

CROYDON





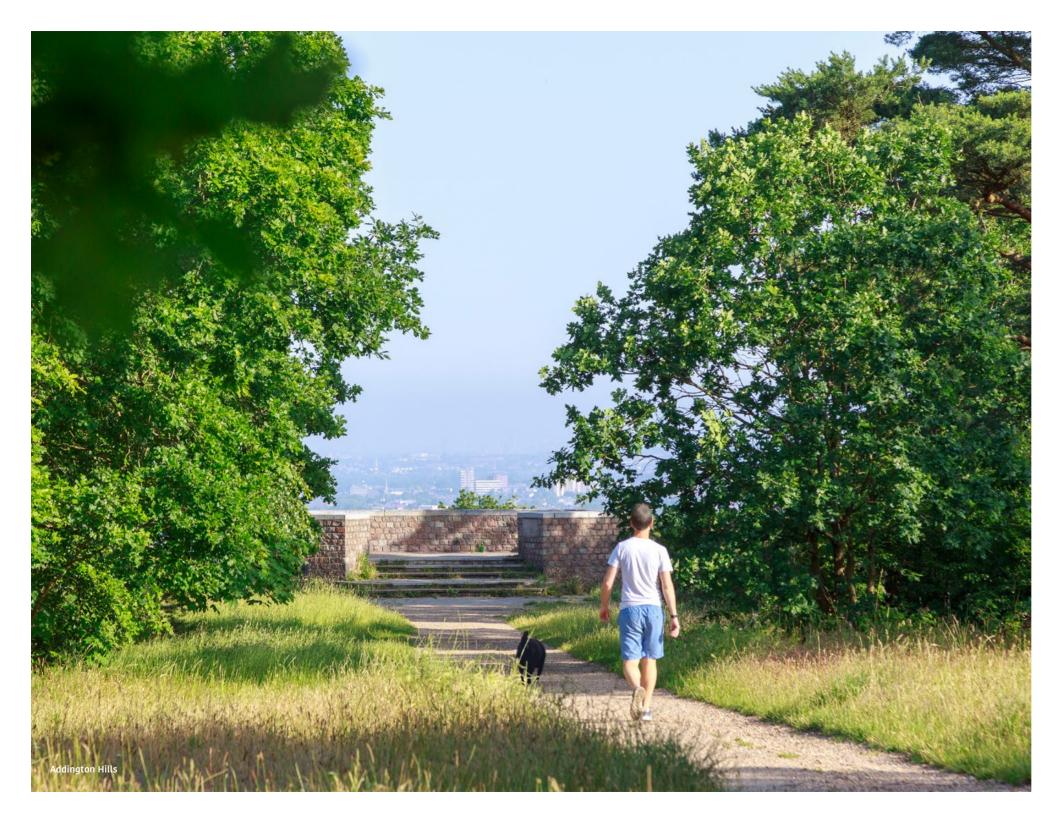
Come home to Aston Court

Mantle is proud to introduce this brand new development of just 8 boutique apartments. Aston Court is located in a leafy, attractive suburb, yet with the vibrancy of bustling Croydon just minutes away.



Each contemporary apartment has been imagined with all the space, practicality and innovative design features you'd expect from a Mantle home.





While the interior at Aston Court has much to offer, what's on the outside is just as exciting. A short walk from your front door you'll find Bramley Bank Nature Reserve, an ancient woodland that feels more like the heart of the English countryside. Its pond, unique wildlife and grassy heathlands make it a wonderful place to walk and discover, as is the nearby Addington Hills. There are also several picturesque golfing greens within easy reach.

But it's not all quiet in the suburbs. Minutes away, central Croydon is undergoing a multi-million pound regeneration that's transforming this area of south London. The town centre will see a new Westfield with a flagship John Lewis and other designer favourites, as well as many new bars and restaurants. Boxpark is the go-to place for great street food and meeting friends, Ruskin Square is attracting big businesses, while culture enthusiasts will love the revamped Fairfield Halls and its wide offering of music, theatre and comedy.

The feel of the countryside in the heart of town.

The perfect location for going places.

