



ABBOT'S
COURT
sutton

welcome to
**ABBOT'S
COURT**

An exclusive collection of just ten
two-bedroom apartments in an
established tree-lined avenue,
close to Sutton town centre.



CONTEMPORARY LIVING IN A HISTORIC LOCATION

At Mantle, we believe in designing and building quality homes in the finest locations – offering all the space, style, practicality and contemporary features you'd expect from a Mantle-built home.

We're proud to introduce Abbot's Court, a superb collection of apartments in one of historic Sutton's most highly-regarded streets, around half a mile from the station and town centre.

Whether you're stepping onto the ladder, moving up or down-sizing, our carefully considered layouts will give you room to make the most of your lifestyle.

You'll also appreciate the high-quality finishes and neat, built-in appliances and safety features, which are found inside every Mantle home.



YOUR NEW HOME IN SUTTON AWAITS

Sutton is a unique gem. Although it is located inside London's zone five, it feels more like a leafy Surrey village than urban London. It was an ancient parish, mentioned in the Domesday book of 1086, and its characterful heritage and strong sense of community are still thriving today.

Sutton is among London's greenest and safest boroughs. There are numerous parks (16 in total), which are well complemented by a range of amenities that include the excellent retail, restaurant and leisure facilities at Saint Nicholas shopping centre, and the Times Square shopping centre, where a comprehensive refurbishment is nearing completion.

You'll find a huge choice of local bars, pubs and restaurants, catering for every taste from Sri Lankan, to Italian, to Thai. Small, independent eateries are tucked in alongside popular names such as Zizzi and Pizza Express.

Sutton is also renowned for its excellent, award-winning schools, numerous libraries, museums, and two theatres. So it's little surprise that it was recently voted one of the best places in London to raise a family (the 2015 Family Hotspots Report).



MAKE THE RIGHT CONNECTIONS

Sutton is extremely well connected to the rail and road networks. Sutton railway station takes you into London Victoria in 26 minutes, and London Bridge in 40 minutes. You can also travel directly by rail to Epsom Downs and Dorking to the south. The area is well served by multiple bus routes, including a night bus to and from central London. On the tram, there are proposals to extend the line to connect Sutton to Wimbledon, via Morden.

By car, you'll have easy access to the M25 and M23 motorways, while Gatwick airport is just a 30 minute drive away, and Heathrow 60 minutes.



SUTTON
1 mile

EPSOM
10 mins

PURLEY WAY
3 miles

WEST CROYDON
11 mins

CROYDON
3 miles

DORKING
21 mins

EPSOM
3 miles

LONDON VICTORIA
26 mins

GATWICK AIRPORT
20 miles

LONDON BRIDGE
40 mins

Details by car provided by www.google.co.uk
Train information provided by National Rail



SPECIFICATION

We have selected the finest fixtures and fittings to ensure that everything in your home is not only a pleasure to use, but it looks great as well.



Kitchen

- Bespoke German designer kitchens and Quartz stone worktops

With built-in:

- Siemens active-clean multi-function oven
- Siemens IQ microwave
- Siemens induction 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

Bathroom

- Artesan Canaletto double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hansgrohe bath tub handset
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

En suite

- Contemporary white Simpsons stone resin shower tray
- Simpsons shower enclosure
- Hansgrohe Ecosmart showerpipe
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls





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
- Pre-wired for Virgin Media fibre broadband
- USB charger sockets
- 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)

