

EXCLUSIVE DEVELOPMENT OF PRIVATE APARTMENTS



DANET COURT

ONE • TWO • THREE • BEDROOM APARTMENTS



Backed by
HM Government

DANET COURT is an exclusive development of one, two and three bedroom private apartments.

Danet Court is of traditional build and with a unique and attractive turret style. The apartments have a contemporary and luxury finish throughout. Danet Court is serviced by lifts to the upper floors and has units adaptable for disabled buyers. The private underground car park is gated and secure with selected spaces offering electric car charging.

GETTING AROUND

Danet Court is just 0.6 miles from South Croydon station with links into central London and is within walking distance of Lloyds Park tram link which has regular services to East Croydon and also into Wimbledon. The local bus routes are the 64 bus and also 412, these routes can get you to Purley Croydon and also into Croydon.



OUT & ABOUT

Danet Court is set in a leafy parish on the southern edge of London where the city meets Surrey. These exclusive Architect designed apartments are situated in an area surrounded by parks, shops and eateries all in an out-of-town setting.

The perfect escape from the daily bustle of city life this is a fine location for young professionals, families or down-sizers alike.

Just ½ mile away South Croydon Station offers frequent and speedy services to East Croydon (4 minutes) and London Victoria (25 minutes). Lloyds Park Tram Link is a 5 minute walk, from here it is possible to travel to Wimbledon, Beckenham, Elmers End or New Addington. Both the M25 and M23 are within easy reach (Junction 6) giving ready access to Gatwick Airport and beyond to the Sussex coast.



EXCLUSIVE DEVELOPMENT OF PRIVATE APARTMENTS



South Croydon boasts a fine selection of local shops, restaurants and coffee shops, for the more serious shopping spree extensive facilities can be found in Croydon where all the major High Street names can be found, shortly to be joined by the new £1.4 billion pound Westfield Centre. At the heart of Croydon's new Cultural and Educational Quarter is the famous Fairfield Halls, currently undergoing a £30m refurbishment it will provide a world-class venue for entertainment.

Educational choices are exceptional including numerous 'Outstanding' and 'Good' Ofsted rated Primary and Secondary state schools. Old Palace Nursery & Preparatory School and St Peters Primary School are both a stones throw away. Coombe Wood School Secondary School is a 3 minute car journey whilst private education includes Whitgift, Old Palace, Croydon High, Royal Russell and Trinity Schools all a short bus ride away.





- ▶ A complete range of integrated appliances including full size dishwasher, generously sized fridge/freezer as well as electric oven (double oven to Penthouses), gas hob and extractor hood
- ▶ Integrated or free standing washer/drier included (integrated in kitchen or freestanding if provided elsewhere in unit)

