EXCLUSIVE DEVELOPMENT OF PRIVATE APARTMENTS



ONE TWO THREE BEDROOM APARTMENTS



Backed by HM Governmen



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.

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.













DOORS

- ➤ SoundSecure Apartment Entrance Doors

 Doors feature enhanced acoustic properties and high quality, Secured by Design, police approved modern three point espagnolette locking systems, complete with chrome lever handles. The locks are fitted internally with a fire escape (thumb turn) and with a key cylinder externally
- ▶ Penthouse Apartments: 'Oak' veneered finished, all other Apartments 'Horizontal 4 line' smooth white finished
- ► Internal Doors
 Penthouse Apartments: 'Milano' oak finished solid core internal doors with polished chrome ironmongery
- ► All other Apartments
 'Horizontal 4 line' white painted 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 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)

BATHROOM FITTINGS

- Premium quality Roca sanitaryware in white with contemporary HansGrohe chrome fittings which include hair wash shower mixer to bath with wall slide rail, chrome finish clear glass bath screen, semi-recessed basins and concealed cistern WC's to family bathroom and en-suite. Showers with high quality chrome finish cubicles to ensuites (Penthouses and selected others). Thermostatic bath and shower mixer fittings allow precise temperatures to be set whilst maintaining the flow of water
- ▶ Mixers are fitted with an anti-scald device, which cuts the flow should the cold water supply fail, this means they are safe for use by the whole family
- ► Contemporary large format porcelain wall tiles to family bathroom and en-suite where applicable
- ▶ Generously sized fitted mirrors

FLOORING

- Entrance Hall Penthouse Apartments: High quality large format porcelain floor tiles with recessed floor mat adjacent to the front door.
- ▶ All other Apartments: Luxury 'Luvanto' design flooring with recessed floor mat adjacent to the front door.
- Living / Kitchen Penthouse Apartments: High quality large format porcelain floor tiles
- ► All other Apartments: Luxury 'Luvanto' design flooring
- ➤ Bathroom / En-Suite

 Contemporary matt slip resistant porcelain floor tiles to family bathroom and Ensuite (Penthouses)
- Luxury vinyl 'click' floor tiles to family bathroom and Ensuites (where applicable) inall other apartments
- ▶ **Bedrooms**Premium quality carpeting to all bedrooms





ELECTRICAL FITTINGS

- Secure Door Entry System with both video and audio features linked to Main Entrance Doors
- ▶ Polished chrome switches and sockets
- ▶ LED chrome finish downlights throughout, pelmet lighting to kitchen with low energy feature pendant lighting to breakfast bar (where applicable) and dining areas
- Double bedroom lighting is double switched from bedside
- ► Terrestrial Digital TV sockets are provided to all bedrooms and living areas
- Pre-wired for 'Virgin Media' (subject to contract)
- Pre-wired telephone system (subject to BT contract)
- Pre-wired High speed electronic communications network with data points throughout apartments cabled to a central hub location

HEATING SYSTEMS

- 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

SECURITY AND COMMUNICATION

- Fully installed security intruder alarm system
- Secured by Design Apartment Entrance Doors
- Secure Door Entry System with both video and audio features
- Security locking on all doors and windows to PAS24: 2012 standards
- Broadband service available in area (Virgin & BT). Apartments are pre-wired for both Virgin and BT
- Excellent mobile phone signal (EE, O2, Three, Vodaphone)

FIRE SAFETY / HEALTH

► For complete peace of mind the apartments feature mains powered smoke/heat alarms all with re-chargeable battery back-up and Carbon Monoxide detectors

COMMON AREAS

- Private Parking (allocated), some bays with car charging points
- Each block served by its own lift, which is fully accessible from the parking area
- ► Gated cycle storage within the parking area
- Fully carpeted hallways, stairs, landings and lobbies
- Communal Garden Area
- Photovoltaic panels discretely mounted on the roof generate 'free' electricity which is fed back into the landlord supply reducing energy costs, excess electricity generated will be exported back to the national grid'