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

Protect the Environment

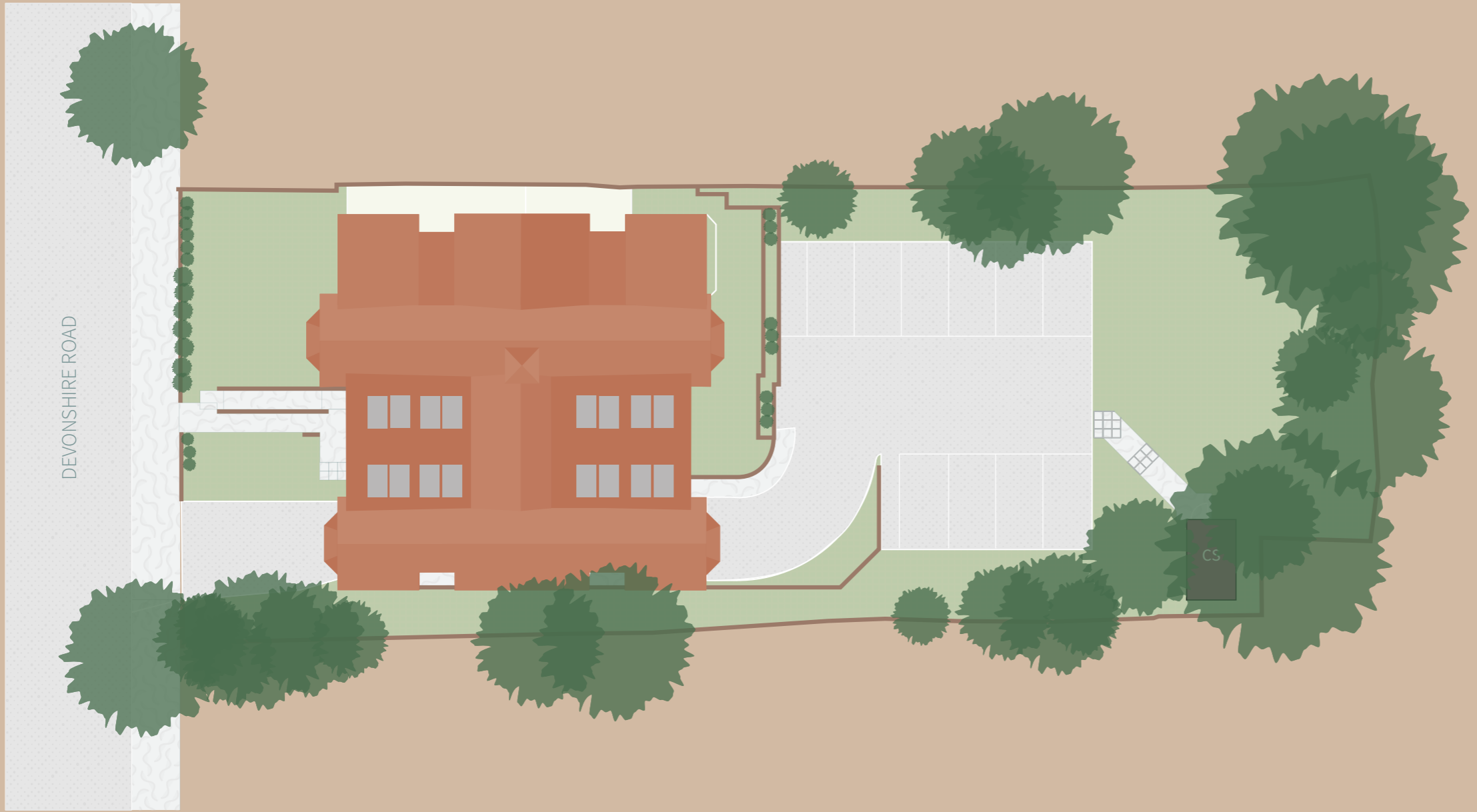
- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction, we always operate air and ground 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

Security & Peace of Mind

- Building Life Plans structural defect insurance (10 years) www.bipinsurance.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
- Secure by design front doors

External Features

- Marshalls paving slabs to pathways and private patios
- Mature landscaped gardens
- Outside tap
- Recycling facilities
- Secure gated parking
- Cycle storage



