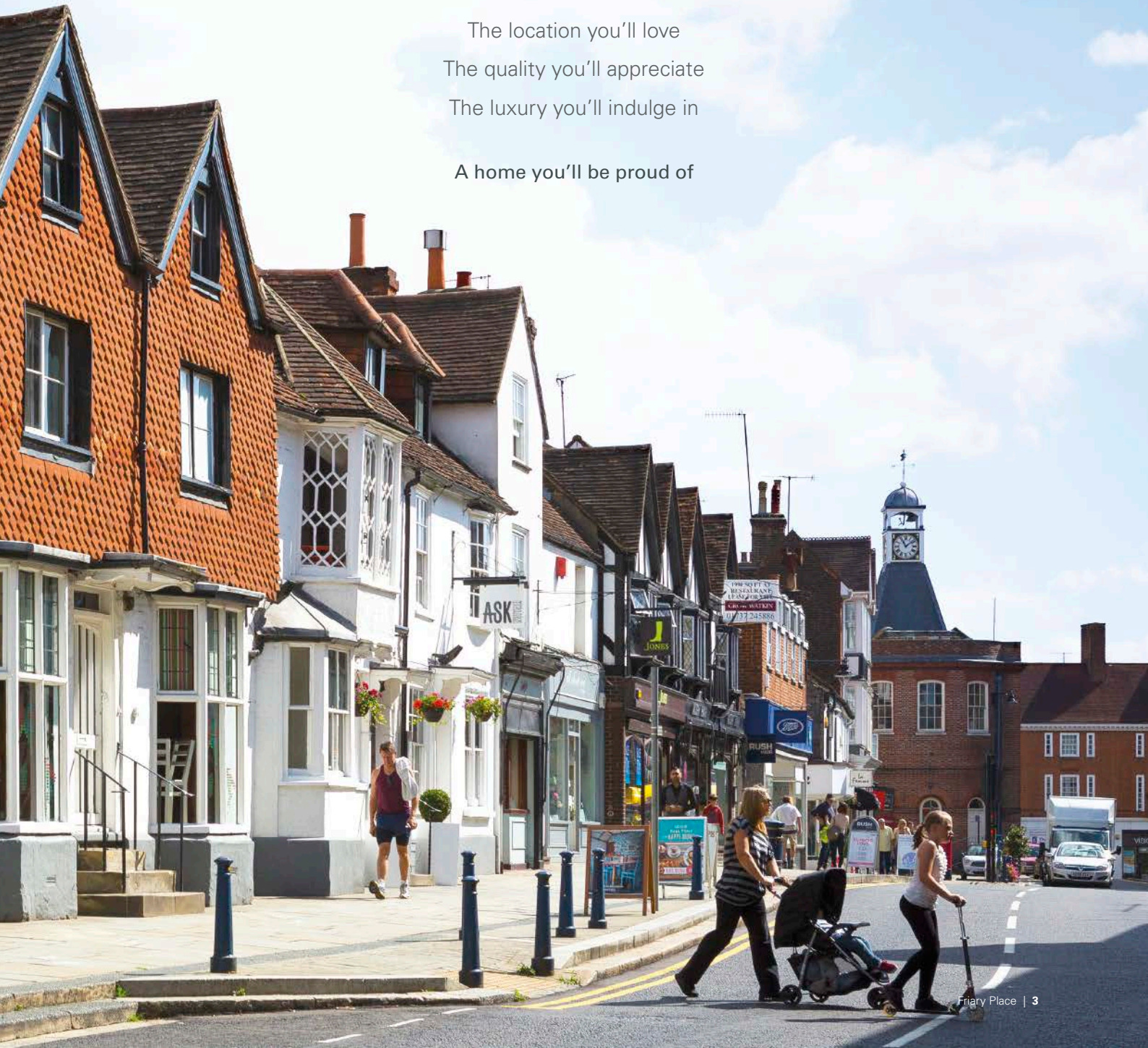




WELCOME TO FRIARY PLACE

The location you'll love
The quality you'll appreciate
The luxury you'll indulge in

A home you'll be proud of





QUALITY LOCATION DESIGN LUXURY

An exclusive development of just eight one and two-bedroom, superbly appointed apartments

Friary Place is ideally located in the pretty Surrey market town of Reigate. Each property here is stunningly designed to give you room to move at every turn, traditionally built to the highest standards and fully equipped with the latest appliances, lifestyle features, floor coverings and eco-friendly construction.

