

# **BEAUFORT COURT**

PURLEY



## Introducing Beaufort Court

An exclusive collection of just nine one, two & three bedroom apartments, arranged over three floors.

Beaufort Court is located in Russell Hill, one of Purley's most desirable addresses. It has all the charm of a small leafy community, but is within easy access of central London, and just a short walk from Purley's busy town centre.



### A Tradition of Modern Luxury

At Mantle, we believe in building quality homes in enviable locations, with all the space, practicality and superior design features you'd expect from a Mantle home.

From the outside, the traditional-style architecture blends harmoniously with its neighbours. But inside, each apartment has been carefully considered to create the best in modern luxury – from spacious open-plan living areas to en-suite bathrooms, and built-in appliances to advanced safety features. Whether you're climbing the property ladder or down-sizing, Beaufort Court is the perfect place to do so.





### All on your Doorstep

Purley is renowned for its excellent location.
With London within easy reach, this attractive, tree-lined Surrey suburb has much to offer.
Beaufort Court is a short walk from Purley's bustling town centre with its near endless array of cafes, restaurants, bars and shops.

The retail giants that line Purley Way are a short drive away, with everything from IKEA to Costco. Drive ten minutes into Croydon and you'll be spoilt for choice. Catch a movie at the multi-screen Vue cinema, discover the mouth-watering street food restaurants and bars at Boxpark Croydon, or try out one of the many music venues.

Head a little further afield, and discover why the area is renowned for its natural beauty. The Surrey Hills, ever-popular with cyclists - is an Area of Outstanding Natural Beauty, while the North Downs are within easy reach. If you like being active, the Purley Downs Golf course is nearby, and there are a number of health and leisure clubs to choose from.









### Stay well-connected

Whether staying close to home or travelling abroad, Purley is perfectly located for getting around.

By train, there are regular services from Purley station to London Bridge (22 minutes), London Victoria (23 minutes), East Croydon (7 minutes) and Gatwick airport (24 minutes). The local bus and tram services offer good connections to Sutton and Croydon.

By road, the A23 runs through the heart of Purley, connecting you to Redhill and Brighton in the south, and Croydon and London in the north. The M25 is within quick and easy reach.

For international travel, Gatwick airport is just a 25 minute drive away, and Heathrow 45 minutes.



### Specification

We've selected the best in features, fixtures and fittings, so your new home is well equipped for the demands of contemporary living.











### Kitchen

- ♦ Bespoke German designer kitchen
- ♦ Quartz stone worktop
- ♦ Porcelanosa tiles to floor

### Built in Appliances:

- ♦ 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

#### Bathroom

- ♦ Artesan Canaletto double ended bath ♦ Simpsons contemporary white
- e worktop 

  Merlyn glass shower screen over bath
  - Hansgrohe concealed thermostatic mixer valve and diverter
  - Hansgrohe Ecosmart select shower kit
  - Vado clicker bath waste overflow and filler
  - ♦ Geberit Smyle washbasin
  - ♦ Geberit Smyle vanity unit
  - ♦ Hansgrohe basin mixer
  - Geberit concealed push button cistern & WC frame
  - Geberit wall mounted WC and soft close seat
  - ♦ Stainless steel electric towel rail
  - ♦ Shaver socket
  - ♦ Wall mirror
  - ♦ Porcelanosa tiles to floor and walls

#### En Suite

- Simpsons contemporary white stone resin shower tray
- ♦ Simpsons shower enclosure
- ♦ Hansgrohe Ecosmart shower pipe
- Geberit Smyle washbasin with exposed chrome trap
- ♦ Hansgrohe basin mixer
- Geberit concealed push button cistern & WC frame
- ♦ Geberit wall mounted WC and soft close seat
- ♦ Stainless steel electric towel rail
- ♦ Wall mirror
- ♦ Shaver socket
- ♦ Porcelanosa tiles to floor and wall

### Comfort & Wellbeing

- ♦ Gas fired condensing combination boiler
- ♦ Under-floor heating with individual room thermostats
- ♦ Plastered walls and ceiling
- Crown Paint colour choice to walls (depending on stage of build)
- ♦ Crown white Egg shell to skirtings and architraves
- ♦ Contemporary painted timber doors
- ♦ Chrome ironmongery to all doors and windows
- ♦ High specification wool carpets
- Alternative flooring options dependent of stage of build (surcharge may apply)
- ♦ Double glazed windows and patio doors
- Ducted ventilation system to kitchen and bathrooms