DEVONSHIRE ROAD



SITE PLAN



GROUND FLOOR

2 Bedroom Apartments



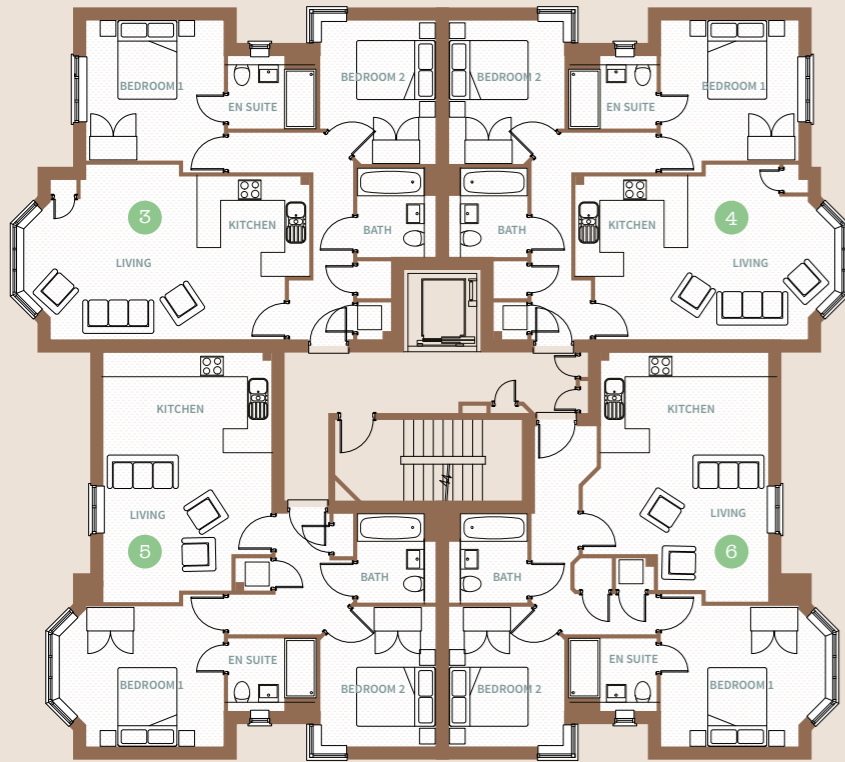
| Plot 1 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 7100mm x 4300mm |
| Bedroom 1 | 3500mm x 3400mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 72 sq m / 775 sq ft |

| Plot 2 | |
|----------------------------|----------------------------|
| Living / Dining | 6550mm x 4050mm |
| Kitchen | 4200mm x 4800mm |
| Bedroom 1 | 3500mm x 3900mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 90 sq m / 968 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit

FIRST FLOOR

2 Bedroom Apartments



| Plot 3 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 7000mm x 4300mm |
| Bedroom 1 | 3500mm x 3400mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 72 sq m / 775 sq ft |

| Plot 4 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6400mm x 4300mm |
| Bedroom 1 | 3500mm x 3400mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 70 sq m / 753 sq ft |

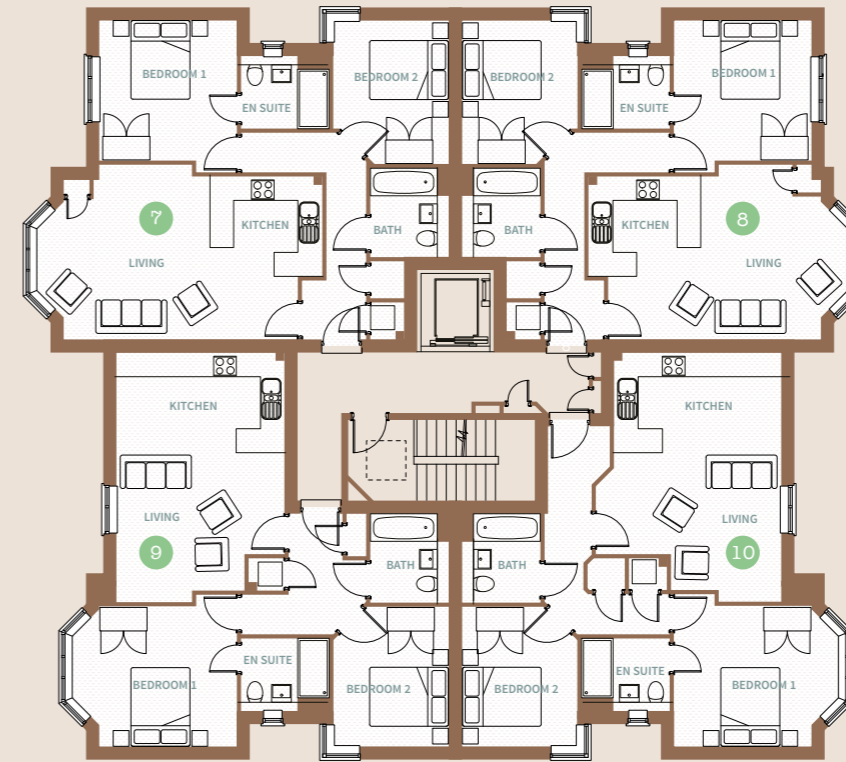
| Plot 5 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6100mm x 4100mm |
| Bedroom 1 | 4150mm x 3850mm |
| Bedroom 2 | 2900mm x 3500mm |
| Gross Internal Area | 68 sq m / 731 sq ft |

| Plot 6 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6100mm x 4500mm |
| Bedroom 1 | 3500mm x 4000mm |
| Bedroom 2 | 2900mm x 3500mm |
| Gross Internal Area | 71 sq m / 764 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit

