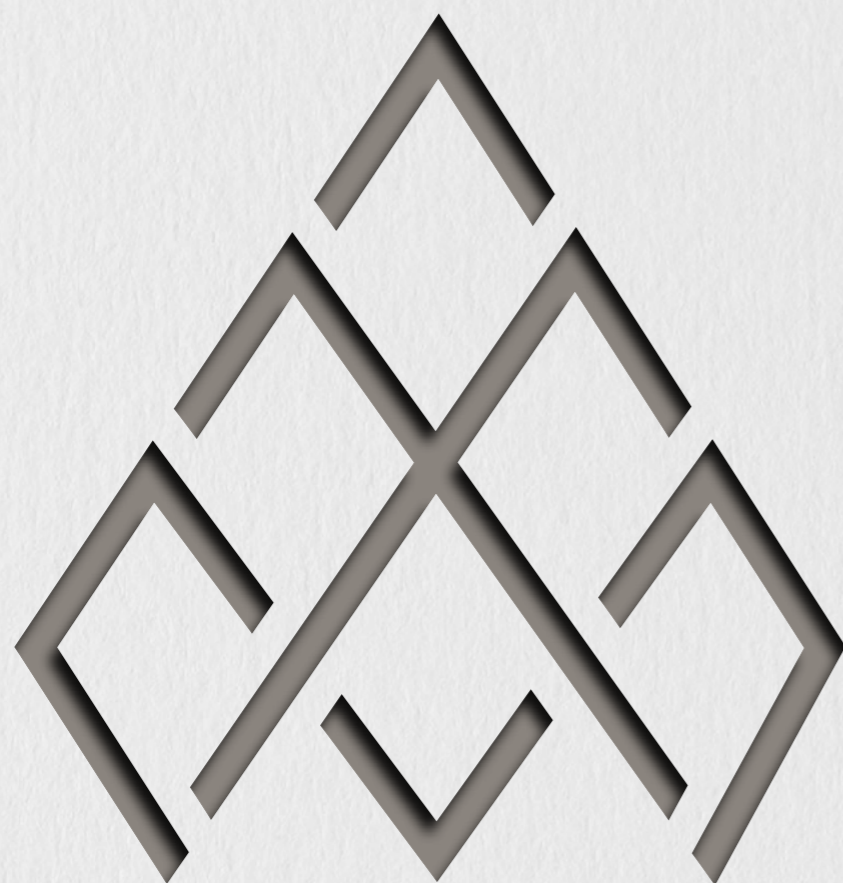


ZENITH COURT

CROYDON



ZENITH COURT
CROYDON

INTRODUCING ZENITH COURT

An exclusive development of just nine, two and three bedroom contemporary apartments. This new Mantle development is conveniently positioned at the top of a hill in a leafy suburb, and a short walk from East Croydon station and its excellent transport links to the capital.



MAKE YOUR HOME AT ZENITH COURT

Each apartment offers the contemporary design and superior finish you'd expect from award-winning Mantle Developments.

The new apartments have been thoughtfully created with carefully considered design choices that include: large windows flooding the rooms with natural light, terraces on the first and second floors and outside, the clean, straight lines of the exterior are complemented by the soft curves of the landscaping.

On your door step you have Park Hill Park, 16 acres of open space offering a range of attractions, including several large gardens and picnic areas, excellent running routes, children's play area and a walled herb and medicinal garden. Lloyd Park is also just a short walk away with bowling green, outdoor gym, public tennis courts, basketball courts and a café.



Computer generated image



CROYDON IS RISING

The borough of Croydon is undergoing a multi-billion pound regeneration which is set to transform this corner of south London.

A brand new Westfield is planned for Croydon with a flagship John Lewis and Marks & Spencer, as well as many other designer favourites and restaurants.

If eating out is your thing, Boxpark, Surrey Street Market and the Restaurant Quarter in South Croydon have a buzzing foodie scene, where there really is something for every taste. For all things music, art, theatre and comedy, head to the newly refurbished Fairfield Halls, who run a huge programme of events from this world class venue.

