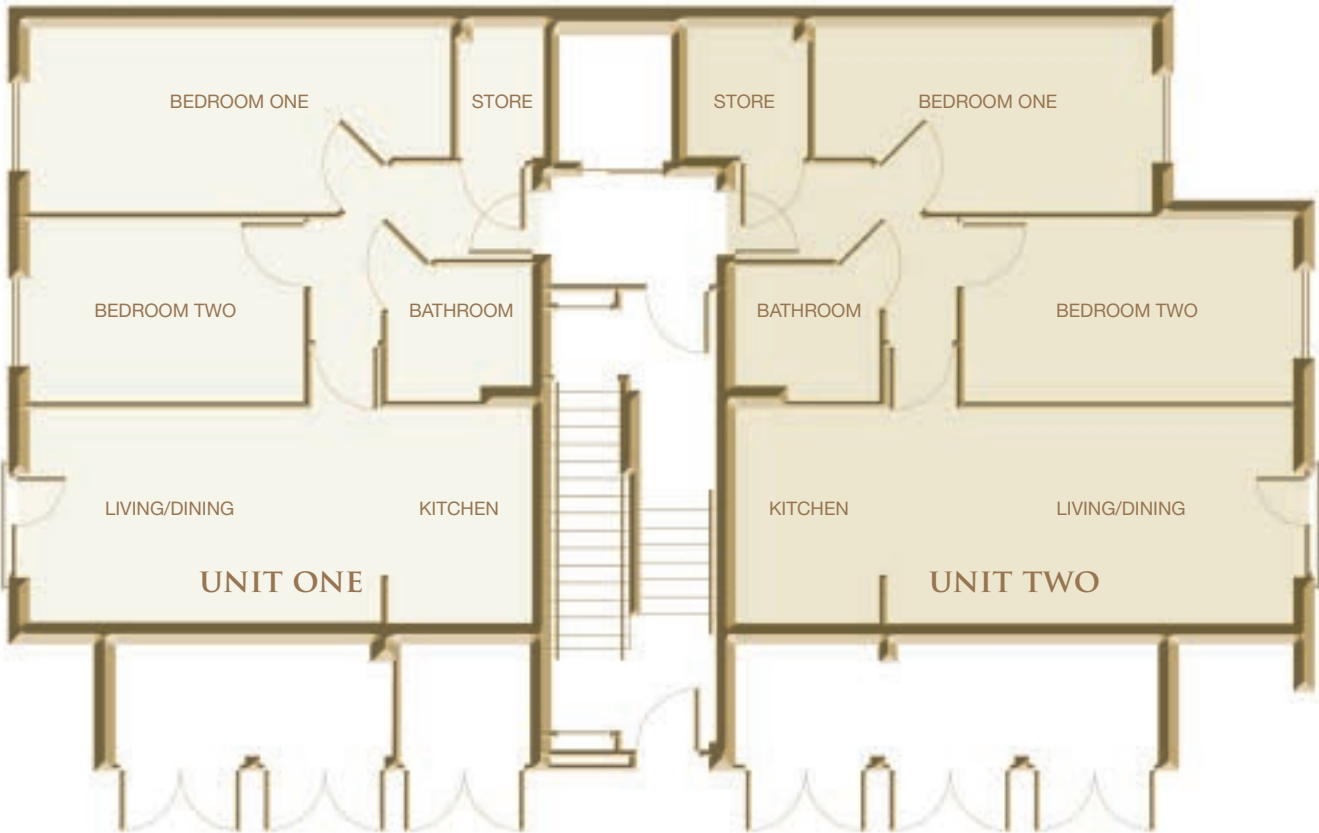
Situated in the sought after location of South Croydon, with easy access to shopping centres, schools and London, the contemporary Cambridge Court provides elegant living just moments away from the Purley Way playing fields and the historic Croydon Airport Visitor Centre (airport closed in 1959).

Each of the 8 two bedroom and 4 one bedroom apartments available are finished to the highest specification, with modern fitted kitchens and bathrooms, video entry phones, communal gardens and designated parking.

