



DRAPERS  
COURT

# WELCOME TO DRAPERS COURT

*An exclusive development of two  
bedroom apartments, in a leafy,  
residential setting close to  
Purley town centre.*



# TRADITIONAL LIVING FOR MODERN LIFE

*Located on one of Purley's most popular streets, Drapers Court comprises traditional-style apartments with all the benefits of contemporary design.*

Sleek, German-designed kitchens, high specification bathrooms and secure underground parking are just some of the features you'll find at Drapers Court – all nestled in this leafy corner of south east London.



# MEET THE NEIGHBOURS



*Purley has long been appreciated for its excellent location. The town grew in prosperity in the 1920s and 1930s, as commuters learned of its spacious homes, and easy access to central London.*

Today, it has grown into a bustling town, right on your doorstep. Purley town centre has much to offer: a variety of local shops, a supermarket and a wide range of cafés, bars and eateries. So whether you're popping out for the paper, or going out for lunch, it's all just a short walk from Drapers Court.

For even more choice, the famous Purley Way and its vast array of shops and facilities is just a short drive away.

If you love the outdoors, the picturesque North Downs are within easy reach for walking, cycling and riding, and there are several golf courses near Drapers Court.



# GETTING AROUND

*Heading home or going out, It couldn't be easier.*

By train, nearby Purley railway station offers a fast, regular service into central London and to Gatwick Airport.

By road, the M25 is just over a fifteen minute drive away. The A23 runs through the centre of Purley and serves Croydon and London in the north, and Redhill and Brighton in the south.

Excellent local bus and tram services run throughout Purley and further afield.

## Journey times by train

*London Bridge*

*London Victoria*

*Gatwick Airport*



*23 Minutes*

*24 Minutes*

*26 Minutes*

## Distances by car

*M25 Junction*

*Gatwick Airport*

*Brighton*



*06 Miles*

*16 Miles*

*44 Miles*





## SPECIFICATION



### 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
- Hans Grohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hans Grohe bath mounted shower
- Villeroy and Boch basin
- Hans Grohe basin mixer
- Geberit concealed push button cistern
- Villeroy and Boch wall hung rimless pan 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
- Simpson edge silver finish shower enclosure
- Hans Grohe Ecosmart showerpipe
- Villeroy and Boch basin

- Hans Grohe basin mixer
- Geberit concealed push button cistern
- Villeroy and Boch wall hung rimless pan 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
- 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. 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.bipinurance.com](http://www.bipinurance.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 and private patios
- Mature landscaped gardens
- Outside tap
- Recycling facilities
- Secure underground car park

## 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.



# SITE PLAN



# GROUND FLOOR

2 Bedroom Apartments



Apartment One		
LD	Living/Dining	6800mm x 5000mm
B1	Bedroom 1	4100mm x 3300mm
B2	Bedroom 2	3600mm x 2800mm
Gross Internal Area		80.7 sq m/869 sq ft

Apartment Two		
LD	Living/Dining	7100mm x 4600mm
B1	Bedroom 1	3900mm x 3100mm
B2	Bedroom 2	4600mm x 2700mm
Gross Internal Area		77.6 sq m/836 sq ft

Apartment Three		
LD	Living/Dining	7600mm x 3700mm
B1	Bedroom 1	3400mm x 3200mm
B2	Bedroom 2	3300mm x 3000mm
Gross Internal Area		74.7 sq m/804 sq ft

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



# FIRST FLOOR

## 2 Bedroom Apartments



Apartment Four			
LD	Living/Dining	6800mm x 5000mm	
B1	Bedroom 1	4800mm x 4500mm	
B2	Bedroom 2	3600mm x 2800mm	
Gross Internal Area		92.3 sq m/994 sq ft	

Apartment Five			
LD	Living/Dining	7200mm x 4600mm	
B1	Bedroom 1	3900mm x 3200mm	
B2	Bedroom 2	4600mm x 2700mm	
Gross Internal Area		77.0 sq m/829 sq ft	

