

## Crossways House

SANDERSTEAD ROAD SOUTH CROYDON







No expense is spared in the design or specification of their homes and no detail overlooked in the pursuit of excellence.

Charlesgate Homes maintain exacting standards and pay attention to the finest detail at every stage of both design and construction. It is this attention to detail and selection of exclusive locations that sets their homes apart, with an unmistakable quality, high specification and sense of style.

Every aspect of the companies operation is characterised by the pursuit of total quality. Charlesgate Homes believe in the power of teamwork and by employing and retaining the best people available. Due to this philosophy, they are certain they are building on a firm foundation for the future to always provide the highest standards of workmanship and never accept second best.

They strive to maintain an exceptional level of personal service for all their clients and ensure that they are open and honest not only throughout the sales process but also once the purchase is complete.

Charlesgate Homes enviable reputation rests on building sought after homes, which are built with comfort in mind and built to the highest of standards and situated in desirable locations.





## CHARLESGATE

#### Your very own piece of Croydon's most desirable postcode



Sanderstead is a small and delightfully pretty village situated on the side of the Surrey hills about three miles from Croydon. Sanderstead is classified as the most affluent area in Croydon.

The district retains all the advantages of being a really rural area, while it also has the benefits of the excellent educational facilities, amenities and transportation links.

The area is very well situated. The walks, drives and cycle rides are almost unending in variety; while to the golfer the links immediately at his door will offer an unfailing attraction. The course, which has recently been re-planned is of 18 holes and offers opportunity for some of the best sporting golf in the London district.

Sanderstead is positioned on the outskirts of South Croydon, the borough is now one of London's leading business, financial and cultural centres, and its influence in entertainment and the arts contribute to its status as a major metropolitan centre.

The area is currently going through a large regeneration project called Croydon Vision 2020, which is predicted to attract more businesses and tourists to the area as well as backing Croydon's bid to become London's Third City. Since 2003 Croydon has been certified as a Fairtrade borough by the Fairtrade Foundation. It was the first London Borough to have Fairtrade status which is awarded on certain criteria.









## A world of elegance, style and comfort

A contemporary building of luxurious, contemporary apartments, situated in a secluded development Crossways House is an outstanding gated community of just nine, two bedroom apartments, within a contemporary building, of unparalleled design excellence.

Beneath the building is basement car parking, providing parking for all apartments, with lift access to all floors.

There is a sizeable secure bike shed, situated conveniently next to the entrance of the building.

The design of Crossways House is both internally and externally aesthetically beautiful. Extreme consideration has been given to every aspect of life at Crossways House, creating a source of pride and pleasure for the residence.





#### Ground Floor - Apartment One



- Kitchen 4.7m x 4.8m
- Living Room 5.5m x 4.9m
- Utility Room 1.9m x 0.7m
- Bedroom One 5.2m x 4.0m
- En Suite 2.5m x 2m
- Bedroom Two 4.0m x 2.8m
- Bathroom 2.9m x 2.3m

#### First Floor - Apartment Two Second Floor - Apartment Five



- Kitchen 2.8m x 2.4m
- Living Room 4.3m x 6.2m
- Balcony 1.5m x 4.3m
- Bedroom One 3.1m x 3.8m
- Balcony 1.9m x 3.5m
- Bedroom Two 3.1m x 2.9m
- Bathroom 3.0m x 2.5m

#### First Floor - Apartment Three Second Floor - Apartment Six



- Kitchen 1.7m x 3.4m
- Living Room 4.5m x 4.2m
- Bedroom One 3.6m x 3.3mBedroom Two 2.9m x 3.0m
- Bathroom 2.4m x 1.7m

#### First Floor - Apartment Four Second Floor - Apartment Seven



- Kitchen 4.4m x 3.1m
- Living Room 4.0m x 4.7m
- Balcony 4.7m x 0.7m
- Bedroom One 4.4m x 3.1m
- Bedroom Two 3.5m x 2.9m
- Balcony 2.5m x 1.0m Bathroom 1.9m x 1.8m

#### Third Floor - Apartment Eight



- Kitchen 3.2m x 2.5m
- Living Room 5.5m x 8.2m
- Bedroom One  $3.1m \times 4.2m$
- En Suite 2.4m x 2.3m
- Bedroom Two 2.8 m x 3.9 m
- Bathroom 2.4m x 2.4m

#### Third Floor - Apartment Nine



- Kitchen 4.0m x 2.9m
- Living Room 7.0m x 3.9m
- Bedroom One 3.6m x 4.6m
- En Suite 2.2m x 1.5m
- Bedroom Two 3.4m x 3.3m
- $\bullet$  Bathroom 2.2m x 1.8m

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors and windows may vary from time to time. Consequently these particulars

should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.