At the front of the development, the main block contains 10 apartments over 3 floors with lift access, whilst at the rear, there are 2 large two bedroom apartments in their own block above secure garages.



BLOCK A - GROUND FLOOR UNITS 1 & 2



• UNIT ONE •

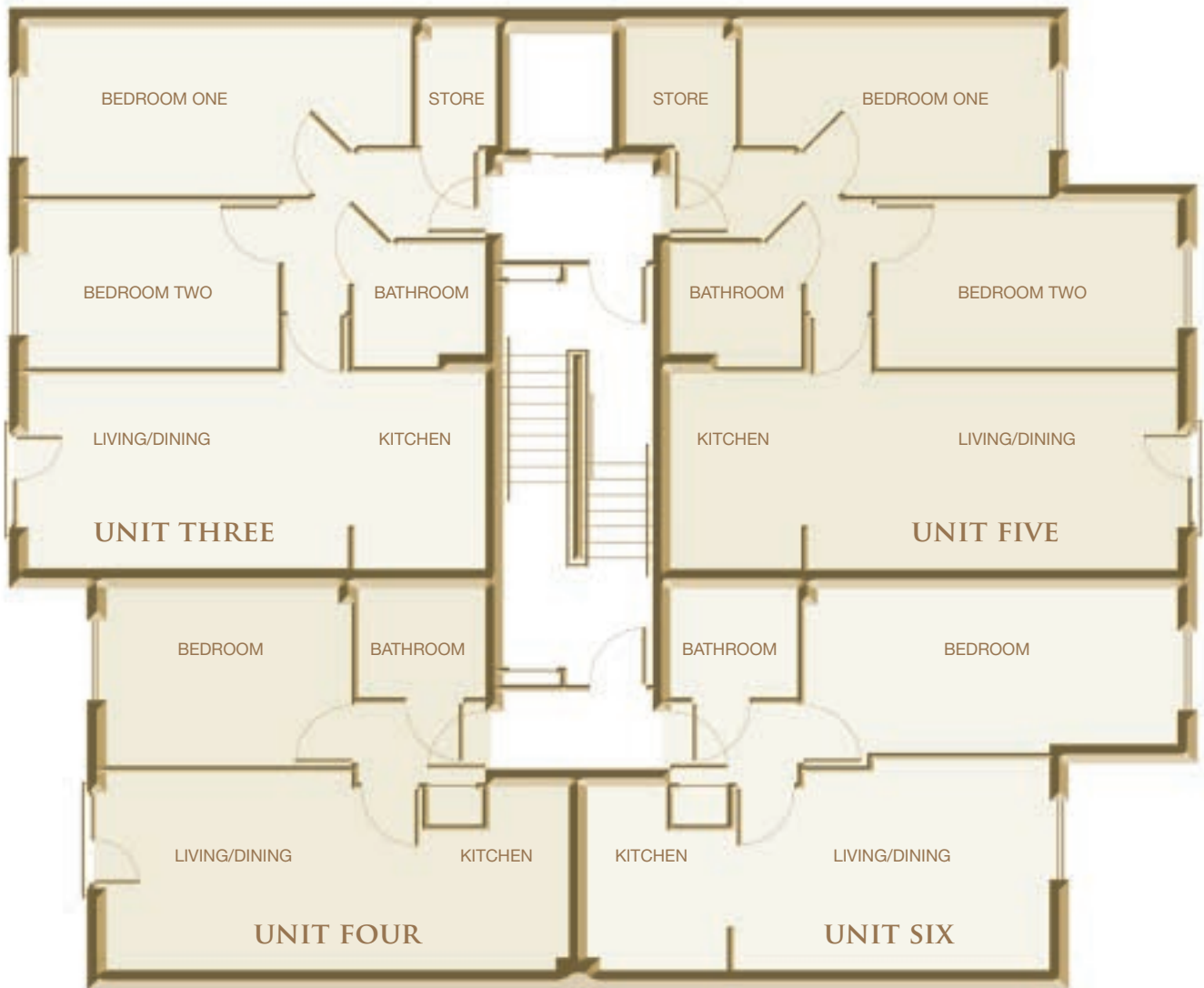
Living/Dining	16' 11" x 9' 11"	5.16m x 3.03m
Kitchen	9' 10" x 6' 6"	3.00m x 1.99m
Bedroom 1	19' 8" x 8' 11"	6.00m x 2.73m
Bedroom 2	12' 8" x 8' 2"	3.87m x 2.50m
Approx. Internal Area	678 sq ft	63.00 m²