Add to this its close proximity to Reigate's bustling centre, medieval castle, open spaces and schools. Friary Place really is the home you've always promised yourself.





SUPERBLY LOCATED

Close to the heart of Reigate

When we plan a new development at Mantle Developments, one of our main considerations is its convenient location. Friary Place is no exception. You're less than five minutes' drive and 15 minutes' walk from Reigate town centre with its shops, restaurants, parks and intriguing medieval castle.

But that's only half the story...



Easy commuting & travelling

Friary Place is less than ten minute's walk from Reigate Station, which gets you to London Bridge in 42 minutes with frequent trains. You're ideally placed for the main road networks, with the M25 and M23 only a few minutes' drive. For venturing further afield, London Gatwick Airport is just 25 minutes by train or 20 minutes in the car.



Reigate Town
5 minutes / 1 mile

Redhill
7 minutes / 1.5 miles

M25 Junction 8
8 minutes / 2 miles

Gatwick
20 minutes / 8.5 miles

Croydon
28 minutes / 11.2 miles



Redhill
4 minutes

East Croydon
23 minutes

Clapham Junction
41 minutes

London Bridge
42 minutes

Victoria
48 minutes

*Train times are from National Rail Enquiries Road times are from AA route planner



A BREATH OF FRESH AIR

**A wealth of glorious
countryside is on
your doorstep**

Friary Place not only enjoys all the benefits of being close to a bustling vibrant town centre, it's also within easy reach of some of the most attractive open spaces the region has to offer.

Wray Common is easily accessible for a local walk, but if you're looking to explore the great outdoors outside the immediate area the Surrey Hills and the North Downs offer great opportunities to walk and cycle or to simply sit back and enjoy the view.



**“A great base to explore the
North Downs & beyond”**





ENVIABLE QUALITY, BUILT-IN LUXURY

We've thought of everything, so you can relax

One of the most attractive things about our developments is that we've thought of everything you'll need, because we're committed to making the most of your space. Take a look at what you get at Friary Place.

We want you to be comfortable in your new home, with ample room to move, and everything built in and at your fingertips. We want you to be proud of its fantastic looks – inside and out. We want you to benefit from the latest technology with low running costs and respect for the environment. And we want all this to last and last so you can continue to enjoy it.

At Friary Place, quality and great design are a given, and far more than skin-deep. What you can see, however, is equally impressive.

Enjoy the large rooms with airy windows and quality floorcoverings. Take advantage of the socialising and working space in the fully fitted German-built kitchen with its high specification branded appliances including oven, hob, dishwasher, washer/drier and integrated microwave. Relax in the fabulous bathroom and separate ensuite with their luxury suites and fittings.



SPECIFICATION

Kitchen

- Bespoke German designer kitchens and worktops

With built-in:

- Siemens active-clean multi-function oven
- Siemens IQ microwave
- Siemens gas hob
- Siemens extractor
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens integrated washer-dryer
- Stainless steel under-mounted sink with Quartz stone drainer
- Porcelanosa tiles to floor

En suite

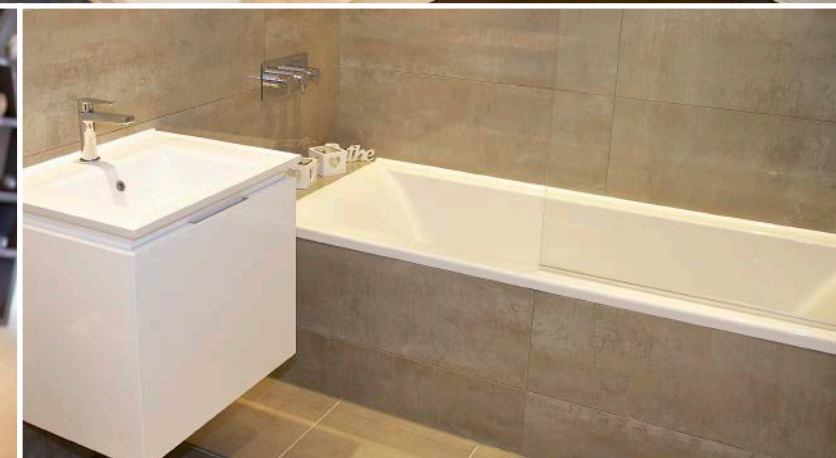
- Contemporary white Porcelanosa shower room suite
- Wall-hung pan with concealed push button cistern
- Wall-hung basin with chrome mixer
- Thermostatic shower mixer
- Chrome heated towel rail
- Porcelanosa tiles to floor and fully tiled walls
- Shaver socket