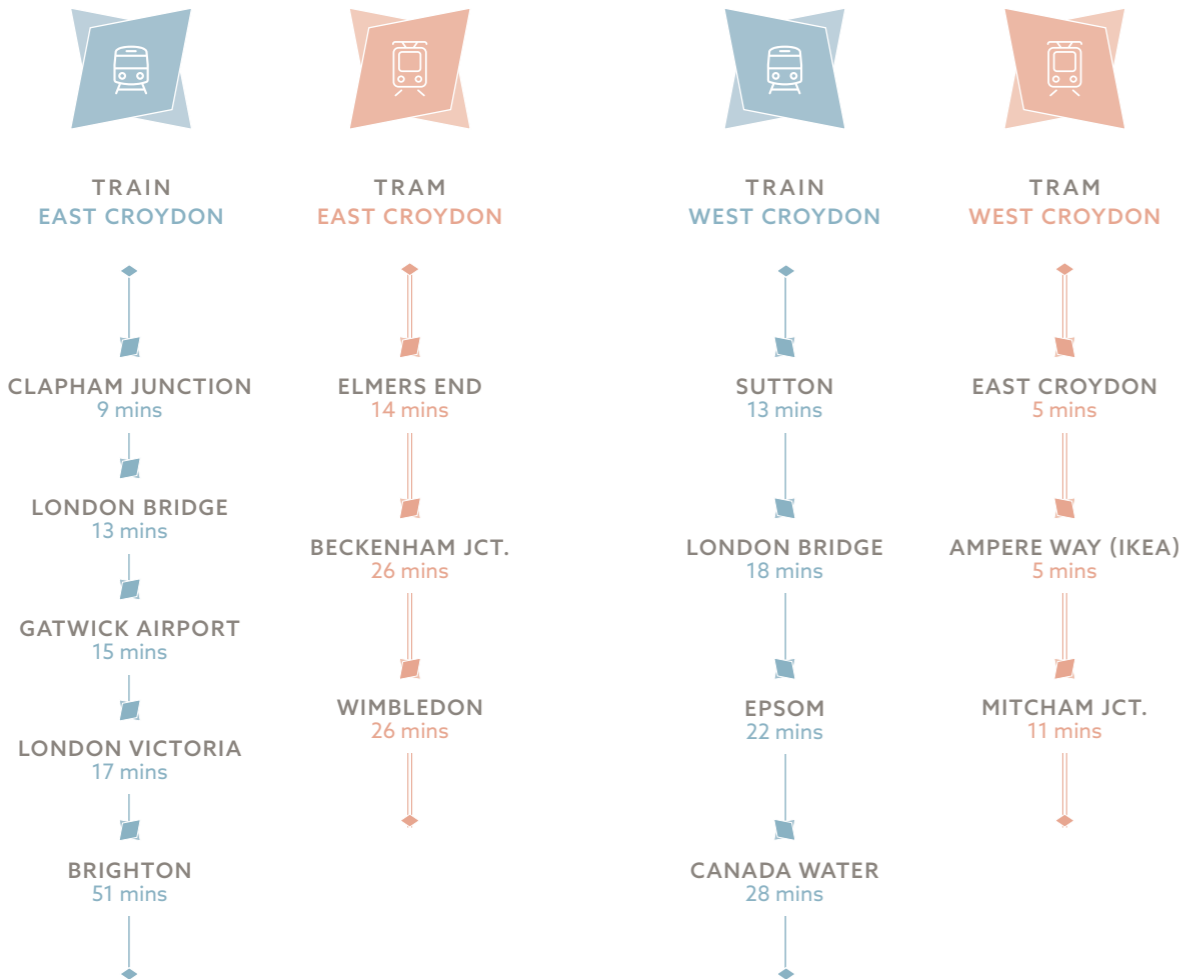




TOP TRANSPORT CONNECTIONS

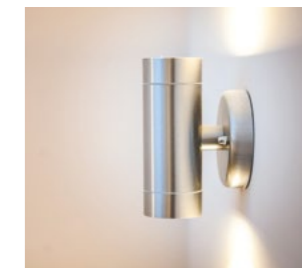
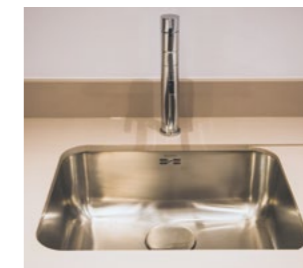
By road, you're a short drive from the A23, connecting you to London in the north, and to Redhill, Reigate and Brighton in the south. The M25 is also within easy reach, giving access to the national motorway network.

For international travel, Gatwick airport is 20 miles away, or just 15 minutes by train from East Croydon.