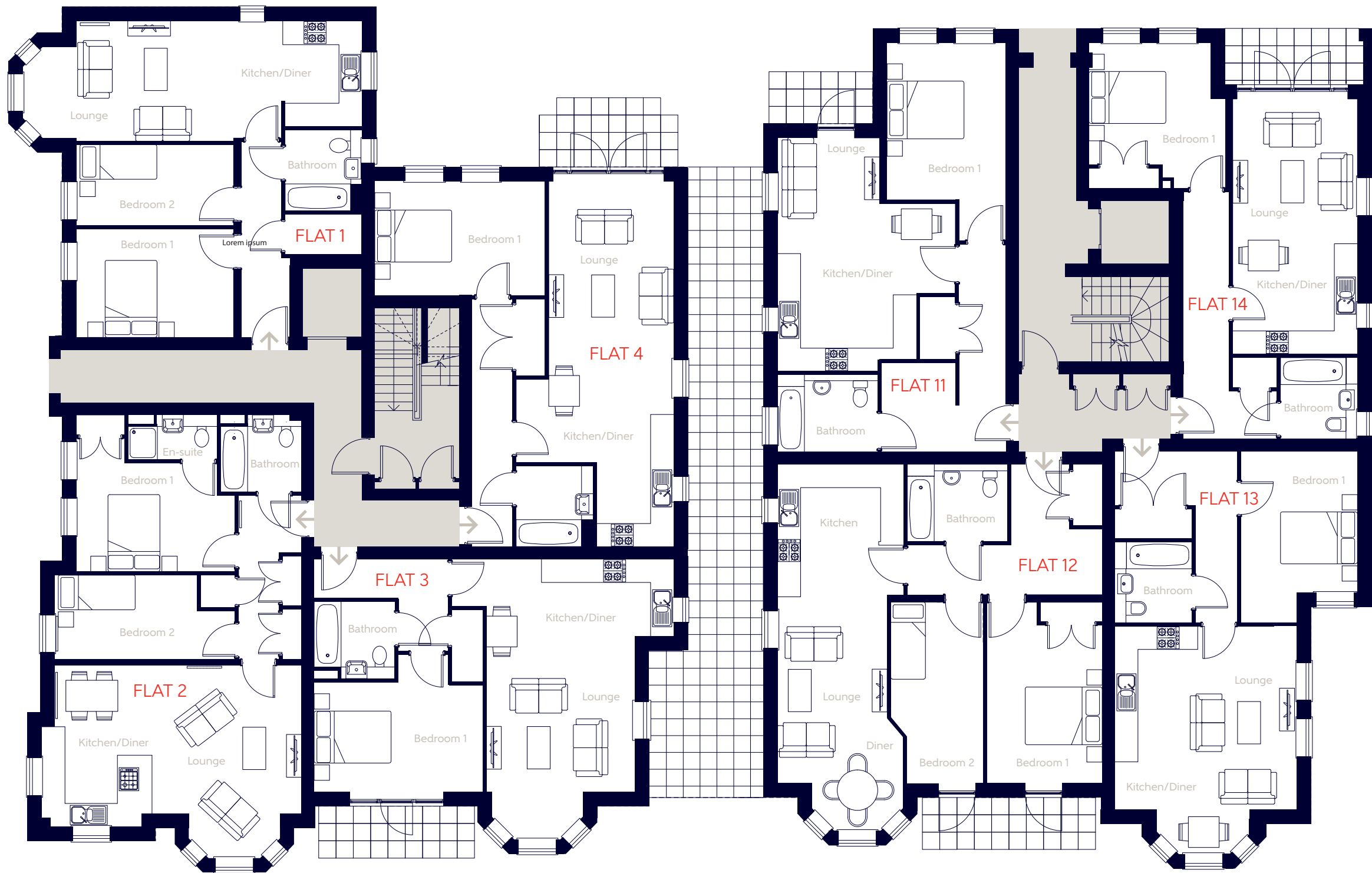
A hallway with light-colored walls and a wooden floor, leading to a dining area with a teal wall and a wooden table. The hallway has a white door on the left and a white door on the right. The dining area has a teal wall, a wooden table, and a chair. A large, round, white, textured mirror is on the wall in the foreground.



- ▶ High efficiency insulation to floors, walls and roof spaces contributes to a 19% improvement on national standards which reduces both heating costs and carbon emissions
- ▶ Class leading Gas Boilers provide both Space Heating and Domestic Hot Water, the penthouses have been provided with underfloor heating throughout, all other apartments have 'Stelrad' radiators

► Each unit includes as 10 yr Advantage New Home Warranty





FLAT 1
60.07m² | 646ft²

FLAT 2
68.22m² | 734ft²

FLAT 3
54.97m² | 592ft²

FLAT 4
57.25m² | 616ft²

FLAT 11
56.05m² | 603ft²

FLAT 12
72.46m² | 780ft²

FLAT 13
52.30m² | 563ft²

FLAT 14
50.20m² | 540ft²

FOR ILLUSTRATION PURPOSE ONLY
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, serches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.