## **Specifications**

#### **Kitchen**

Superb contemporary kitchen with stone surfaces and full height splash back behind the hob.

Integrated appliances include:

- Stainless steel wall mounted oven
- Extractor hood
- Dishwasher
- · Fridge and freezer
- 4 ring hob
- · Washer/dryer
- · Under wall unit lighting.

Plot 1 comes with a utility room with laminate worktop, pre-wired and plumbed for a washing machine and tumble dryer.

#### **Bathroom and En suites**

Stylish contemporary basins, baths and we's from Porcelanosa.

They come equipped with chrome furnishings by Porcelanosa

All bathrooms have fully tiled walls and floors using Porcelanosa tiles.

Chrome towel ladders are provided to the bathrooms and en suites

Large mirrors are fitted to most bathrooms and ensuites.

A Shaver socket is fitted to all bathrooms and en suites.

#### **Internal Finishes**

Walnut veneer internal doors with polished chrome door furniture are provided throughout each apartment.

Master bedrooms come with built-in wardrobes with attractive chrome handles.

Ceramic floor tiling is provided to the kitchen and all wet rooms.

Carpet is laid throughout.

Walls are emulsion painted in a subtle elegant shade and ceilings are flat and painted white.

Matching satinwood paint to woodwork.

#### **Electrical installation**

Each home features a comprehensive electrical system including chrome rimmed down-lighters to the ceilings the kitchen and bathrooms.

A generous supply of double power sockets are

provided throughout.

Mains fed smoke detector with battery Back-up is fitted in all apartments.

Extraction fans are fitted to the bathroom, en suites and utility room in plot 1.

#### **Central heating**

A highly efficient air source heat pump central heating system is provided in conjunction with a pressurised hot water cylinder.

The pressurised system provides equally pressured hot and cold water.

A wet under floor heating systems is provided throughout, with digital thermostatic controls in each room.

#### Communication and media

Television points are located in the living room and all bedrooms.

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Communal Sky dish (purchaser to arrange own connection to Sky services).

#### **Windows**

PVCu double glazed windows with Espagnolette security-locking mechanisms fitted throughout The windows are sealed units, white on the inside and out.

#### Other key features

The apartments are built to code for sustainable homes Level 4.

Plot 1 has a private garden area.

Plot 3 and 6 come with a private balcony.

Plots 2, 4, 5 and 7 come with two private balconies.

#### **Communal Areas**

Secure underground car park provides one space for each apartment.

A fitted lift gives direct access to all floors from either the basement lobby or the ground floor communal hall.

Gated entrance to grounds and car park.



## **Specifications**

Automated entry system.

Secure bike store on the grounds.

Communal rear garden has been finished using quality turf.

Patio and path areas have been finished in Indian stone.

A cold water tap is provided to the exterior of the property.

#### **NHBC**

The National House Building Council will independently survey the property during the course of construction and upon satisfactory structural completion issue their NHBC Buildmark warranty.



#### Please note:

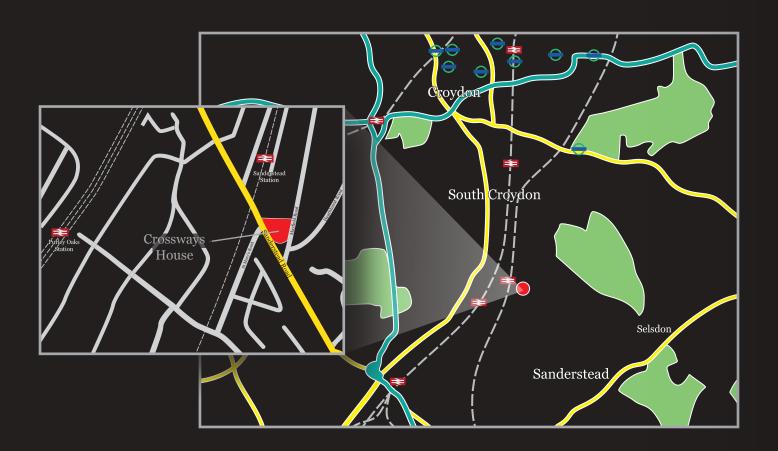
The contents of this brochure are for guidance only. Their accuracy cannot be guaranteed and they are expressly excluded from any contract. Some of the images shown are from other Charlesgate Homes developments and do not necessarily depict details which apply to Crossways House. During the planning and construction stages it may be necessary to change items of specification to others of similar or superior standard.







# CROSSWAYS HOUSE SOUTH CROYDON



## TRANSPORT

Nearest stations:

SANDERSTEAD STATION - 0.1 MILES PURLEY OAKS STATION 0.3 MILES LLOYDS PARK 1.6 MILES