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
- ◆ 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

BATHROOM

- ◆ 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 & WC frame
- ◆ Geberit wall mounted WC & soft close seat
- ◆ Stainless steel electric towel rail
- ◆ Shaver socket
- ◆ Wall mirror
- ◆ Porcelanosa tiles to floor and walls
- ◆ Under floor heating

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 always operated during construction

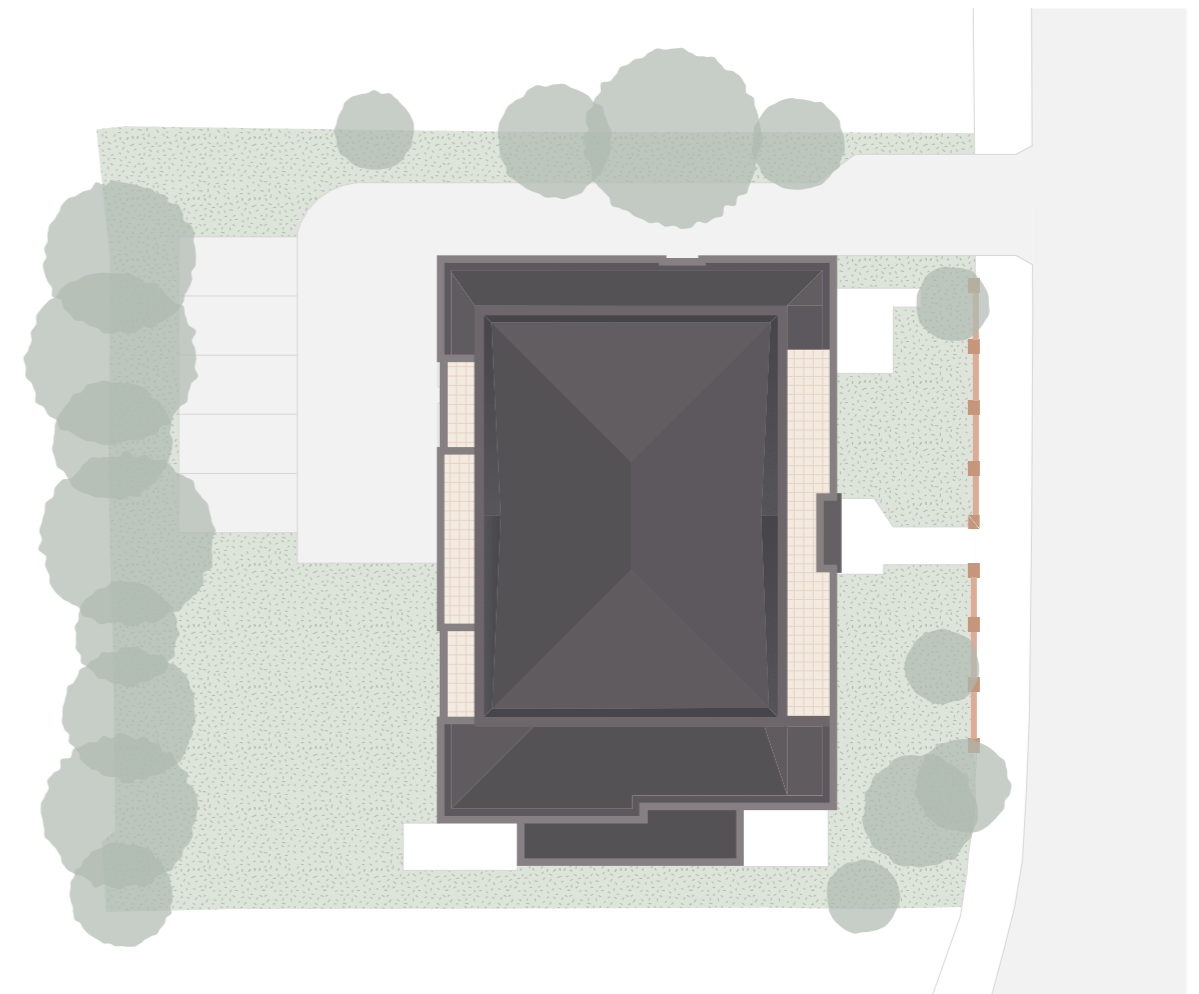






SITE PLAN