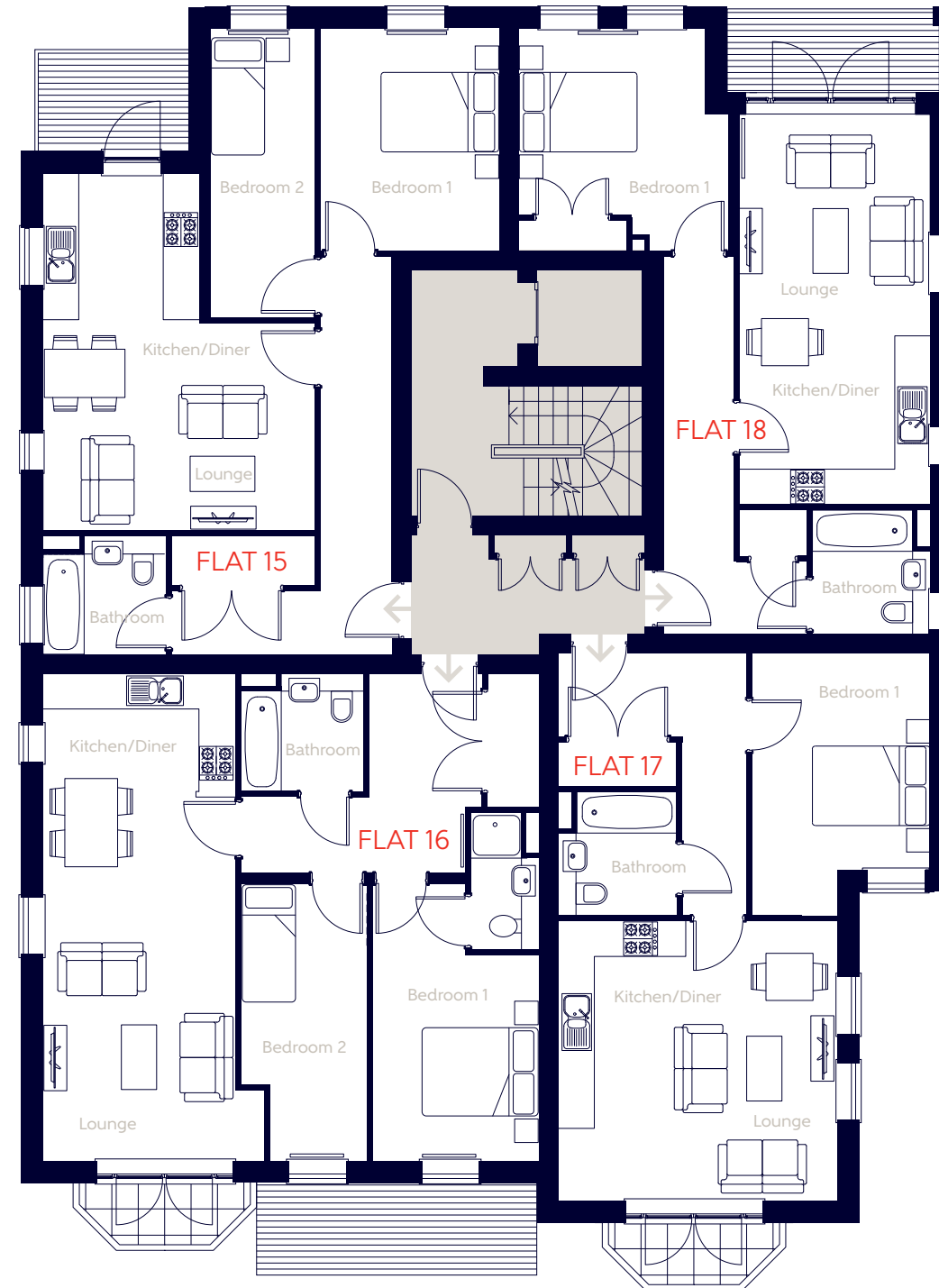
