

HORIZON

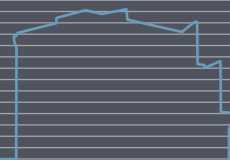
— APARTMENTS —

SOUTH CROYDON • CR2

# HORIZON

APARTMENTS

11 SOUTH PARK HILL ROAD







## QUALITY & VERSATILITY

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**Horizon Apartments is a small development of 6 apartments conveniently located in a quieter and leafier part of South Croydon, yet within a 6 minute walk to train and tram stations, high street, parks and eateries.**

These beautifully and attentively designed apartments are varying in size and layout from a studio flat to 2 and 3 bedroom duplex apartments to suit different lifestyle requirements, making it a perfect place for young professionals, families and down-sizers alike.

Apart from great location and different types of living spaces, a big emphasis was put on quality of finishes and comfort of living. High quality matt kitchens, under floor heating, en suite bathrooms, ample storage areas and built in wardrobes provide just that. Not forgetting about the outside space of either a balcony, private terrace or garden.

Large aluminium windows fill the open plan space with plenty of light, it's easy to enjoy living in Horizon Apartments.



# WELCOME TO SOUTH CROYDON

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**A popular area in the Borough of Croydon with acres of green areas to explore, fast transport links connecting to London and Gatwick make it a prime and convenient location to live.**

Within walking distance you can enjoy South End Village with its array of restaurants, pubs, cafes, and a variety of shops ranging from florists to cycling and hardware.

With its iconic buildings, thriving restaurant quarter and cultural gems offering music, comedy, film and theatre there is an endless array of things to do.

On the last Sunday of every June there is the Croydon Food and Music Festival, featuring local musicians attracting more than 10,000 people to this community event.



Photo by Croydonist

## SHOPS

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South Croydon provides an excellent choice of local retail units, restaurants and coffee shops, however for a more serious shopping spree Croydon boasts a great range of high street favourites and chic one-off boutiques.

On the site of the Whitgift Centre and Centrale, a new development of Westfield Croydon will include a flagship John Lewis store, plus a magnitude of other big-name fashion and designer retailers, restaurants and bars.

## EAT

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Restaurants from all around the globe are all located in the Restaurant Quarter, so you'll be spoiled for choice. You will find South Indian, Persian, Spanish, Italian and Japanese foods. Bagatti's, Yumn Brasserie, Galicia and Aqua Bar and Grill are just some of the great places to try.

Once out and about you can visit Surrey Street market, dating back to the 13th century, offering fresh fruit, veg and pop up street food stalls.





## CULTURAL QUARTER

All theatre and comedy lovers as well as supporters of the arts will be pleased to know about the starting regeneration of Fairfield Halls into a cultural hub.

This has taken place with a multimillion pound redevelopment project. This redesign is part of the Fair Field regeneration project, which will see College Green and Fair Field transformed into a vibrant destination for arts, education and culture as part of a new masterplan for the area.

## SCHOOLS

Croydon is a destination of the most prestigious schools Trinity, Whitgift, Old Palace, Royal Russell and Croydon High to name but a few. It also provides exceptional choice of “good” and “outstanding” state schools Old Palace Nursery & Preparatory School and St Peters Primary School are both a stones throw away or Coombe Wood Secondary School.

The Croydon College and University Centre Croydon with 8,000 multicultural community provides for higher level education and not to forget the famous Brit school.



## PARKS

Just a stones throw away from Horizon Apartments is Park Hill Park with it’s picnic areas, tennis courts and playground that can be explored, or the nearby Lloyds Park.

Lloyds Park is a large public green space with a pond, woodlands, a bowling green, football

pitches, cafe and leisure facilities for tennis, football and golf. If golf is your chosen outdoor activity, you can play less than a mile away at Croham Hurst, a friendly club with a beautiful 18 hole course.

The park regularly hosts some public and music events as well, in 2019 it was the chosen setting for The Ends, a brand new music and food festival, making it a great space for all to meet and enjoy.



# TRANSPORT LINKS

Horizon Apartments is just 0.3 miles away from South Croydon Station with links into Central London and walking distance of Lloyd's Park tram link with regular services to East Croydon, Wimbledon, Beckenham and Eimers End.