### Technology and Communication

- ♦ Video entry phone system
- ♦ Dedicated TV, Sky and BT points in living room and master bedroom
- Pre-wired for Sky + or Sky Q with communal satellite dish
- ♦ Pre-wired for Virgin Media fibre broadband
- USB charger sockets to living room, kitchen and bedsides
- ♦ Heatmiser Neokit smart heating control
- ♦ Ring alarm system with remote notification

#### Security & Peace of Mind

- ♦ Building Life Plans structural defect insurance (10 years) www.blpinsurance.com
- Double glazed window system incorporating multi-point locking system for added security
- ♦ Security alarm
- ♦ Mains wired smoke alarms and heat detectors
- ♦ Secure by design front doors

### **Energy Saving Features**

- ♦ Sedbuk A rated condensing boilers
- ♦ Internal LED low energy light fittings
- ♦ External LED low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- $\diamond$  Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for reduced 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

#### External Features

- ♦ Marshalls paving slabs to pathways and private patios
- ♦ Landscaped communal garden
- ♦ Native ecological planting scheme
- ♦ Porch lighting
- Outside tap
- Recycling facilities
- ♦ Cycle storage
- ♦ Off street parking for selected units

#### 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 & recycling scheme is always operated during construction







13







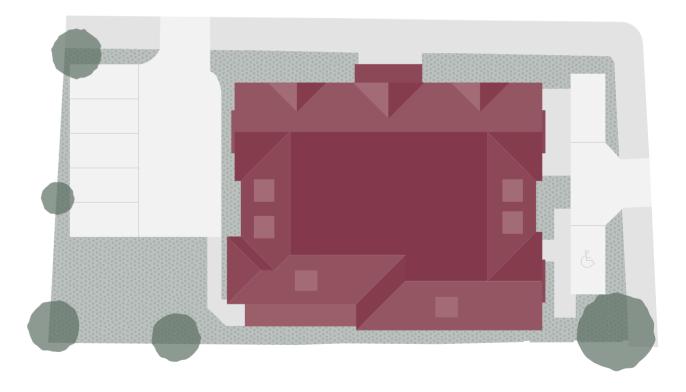
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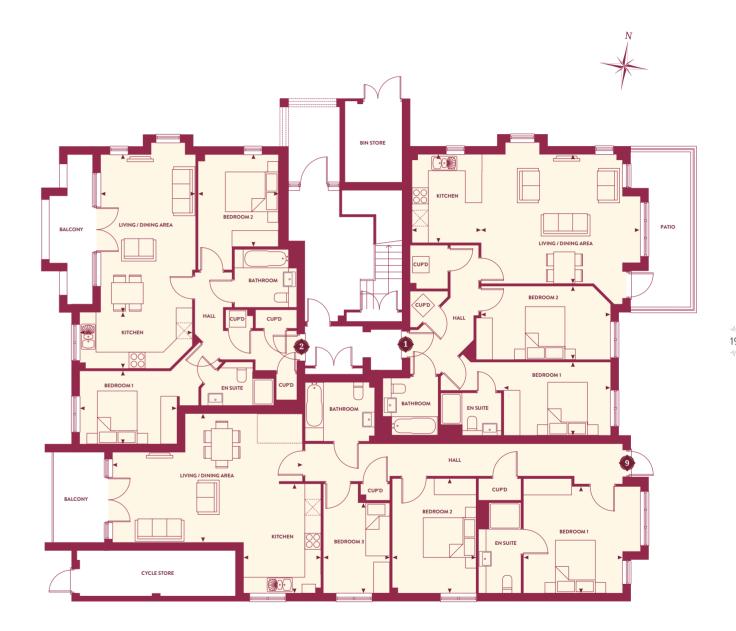
### **Ground Floor**

2 & 3 Bed Apartments

Plot 1	
Living / Dining / Kitchen	8600mm x 5300mm
Bedroom 1	6400mm x 2800mm
Bedroom 2	5100mm x 2800mm
Gross Internal Area	87 sq m / 936.5 sq ft

Plot 2	
Living / Dining / Kitchen	8500mm x 4200mm
Bedroom 1	4300mm x 2800mm
Bedroom 2	4100mm x 3000mm
Gross Internal Area	74.8 sq m / 805.1 sq ft