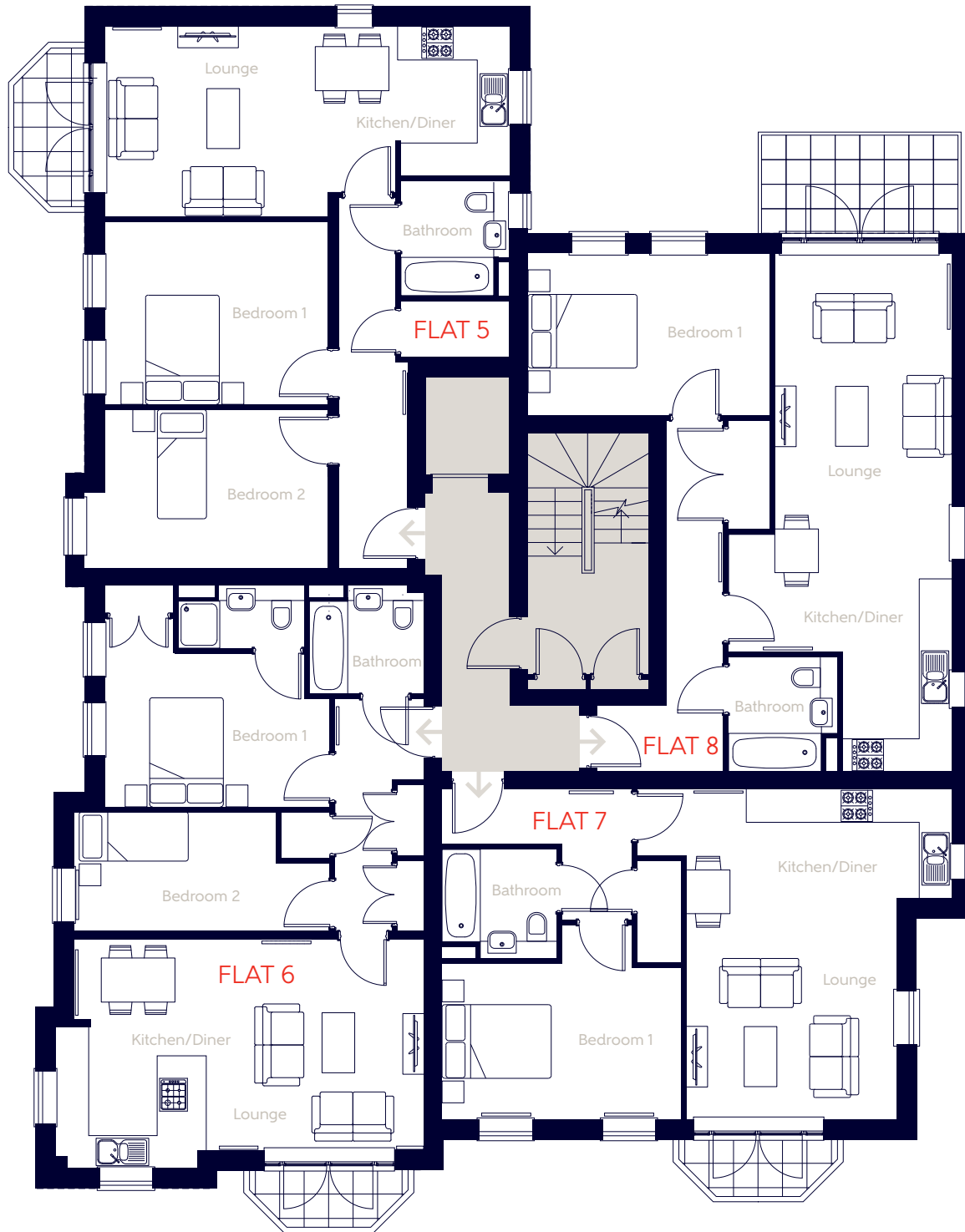