At Aston Court you can make the most of excellent transport links. Coombe Lane tram stop is a short walk away, with direct services running to East Croydon in 13 minutes. From East Croydon station, London Victoria is just a 17 minute train journey. You'll be well served by the local buses too, as several routes run along Ballards Way to East and West Croydon, as well as to Addington Village.

By road, you're a short drive from the A23, connecting you to London in the north, and to Redhill, Reigate and Brighton in the south. The M25 is also within easy reach, giving access to the national motorway network.

For international travel, Gatwick airport is just a 15 minute direct train journey from East Croydon station.

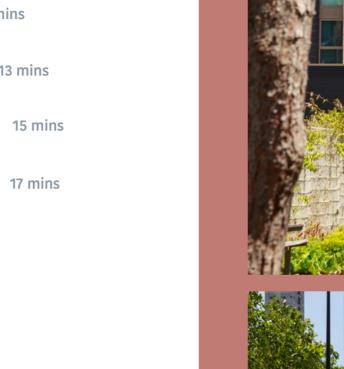
13 minutes by tram from Coombe Lane to East Croydon.

By train from East Croydon

- Clapham jct. 9 mins
- London Bridge 13 mins
- Gatwick Airport 15 mins
- **•** London Victoria 17 mins
- Brighton 51 mins

By tram from East Croydon

- Elmers End 14 mins
- **Beckenham jct.** 26 mins
- Wimbledon 26 mins











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Specification

Bathroom

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
- Parador Trendtime laminate flooring

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 washer-dryer in utility cupboard
- Stainless steel under-mounted sink with Quartz stone drainer
- & WC frame
- close seat
- Stainless steel electric towel rail
- Shaver socket
- Wall mirror
- Porcelanosa tiles to floor and walls
- Under floor heating

- Artesan Canaletto double ended bath
- Merlyn glass shower screen over bath
- Hansgrohe concealed thermostatic
- mixer valve & 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
- Geberit wall mounted WC & soft

En Suite

- Contemporary white stone resin shower tray
- Merlyn 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 & soft close seat
- Stainless steel electric towel rail
- Wall mirror
- Shaver socket
- Porcelanosa tiles to floor and wall
- Under floor heating

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 satin wood to skirtings and architraves
- Contemporary painted timber doors
- Chrome ironmongery to all doors
- Cormar home counties 80/20 wool carpet (to bedrooms)
- Parador Trendtime laminate flooring (choice of colours dependent on stage of build)
- 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 & 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

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 & heat detectors
- Secure by design front doors
- Robust detail sound insulation system reducing sound transference between properties

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
- 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 area
- Outside tap to bin store
- Recycling facilities
- Cycle storage
- Off street parking (option of covered parking)
- Electric charging point

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 alwaysoperated during construction



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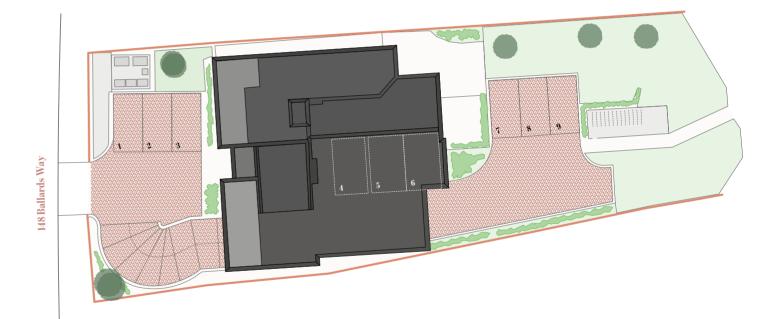
















Apartment 1





Gross Internal Area	119.6 sq m / 1287 sq ft
Bedroom 3	3900mm x 3400mm
Bedroom 2	3500mm x 3400mm
Dressing	3700mm x 2300mm
Master Bedroom	3900mm x 3700mm
Kitchen	3700mm x 2900mm
Living / Dining	5200mm x 4300mm



Livi Bec Bed Gro

Apartment 2

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oss Internal Area	74.5 sq m / 802 sq ft
droom 2	3600mm x 2800mm
droom 1	3800mm x 3200mm
ving / Dining / Kitchen	5400mm x 5300mm