NINE, TWO & THREE BEDROOM APARTMENTS



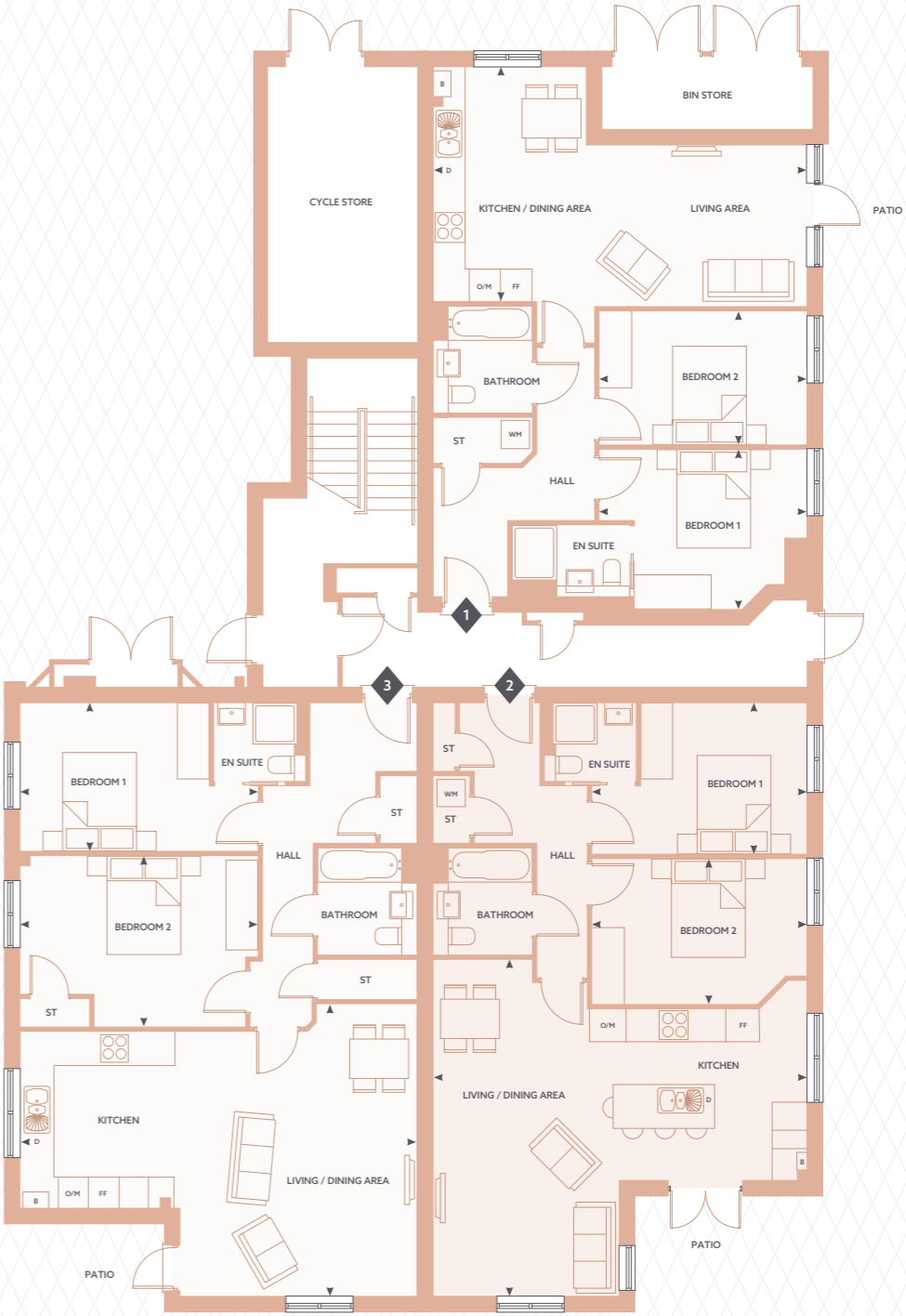
GROUND FLOOR

TWO BEDROOM APARTMENTS

PLOT 1	
Kitchen / Living / Dining	7500mm x 4700mm
Bedroom 1	4200mm x 3100mm
Bedroom 2	4200mm x 2700mm
Gross Internal Area	74.4 sq m / 801 sq ft
PLOT 2	
Kitchen / Living / Dining	7500mm x 6700mm
Bedroom 1	4300mm x 3000mm
Bedroom 2	4300mm x 2900mm
Gross Internal Area	82.4 sq m / 887 sq ft
PLOT 3	
Kitchen / Living / Dining	8000mm x 5900mm
Bedroom 1	4700mm x 3000mm
Bedroom 2	4800mm x 3400mm
Gross Internal Area	91.9 sq m / 989 sq ft