GUARANTEE

Each unit includes as 10 yr Advantage New Home Warranty





FLAT 1

60.07m² | 646ft²

FLAT 2

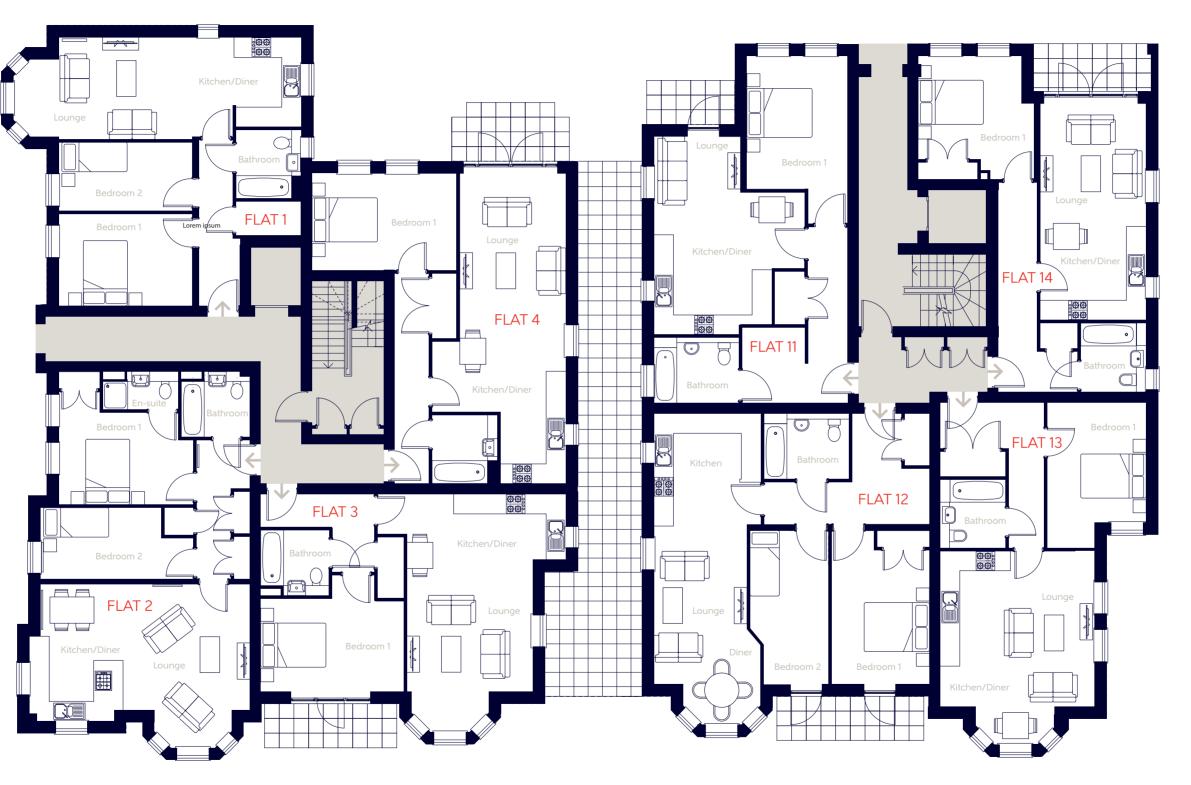
68.22m² | 734ft²

FLAT 3

54.97m² | 592ft²

FLAT 4

57.25m² | 616ft²



FLAT 11 56.05m² | 603ft²

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FLAT 12

72.46m² | 780ft²

FLAT 13

52.30m² | 563ft²

FLAT 14

50.20m² | 540ft²

FOR ILLUSTRATION PURPOSE OF









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 ON





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)

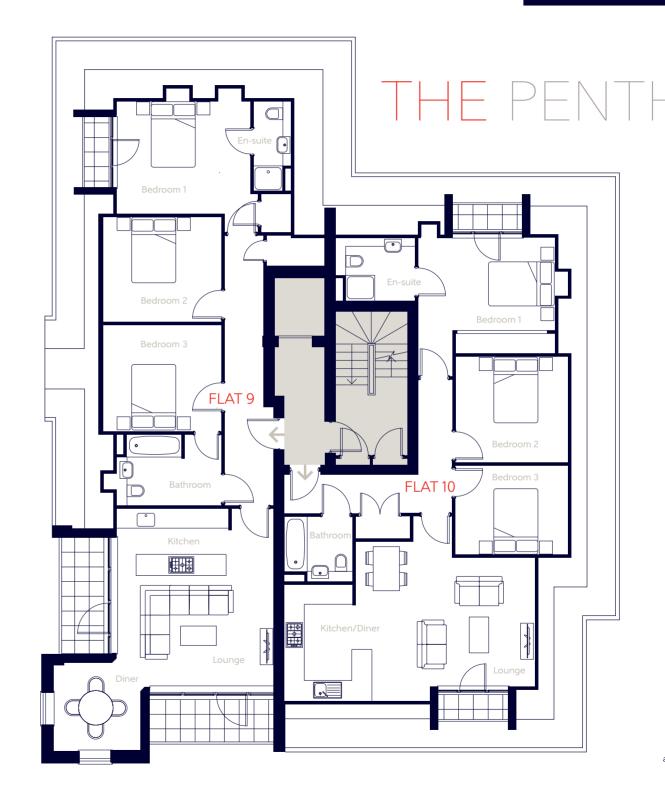
BATHROOM FITTINGS

▶ 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



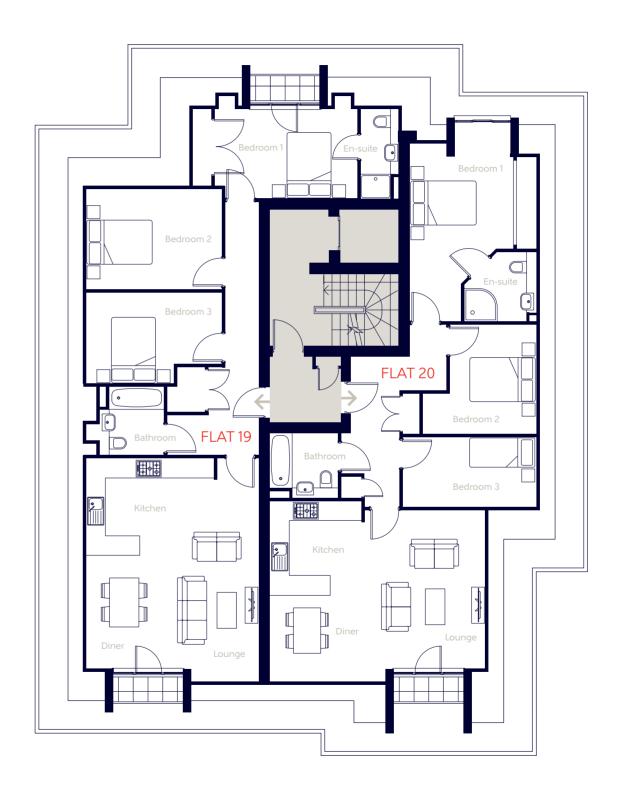
FLAT 9

98.08m² | 1,056ft²

FLAT 10 91.45m² | 984ft²

FOR ILLUSTRATION PURPOSE ONLY





FLAT 19

94.58m² | 1,018ft²

FLAT 20 91.08m² | 980ft²

FOR ILLUSTRATION PURPOSE ONLY





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