Bathroom

- White Porcelanosa bathroom suite
- Wall mounted thermostatic mixer-tap with bath waste filler and retractable hand shower
- Contemporary wall-hung hand basin and chrome mono block tap
- Chrome heated towel rail
- Porcelanosa tiles to floor and walls
- Shaver socket

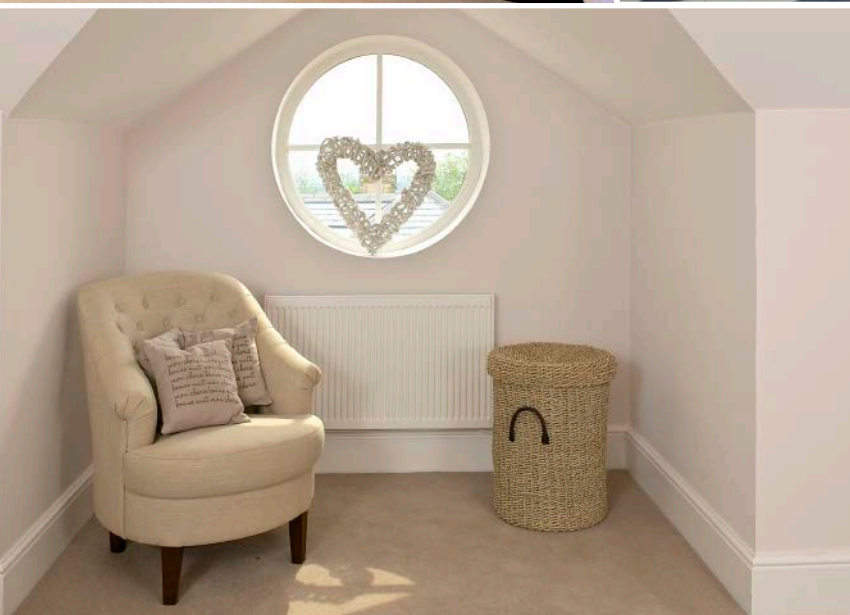
Comfort & Wellbeing

- Gas fired condensing boiler
- Under-floor heating with individual room thermostats
- Dedicated TV, Sky and BT points in living room and master bedroom
- Heavy timber doors
- Chrome ironmongery to all doors and windows
- High specification wool carpet
- Double glazed window system
- Ducted ventilation system to kitchen and bathrooms
- Plastered walls and ceiling
- Colour choice to walls (depending on stage of build)





“Every last detail has been carefully considered”



ENERGY SECURITY ENVIRONMENT

Energy Saving Features

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

Security & Peace of Mind

- Building Life Plans structural defect insurance (10 years) www.bipinusrance.com
- Double glazed window system incorporate multi-point locking system for added security
- Pre-wired for security alarm
- Mains wired smoke alarms and heat detectors
- Insurance approved locks to front door

External Features

- Marshals paving slabs to pathways
- Secure gated undercover parking area
- Porch light to front door
- Indigenous landscaped planting