• UNIT TWO •

Living/Dining	18' 5" x 9' 11"	5.62m x 3.03m
Kitchen	9' 8" x 6' 8"	2.95m x 2.04m
Bedroom 1	15' 7" x 8' 3"	4.76m x 2.52m
Bedroom 2	15' 5" x 8' 8"	4.71m x 2.65m
Approx. Internal Area	678 sq ft	63.00 m²



BLOCK A - FIRST FLOOR UNITS 3, 4, 5 & 6



• UNIT THREE •

Living/Dining	17' 1" x 9' 11"	5.21m x 3.03m
Kitchen	9' 11" x 6' 7"	3.03m x 2.01m
Bedroom 1	20' 3" x 8' 8"	6.18m x 2.65m
Bedroom 2	13' 7" x 8' 9"	4.15m x 2.67m
Approx. Internal Area	678 sq ft	63.00 m²

• UNIT FIVE •

Living/Dining	18' 7" x 10' 0"	5.67m x 3.06m
Kitchen	10' 0" x 6' 8"	3.06m x 2.04m
Bedroom 1	15' 8" x 8' 6"	4.78m x 2.60m
Bedroom 2	14' 11" x 8' 9"	4.55m x 2.66m
Approx. Internal Area	678 sq ft	63.00 m²

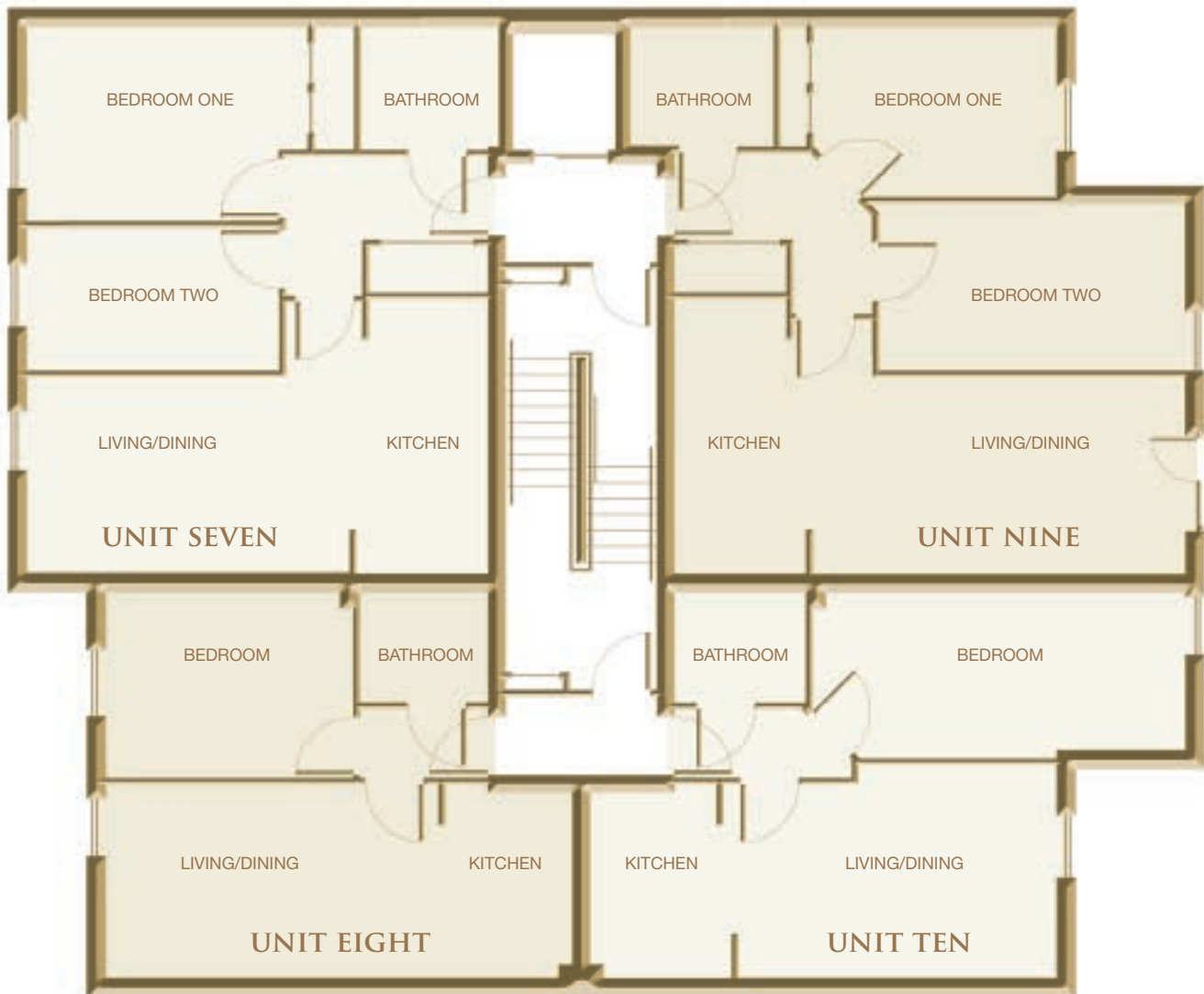
• UNIT FOUR •

Living/Dining	16' 9" x 10' 3"	5.11m x 3.13m
Kitchen	9' 3" x 7' 2"	2.83m x 2.19m
Bedroom	13' 3" x 9' 7"	4.05m x 2.93m