Apartment Six			
LD	Living/Dining	7600mm x 3700mm	
B1	Bedroom 1	3400mm x 3200mm	
B2	Bedroom 2	3300mm x 3000mm	
Gross Internal Area		74.0 sq m/797 sq ft	

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

# SECOND FLOOR

## 2 Bedroom Apartments



Apartment Seven			
LD	Living/Dining	6800mm x 5000mm	
B1	Bedroom 1	4800mm x 4500mm	
B2	Bedroom 2	3600mm x 2800mm	
Gross Internal Area		92.0 sq m/990 sq ft	

Apartment Eight			
LD	Living/Dining	7100mm x 4600mm	
B1	Bedroom 1	3900mm x 3100mm	
B2	Bedroom 2	4600mm x 2700mm	
Gross Internal Area		77.6 sq m/836 sq ft	

Apartment Nine			
LD	Living/Dining	7600mm x 3700mm	
B1	Bedroom 1	3400mm x 3200mm	
B2	Bedroom 2	3300mm x 3000mm	
Gross Internal Area		74.0 sq m/797 sq ft	

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



# MANTLE DEVELOPMENTS

*An excellent reputation for quality, craftsmanship and 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

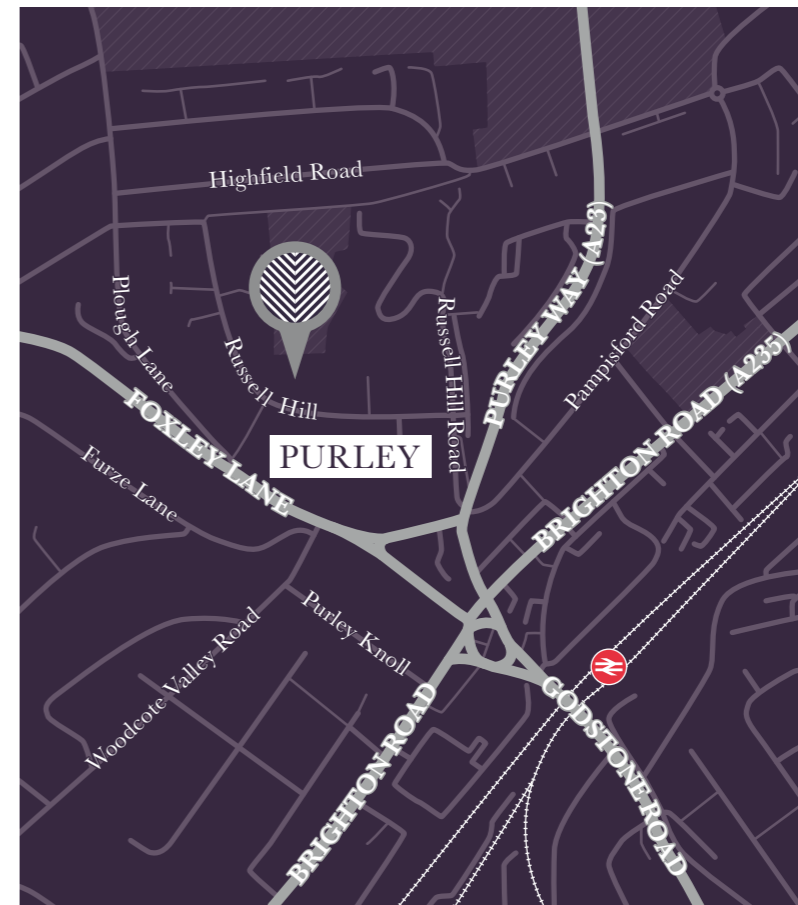
a Mantle home benefits from superior specifications and the best finishes.

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.

# WHERE TO FIND US

*Drapers Court is located at:  
32 Russell Hill, Purley, CR8 2JA*



Presented by

Mantle Developments



[mantledevelopments.co.uk](http://mantledevelopments.co.uk)



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