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

ST Storage | B Boiler | O/M Oven/Microwave | FF Fridge Freezer | WM Washing Machine | WD Washer Dryer | D Dishwasher





FIRST FLOOR

TWO BEDROOM APARTMENTS

PLOT 4

Kitchen / Living / Dining	5900mm x 4700mm
Bedroom 1	4200mm x 3200mm
Bedroom 2	4200mm x 2800mm
Gross Internal Area	74.7 sq m / 804 sq ft

PLOT 5

Kitchen / Living / Dining	5900mm x 5700mm
Bedroom 1	4200mm x 3300mm
Bedroom 2	4200mm x 2900mm
Gross Internal Area	74.4 sq m / 801 sq ft

PLOT 6

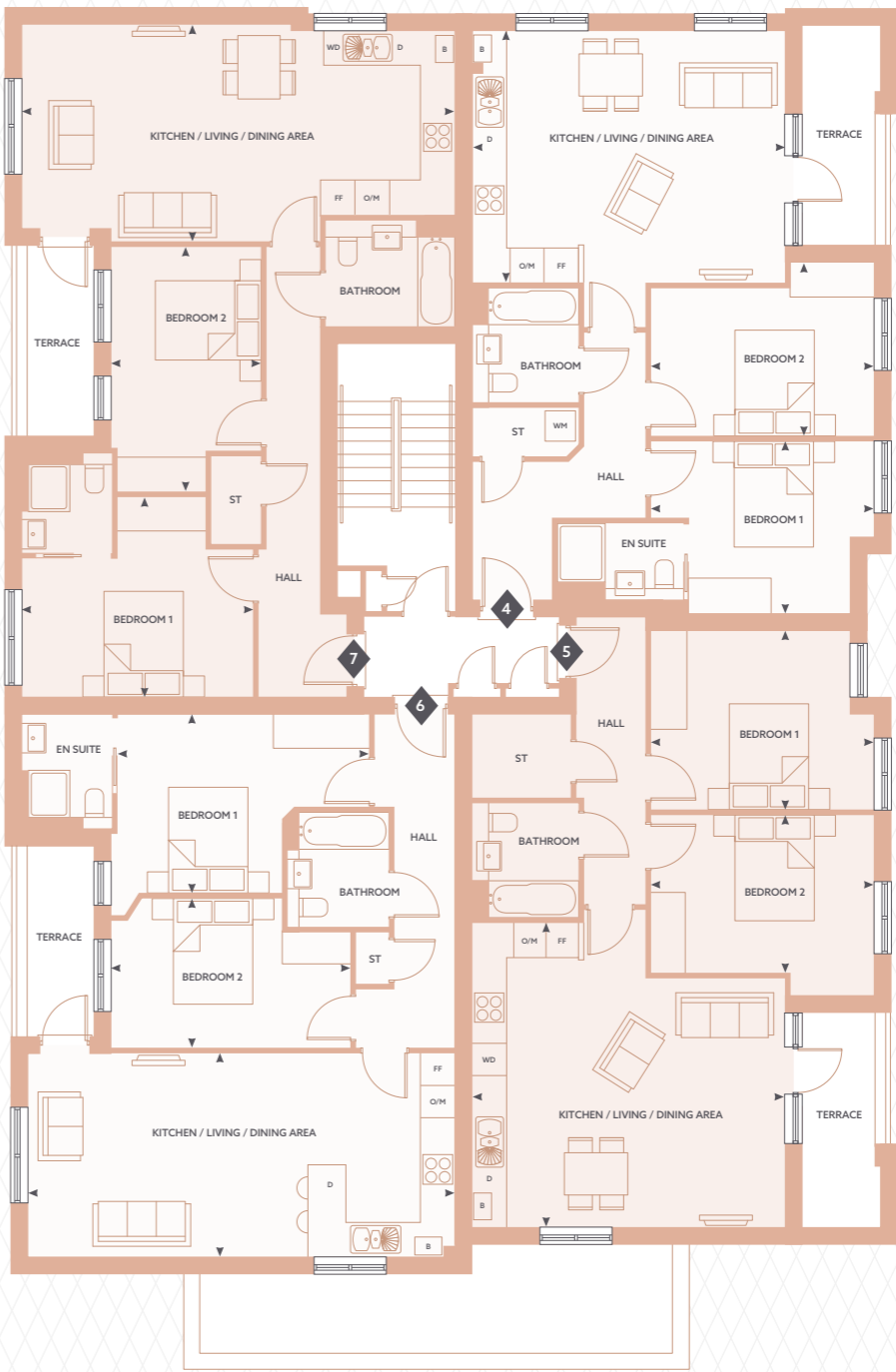
Kitchen / Living / Dining	8100mm x 3800mm
Bedroom 1	4700mm x 3300mm
Bedroom 2	4400mm x 2800mm
Gross Internal Area	75.7 sq m / 815 sq ft