Approx. Internal Area	441 sq ft	41.00 m²

• UNIT SIX •

Living/Dining	16' 1" x 10' 9"	4.90m x 3.27m
Kitchen	9' 2" x 7' 2"	2.80m x 2.18m
Bedroom	18' 9" x 8' 6"	5.72m x 2.60m
Approx. Internal Area	484 sq ft	45.00 m²

BLOCK A - SECOND FLOOR UNITS 7, 8, 9, & 10



• UNIT SEVEN •

Living/Dining/Kitchen	24' 1" x 14' 1"	7.35m x 4.29m
Bedroom 1	17' 2" x 10' 1"	5.24m x 3.08m
Bedroom 2	13' 8" x 7' 1"	4.17m x 2.17m

Approx. Internal Area 678 sq ft 63.00 m²

• UNIT NINE •

Living/Dining/Kitchen	25' 6" x 14' 1"	7.77m x 4.29m
Bedroom 1	13' 2" x 10' 0"	4.02m x 3.06m
Bedroom 2	15' 8" x 7' 8"	4.78m x 2.34m

Approx. Internal Area 646 sq ft 60.00 m²

• UNIT EIGHT •

Living/Dining/Kitchen	24' 4" x 10' 6"	7.42m x 3.21m
Bedroom	13' 5" x 9' 9"	4.10m x 2.98m

Approx. Internal Area 441 sq ft 41.00 m²

• UNIT TEN •

Living/Dining/Kitchen	23' 6" x 10' 10"	7.17m x 3.31m
Bedroom	18' 6" x 9' 0"	5.65m x 2.75m