-  South Croydon Station 6 minute walk
- Lloyd Park Tramlink 9 min walk
- East Croydon Station 19 minute walk

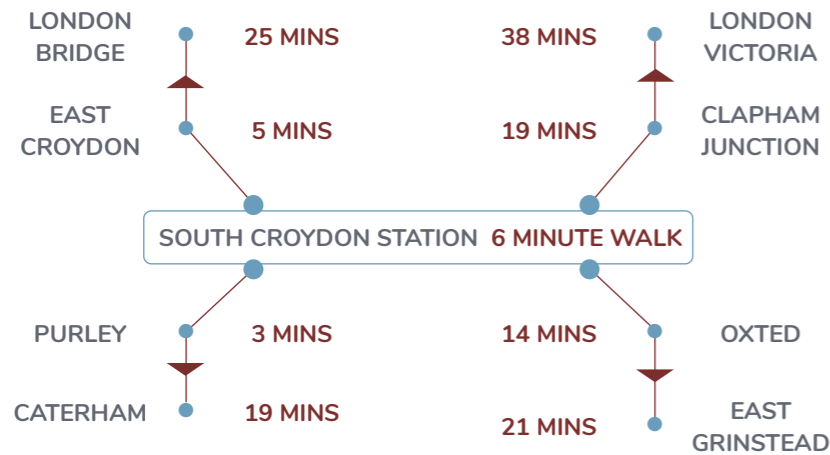
  
**BUS**

The local bus routes are the **64** and **433** which will get you to Purley as well as East and West Croydon Stations

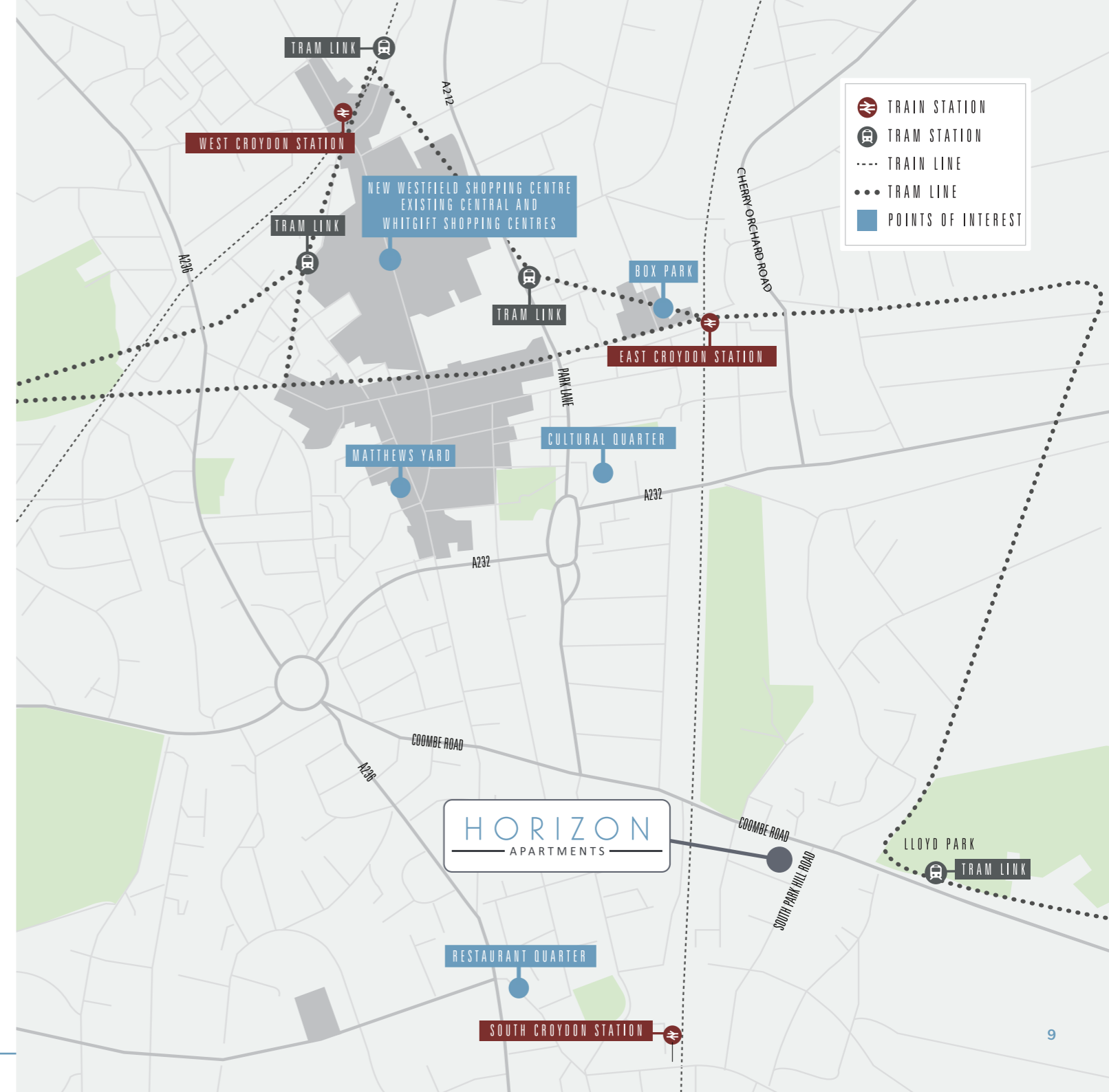
  
**CAR**

Both the **M25** and **M23** are within easy reach (Junction 6) giving easy access to both Heathrow and Gatwick Airports as well as the coast.