PLOT 7

Kitchen / Living / Dining	8100mm x 4100mm
Bedroom 1	4300mm x 3700mm
Bedroom 2	4600mm x 2800mm
Gross Internal Area	78.8 sq m / 849 sq ft

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

ST Storage | B Boiler | O/M Oven/Microwave | FF Fridge Freezer | WM Washing Machine | WD Washer Dryer | D Dishwasher





SECOND FLOOR

THREE BEDROOM PENTHOUSE APARTMENTS

PLOT 8

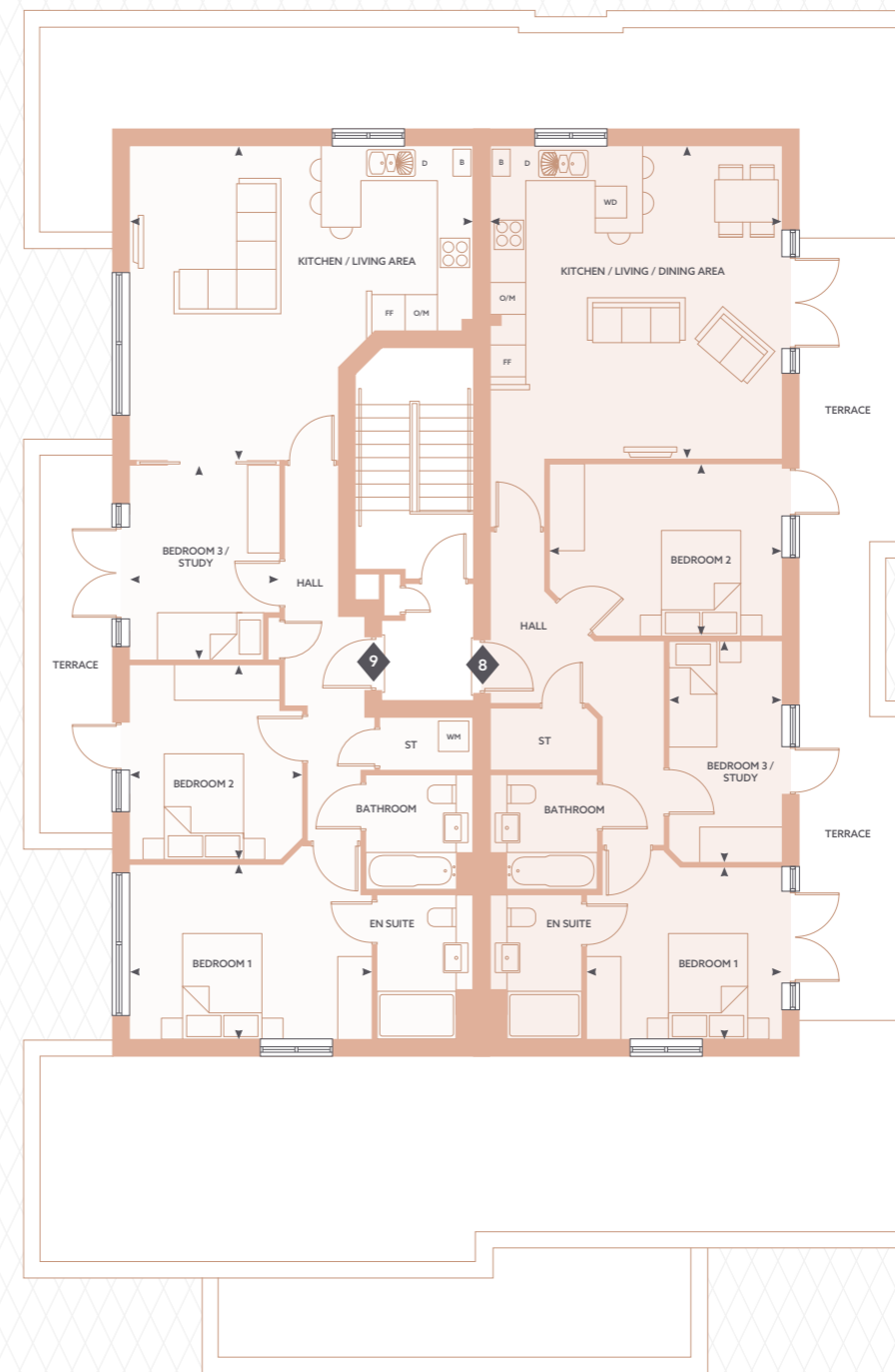
Kitchen / Living / Dining	5900mm x 5500mm
Bedroom 1	3600mm x 3500mm
Bedroom 2	4300mm x 3200mm
Bedroom 3 / Study	4100mm x 2100mm
Gross Internal Area	92.8 sq m / 999 sq ft