Approx. Internal Area 484 sq ft 45.00 m²

BLOCK B - FIRST FLOOR UNITS 11 & 12



• UNIT ELEVEN •

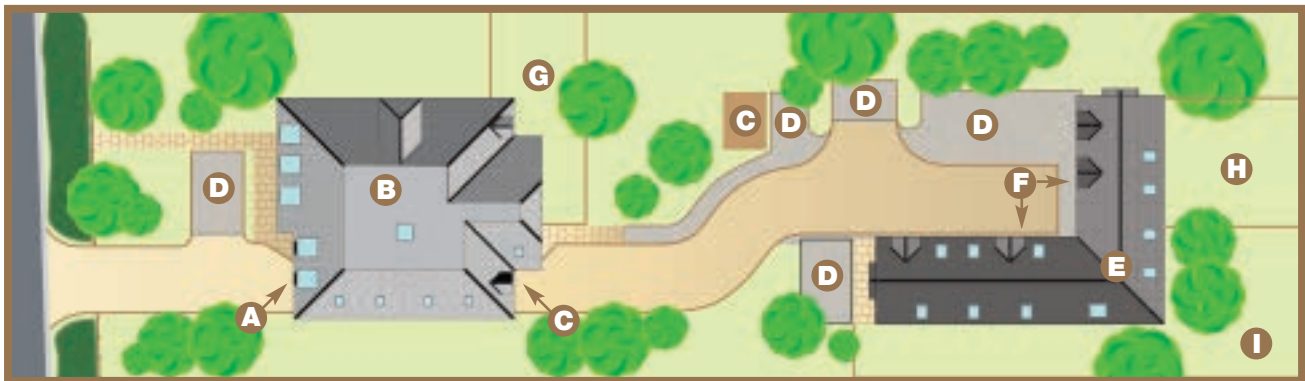
Living/Dining	16' 3" x 12' 3"	4.96m x 3.74m
Kitchen	10' 3" x 6' 4"	3.11m x 1.93m
Bedroom 1	11' 5" x 10' 2"	3.49m x 3.11m
Bedroom 2	9' 7" x 7' 5"	2.93m x 2.27m
Approx. Internal Area	689 sq ft	64.00 m²

• UNIT TWELVE •

Living/Dining/Kitchen	17' 7" x 16' 2"	5.37m x 4.94m
Bedroom 1	11' 0" x 10' 5"	3.36m x 3.18m
Bedroom 2	16' 7" x 8' 9"	5.06m x 2.67m
Approx. Internal Area	721 sq ft	67.00 m²



CAMBRIDGE COURT SITE MAP



SITE MAP KEY

A = Storage

B = **Block A**

C = Bike Storage

D = Parking Bay

E = **Block B**

F = Garages

G = Private Garden for Unit 2

H = Private Garden for Unit 12

I = Private Garden for Unit 11

CAMBRIDGE COURT SPECIFICATIONS

KITCHENS:

- Individually designed kitchen areas with soft close doors and drawers. Chrome or stainless steel door furniture.
- Granite work surfaces and upstands, with stainless steel splash back between hob and extractor hood.
- Integrated Zannusi / Electrolux appliances comprising oven, gas hob, extractor hood, washer/drier, dishwasher and fridge freezer.
- Under worktop stainless steel sink and chrome mixer tap.
- Pelmet lighting located below wall cupboards and chrome downlighters or spotlights to ceiling area.

BATHROOMS:

- Elegant white sanitary ware with chrome taps, shower riser rails and shower heads.
- Dual flush W.C. with concealed cistern.
- Semi recessed basin fitted in tiled boxing with laminate worktop.
- Bath shower screen.
- Chrome towel rail heater.
- Recessed downlighters.
- Shaver socket.

FLOORING:

- Oak engineered floors to entrance halls, bedrooms, living and kitchen areas.
- Porcelain floor tiles to bathrooms.

DOORS, DECORATIONS & FINISHES:

- Flush Ash veneer doors with chrome furnishings.
- Chrome light switches and power points.
- All internal walls and ceilings are of smooth plaster finish, painted with white emulsion.

ELECTRICAL SPECIFICATIONS:

- Wired throughout for a sound system.
- T.V, Sky + and telephone points to living room and bedrooms.
- Low energy light fittings to hallways, kitchens, living rooms, bedrooms and bathrooms with dimmer switches to living rooms.
- Gas fired central heating from condensing gas boiler.
- Smoke detectors to halls.
- Security video entry phones.