SECOND FLOOR

2 Bedroom Apartments



| Plot 7 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 7000mm x 4300mm |
| Bedroom 1 | 3500mm x 3400mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 72 sq m / 775 sq ft |

| Plot 8 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6400mm x 4300mm |
| Bedroom 1 | 3500mm x 3400mm |
| Bedroom 2 | 2900mm x 3600mm |
| Gross Internal Area | 70 sq m / 753 sq ft |

| Plot 9 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6100mm x 4100mm |
| Bedroom 1 | 4150mm x 3850mm |
| Bedroom 2 | 2900mm x 3500mm |
| Gross Internal Area | 68 sq m / 731 sq ft |

| Plot 10 | |
|----------------------------|----------------------------|
| Living / Dining / Kitchen | 6100mm x 4500mm |
| Bedroom 1 | 3500mm x 4000mm |
| Bedroom 2 | 2900mm x 3500mm |
| Gross Internal Area | 71 sq m / 764 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit

MANTLE DEVELOPMENTS

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.

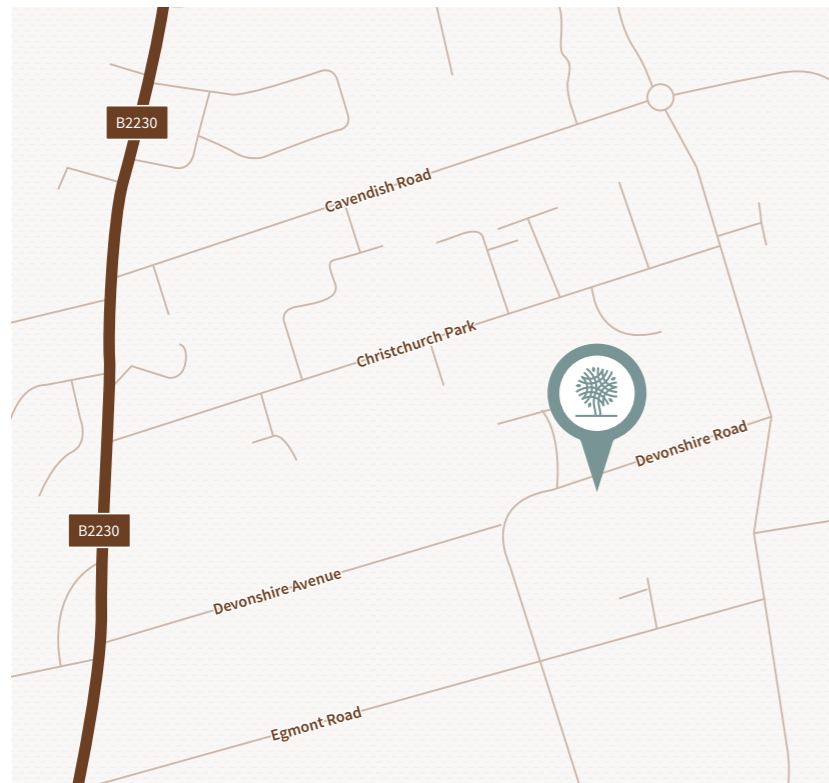
Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

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



HOW TO FIND US

Abbot's Court is located at
11 Devonshire Road, Sutton, SM2 5HQ.



Disclaimer

Mantle Developments has no authority to give any representations or warranties in relation to the property. The brochure images include local photography captured in and around the general area with all internal photography from previous Mantle Developments properties. All sizes, measurements, travel times and distances are approximate and believed to be correct at time of going to print. Whilst every effort is made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and provided by the developer who reserves the right to amend the specification as necessary and without notice. This does not form part of any contract of sale. November 2017.

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