FLAT 5
66.85m² | 720ft²

FLAT 6
65.72m² | 707ft²

FLAT 7
52.37m² | 564ft²

FLAT 8
58.77m² | 633ft²



FLAT 15
62.97m² | 678ft²

FLAT 16
69.88m² | 752ft²

FLAT 17
50.00m² | 538ft²

FLAT 18
50.20m² | 540ft²

FOR ILLUSTRATION PURPOSE ONLY
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, serches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.



PENTHOUSE SPECIFICATION

DOORS

- ▶ 'Oak' veneered finished
- ▶ **Internal Doors**
'Milano' oak finished solid core internal doors with polished chrome ironmongery

KITCHEN

- ▶ Professionally designed kitchens, comprehensively fitted with a full range of modern units matched with High Quality Laminate or Quartz worktops
- ▶ 'Quooker' Boiling Water tap to Penthouses

APPLIANCES

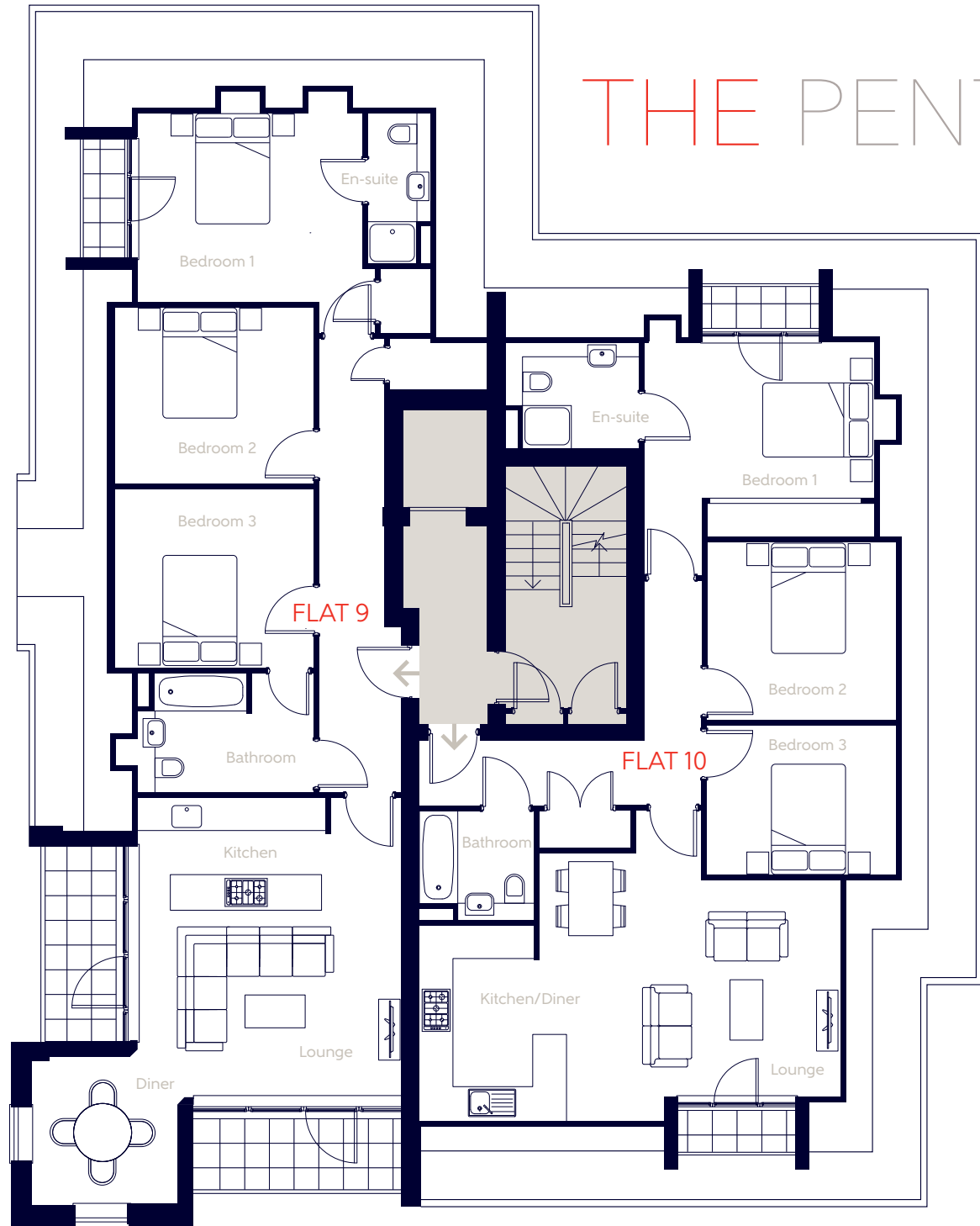
- ▶ A complete range of integrated SMEG appliances including full size dishwasher, generously sized fridge and (double oven), gas hob and extractor hood
- ▶ Integrated or free standing washer/drier included (integrated in kitchen or freestanding if provided elsewhere in unit)

BATHROOM FITTINGS

- ▶ high quality chrome finish cubicles to en-suites. Thermostatic bath and shower mixer fittings allow precise temperatures to be set whilst maintaining the flow of water

FLOORING

- ▶ **Entrance Hall**
High quality large format porcelain floor tiles with recessed floor mat adjacent to the front door.
- ▶ **Living / Kitchen**
High quality large format porcelain floor tiles
- ▶ **Bathroom / En-Suite**
Contemporary matt slip resistant porcelain floor tiles to family bathroom and Ensuite