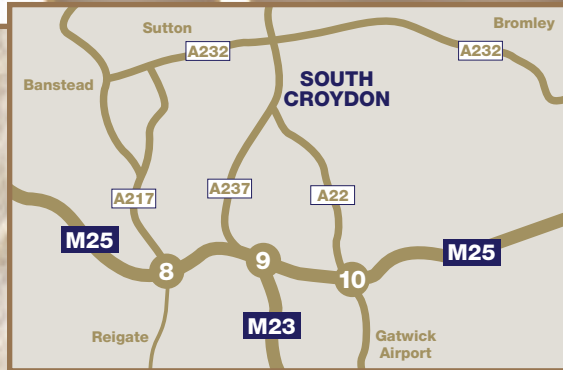
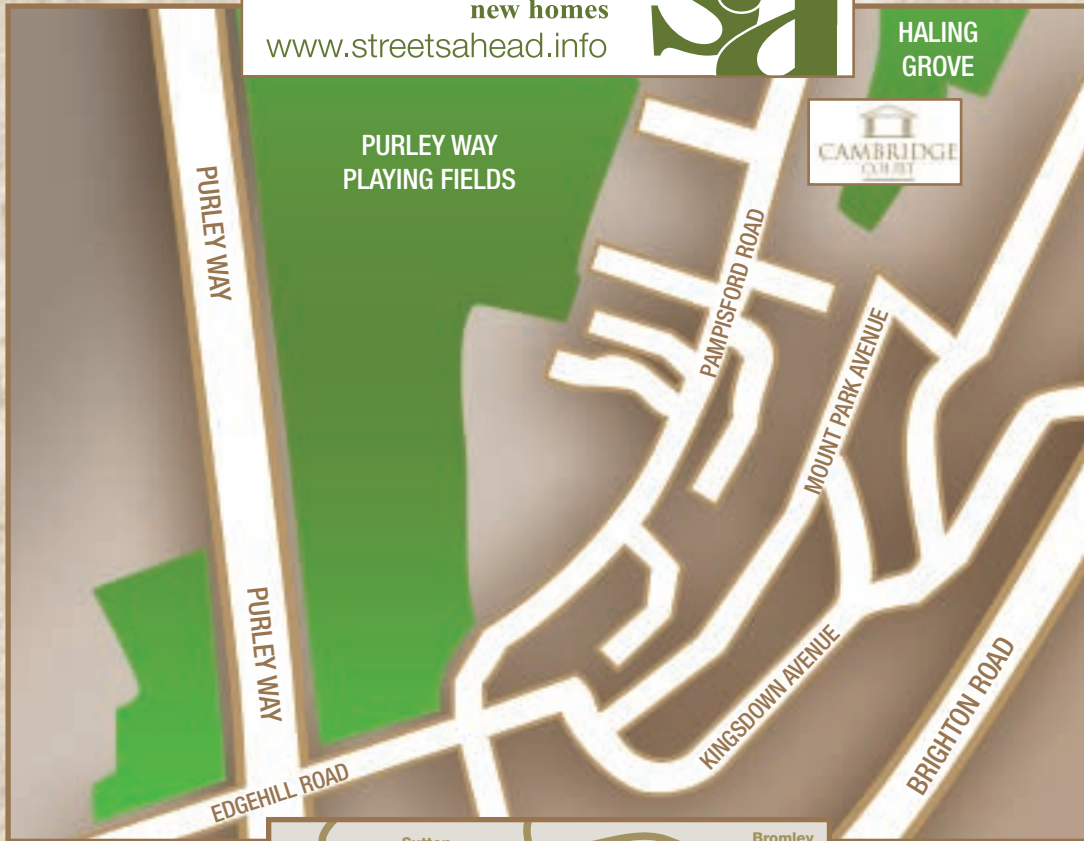
COMMON AREA:

- Lift access in Block A.
- Carpets to all corridors and staircases.
- Push button economy lighting with emergency back up and fire escape lighting.

EXTERNAL FEATURES:

- Double Glazed high performance UPVC Windows.
- Landscaped communal gardens.
- External lighting with PIR and daylight cut-off sensors.

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FOR MORE INFORMATION PLEASE CONTACT STREETS AHEAD NEW HOMES ON:

PURLEY OFFICE: 020 8668 2222
SOUTH CROYDON OFFICE: 020 8686 8686

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Photographs shown are representative of the quality of finishes and do not show actual items installed in properties.

All maps, site and floor plans are intended to give a general indication of the development. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract.

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