Protect the Environment

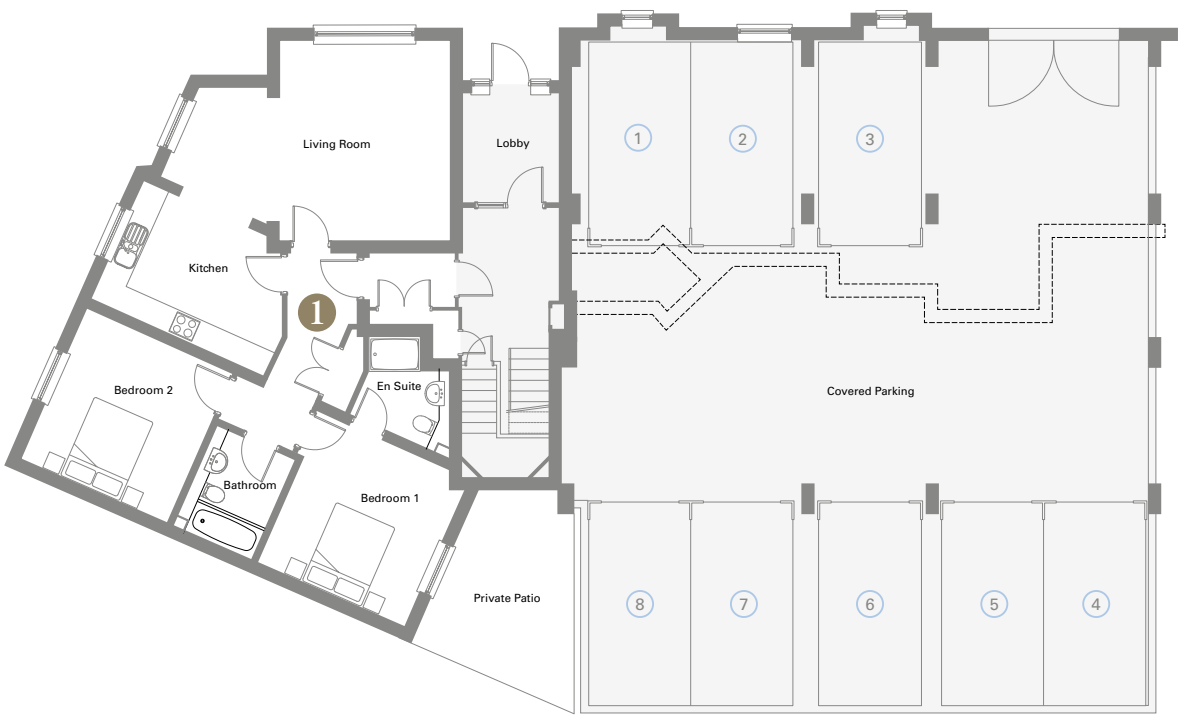
- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction



SITEPLAN



Ground Floor



Apartment 1

Kitchen	4400mm x 2000mm
Living Room	4600mm x 3900mm
Dining Area	3000mm x 2700mm
Bedroom 1	3800mm x 3700mm
Bedroom 2	3800mm x 3700mm

Gross Internal Area 967 sq ft 90 sq m



First Floor



Apartment 2

Kitchen	2600mm x 2500mm
Living Room	4000mm x 3850mm
Bedroom 1	3800mm x 3200mm
Gross Internal Area	509 sq ft 47 sq m

Apartment 3

Kitchen	3500mm x 2500mm
Living Room	4700mm x 4000mm
Bedroom 1	4200mm x 2950mm
Gross Internal Area	513 sq ft 48 sq m

Apartment 4

Kitchen	2500mm x 2000mm
Living Room	5200mm x 3900mm
Bedroom 1	4700mm x 3300mm
Bedroom 2	3800mm x 2700mm
Gross Internal Area	776 sq ft 72 sq m

Apartment 5

Kitchen	2500mm x 2000mm
Living Room	5200mm x 4300mm
Bedroom 1	4700mm x 3400mm
Bedroom 2	3800mm x 2800mm
Gross Internal Area	771 sq ft 71 sq m

Second Floor



Apartment 6

Kitchen	3500mm x 3400mm
Living Room	6500mm x 4700mm
Bedroom 1	4000mm x 3700mm
Bedroom 2	4800mm x 2750mm
Gross Internal Area	955 sq ft 89 sq m

Apartment 7

Kitchen	2500mm x 2000mm
Living Room	5600mm x 3300mm
Bedroom 1	3500mm x 2850mm
Bedroom 2	2900mm x 2700mm
Gross Internal Area	641 sq ft 60 sq m

Apartment 8

Kitchen	2500mm x 2000mm
Living Room	5200mm x 3200mm
Bedroom 1	3600mm x 2800mm
Bedroom 2	3700mm x 2800mm
Gross Internal Area	640 sq ft 60 sq m





“We have over 20 years’
experience in building
high quality homes”



MANTLE DEVELOPMENTS

**An excellent reputation for quality,
craftsmanship & homeowner care**

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected,” and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.



HOW TO FIND US

Friary Place is located at 48 Croydon Road, Reigate, Surrey, RH2 0LY



Presented by

Mantle Developments

mantle
Developments UK Ltd

www.mantledevelopments.co.uk



Disclaimer

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