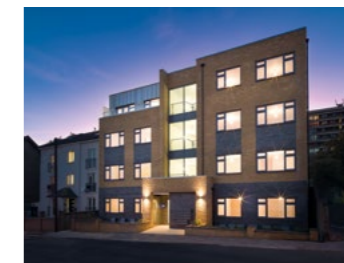
PLOT 9

Kitchen / Living / Dining	6500mm x 5900mm
Bedroom 1	4600mm x 3600mm
Bedroom 2	3600mm x 3200mm
Bedroom 3 / Study	3600mm x 2800mm
Gross Internal Area	91.8 sq m / 988 sq ft

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

ST Storage | **B** Boiler | **O/M** Oven/Microwave | **FF** Fridge Freezer | **WM** Washing Machine | **WD** Washer Dryer | **D** Dishwasher





MANTLE DEVELOPMENTS

An excellent reputation for quality, craftsmanship and homeowner care.

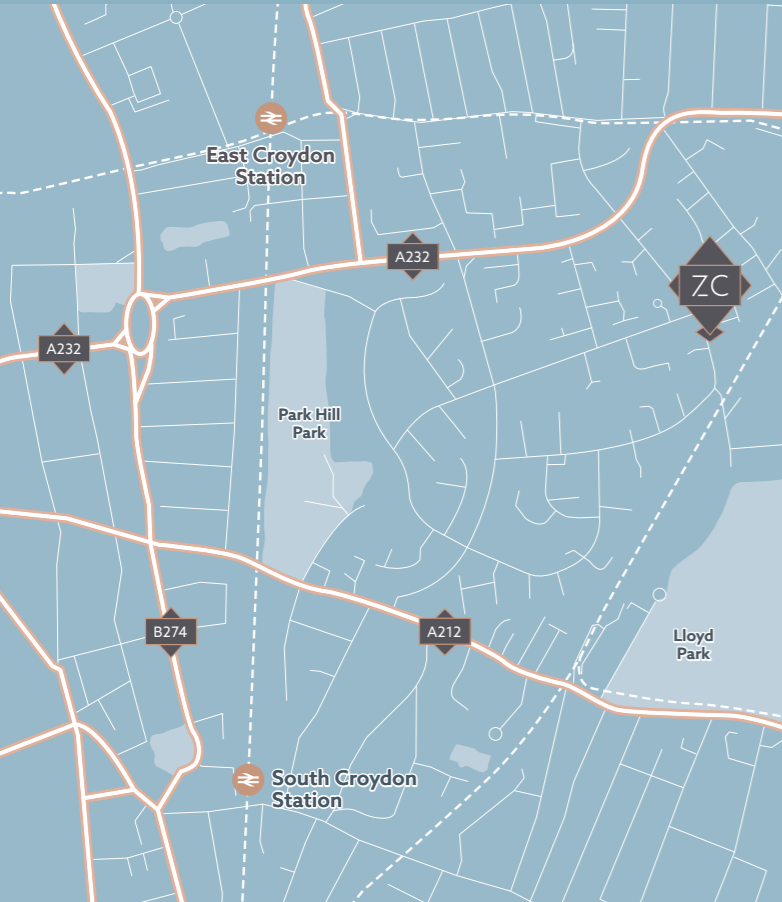
Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected”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



HOW TO FIND US

96 PARK HILL RISE, CROYDON, CR0 5JD



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