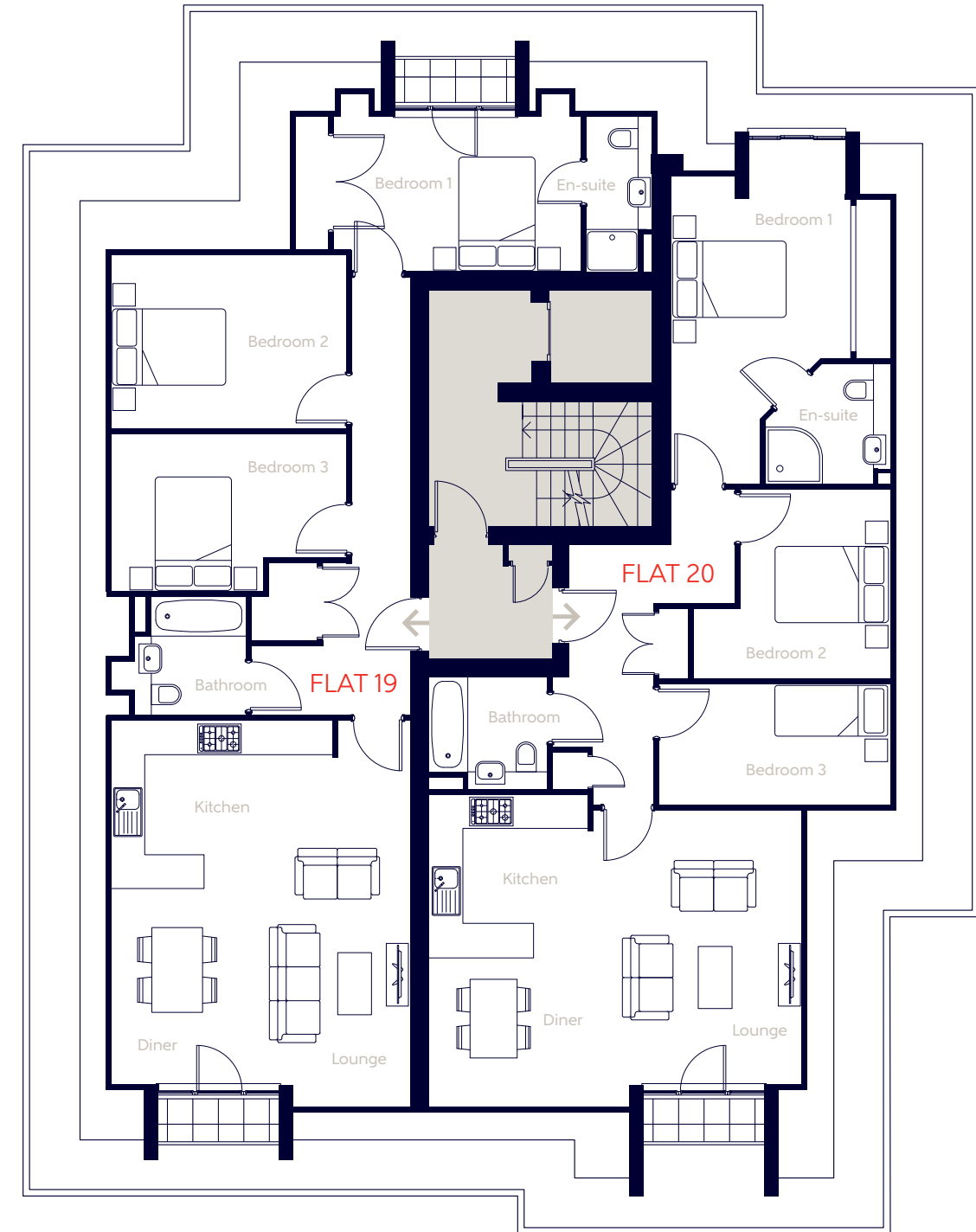
THE PENTHOUSE

FLAT 9
98.08m² | 1,056ft²

FLAT 10
91.45m² | 984ft²

FOR ILLUSTRATION PURPOSE ONLY
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, serches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.

THE PENTHOUSE



FLAT 19
94.58m² | 1,018ft²

FLAT 20
91.08m² | 980ft²

FOR ILLUSTRATION PURPOSE ONLY
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of and sale or let.



barnard marcus
land & new homes

South Croydon Branch
17 Selsdon Rd, South Croydon CR2 6PY
020 8681 6744 southcroydon@barnardmarcus.co.uk



Backed by
HM Government



Turnbull Homes