Apartment 4

Apartment 3

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Living / Dining / Kitchen	8300mm x 3600mm
Bedroom 1	4700mm x 3200mm
Bedroom 2	3900mm x 2700mm
Gross Internal Area	74.6 sq m / 803 sq ft

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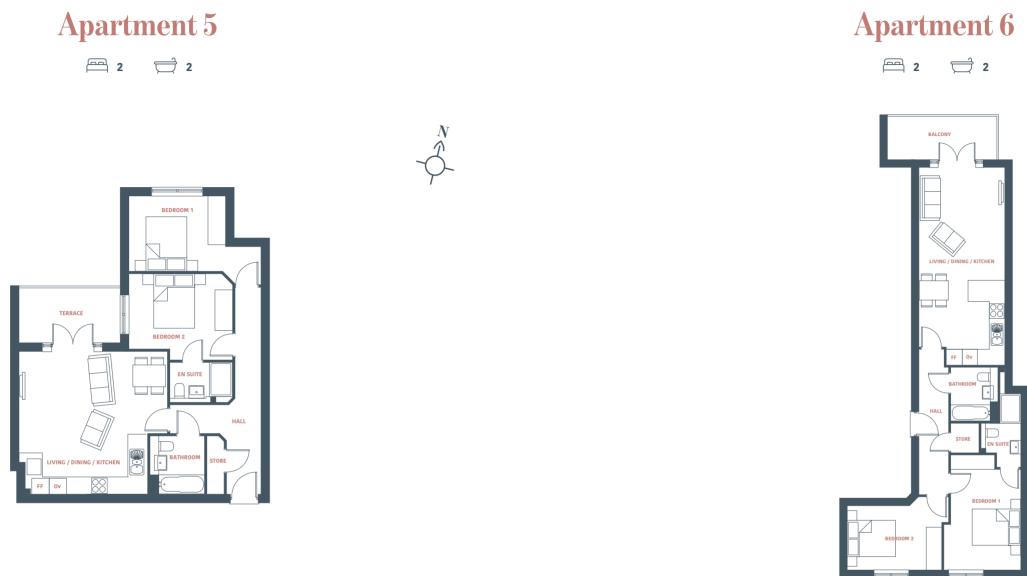
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oss Internal Area	69.1 sq m / 744 sq ft
droom 2	3400mm x 2800mm
droom 1	3600mm x 3200mm
chen	3000mm x 2300mm
ving / Dining	5300mm x 3600mm







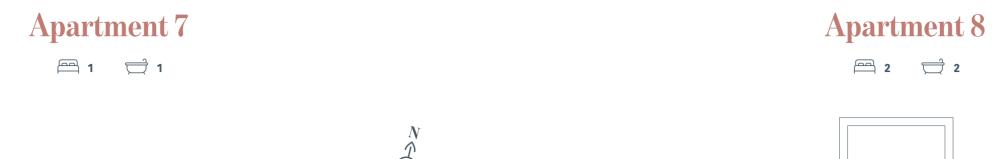
3600mm x 2800mm
3800mm x 3200mm
5400mm x 5300mm

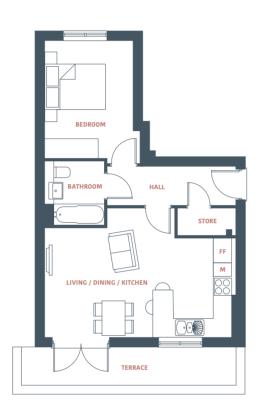


Livi Bed Bec Gro



oss Internal Area	74.7 sq m / 803 sq ft
edroom 2	3900mm x 2700mm
edroom 1	4700mm x 3200mm
ving / Dining / Kitchen	8300mm x 3600mm









Gross Internal Area	50 sq m / 538 sq ft
Bedroom	4000mm x 3000mm
Living / Dining / Kitchen	6300mm x 4200mm





Gross Internal Area	89.7 sq m / 965 sq ft
Bedroom 2	4400mm x 2700mm
Bedroom 1	4200mm x 3700mm
Living / Dining / Kitchen	7500mm x 6700mm









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

Aston Court is located at 148 Ballards Way, Croydon, CRO 5RG



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