Plot 9	
Living / Dining / Kitchen	6800mm x 7800mm
Bedroom 1	4400mm x 4300mm
Bedroom 2	4300mm x 3200mm
Bedroom 3	4100mm x 2500mm
Gross Internal Area	110.8 sq m / 1192.7 sq ft



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



### First Floor

1 & 2 Bedroom Apartments

Plot 3									
Living / Dini	ng / K	itche	n 🍟		. **		. *		 5500mm x 4900mm
Bedroom 1		. *		. *		. "		. *	4500mm x 4200mm
Bedroom 2			w		W		w		 4100mm x 2300mm
Gross Intern	al Are	ea							66 sq m / 710.4 sq ft

Plot 4	
Living / Dining / Kitchen	7100mm x 5200mm
Bedroom 1	4100mm x 3400mm
Bedroom 2	5600mm x 2700mm
Gross Internal Area	76.7 sq m / 825.6 sq ft

Plot 5	
Living / Dining / Kitchen	6900mm x 4100mm
Bedroom 1	4700mm x 2800mm
Gross Internal Area	52.1 sq m / 560.8 sq ft

Plot 6	
Living / Dining / Kitchen	5800mm x 5200mm
Bedroom 1	6000mm x 2800mm
Bedroom 2	4200mm x 3400mm
Gross Internal Area	70.8 sq m / 762.1 sq ft



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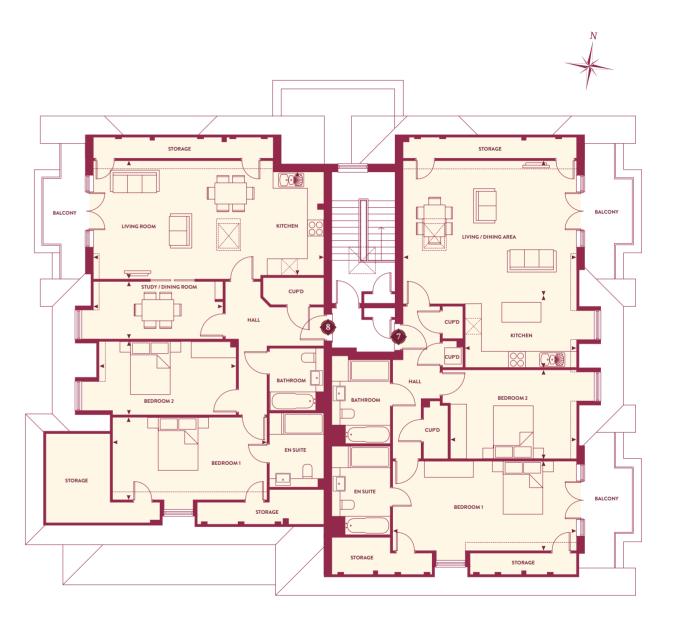


## Second Floor

2 Bedroom Apartments

Plot 7	
Living / Dining / Kitchen	7800mm x 6500mm
Bedroom 1	6900mm x 3700mm
Bedroom 2	5700mm x 3300mm
Gross Internal Area	108.4 sq m / 1166.8 sq ft

Plot 8	
Kitchen / Living / Dining	8600mm x 4500mm
Bedroom 1	5800mm x 3400mm
Bedroom 2	5800mm x 2800mm
Study / Dining Room	5300mm x 2200mm
Gross Internal Area	100 sq m / 1076.4 sq ft



23

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## Mantle Developments







An excellent reputation for quality, craftsmanship & homeowner care.

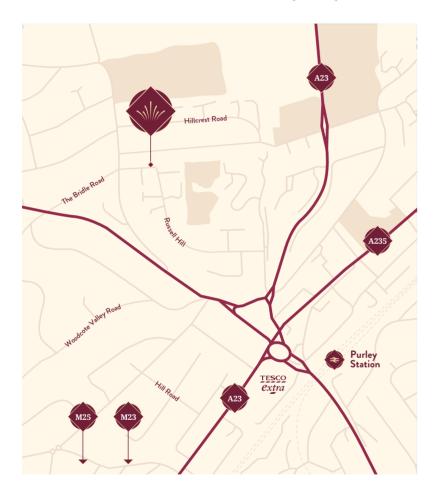


Award winning Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide "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

Beaufort Court is located at 31 Russell Hill, Purley, CR8 2JB



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