  
**TRAIN**



  
**TRAMLINK**





## HELP TO BUY

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Help to buy puts property ownership within reach meaning an end to renting and allows first time buyers to purchase a new build property and get on the property ladder.



If you have a deposit of just 5%, the scheme offers a Government equity loan of up to 40% of the value of your home. That means you only have to secure a mortgage of up to 55% from a bank or building society.



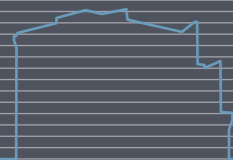
The loan comes interest-free for the first 5 years and can be repaid at any time during the loan term or on the sale of your home. Couples can also purchase together and combine salaries.



# HORIZON

APARTMENTS

INTERIORS





## KITCHEN

Bespoke kitchens in matt and wood finish with stone worktop.

High quality appliances along with an island, set in an open plan and dining space purposefully designed for entertaining as well as convenient everyday living.

\*Disclaimer: Artist's impression of the apartment.  
Image used for illustrative purposes only.





## DINNING SPACE

Generously proportioned open plan space with floor to ceiling windows let natural light in creating a feeling of airiness and tranquillity.

All Horizon apartments open out onto outdoor space, either a terrace, garden or patio, enhancing the living area and bringing outside in.



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Image used for illustrative purposes only.



## BEDROOMS

Spacious master bedroom with mood lighting, quality carpets and beautifully designed en suite create perfect setting to retreat to at the end of a hard day.

Big windows provide plenty of light and spacious built in wardrobes offer a practical storage solution and an efficient use of space.



\*Disclaimer: Artist's impression of the apartment.  
Image used for illustrative purposes only.





## BATHROOMS

All master bedrooms have an en suite bathroom with walk in shower for convenience and every bathroom is finished to a very high standard using only the best quality materials.

From lighting to storage each detail was carefully considered to create an elegant, timeless yet practical space.





# HORIZON

APARTMENTS

SPECIFICATION AND PLANS





# SPECIFICATION

## Internal and General

- Access to apartments via audio/visual entry system
- Security alarm to each flat (as standard with possibility to upgrade)
- Black double-glazed aluminium windows and doors
- LED down lights and pendant lights to all apartments
- Connection points in living rooms and bedrooms wired for Freesat and ready for SKY
- Bespoke fully fitted wardrobes and multiple storage cupboards
- Oak engineered wood flooring
- High quality carpet to bedrooms

## Kitchen

- Contemporary matt two tone kitchens, with soft close doors and drawers
- Polished stone composite quartz worktop
- Fully integrated high standard Bosch appliances (fridge freezer, dishwasher, hob, microwave, oven and washer/dryer)
- Undermounted single bowl black sink and kitchen mixer tap
- Under wall cabinet LED lighting

## Heating and Lighting

- Gas central heating with energy efficient Valliant combination boiler
- Underfloor heating to open space living area and bathrooms (only Apartment 1)
- Wireless thermostats for underfloor heating and separate for radiators
- Main operated smoke/heat detectors with battery back up
- White low energy down lighters throughout
- All low and mid-level socket outlets and switch plates screwless matt white
- MVHR – Mechanical Ventilation with Heat Recovery in Apartment 1 and 2

## Bathroom and En Suits

- Wall and floor tiles by Porcelanosa
- Mix of contemporary range sanitaryware
- Built in bath with overhead shower
- Low threshold shower tray with enclosure to en suite with wall mounted Vado shower head, hand shower and thermostatic controls
- Wall hanging ceramic WC with soft close seat
- Premium quality Italian vanity unit with countertop basin
- Wall mounted polished chrome Vado mixer tap
- Shaver socket and large mirror in main bathroom and hanging mirror in en suite.
- Chrome or black towel rail

## Communal

- Carpeted stairways and communal corridors to all floor levels
- Private garden space (Apartment 1) and roof garden (Apartment 2)
- Generous balconies/terraces with access from living area
- Cycle storage with secure access
- Dedicated bin and recycling facilities
- Communal garden space
- Paved pathway to the front and back
- A parking space can be purchased separately

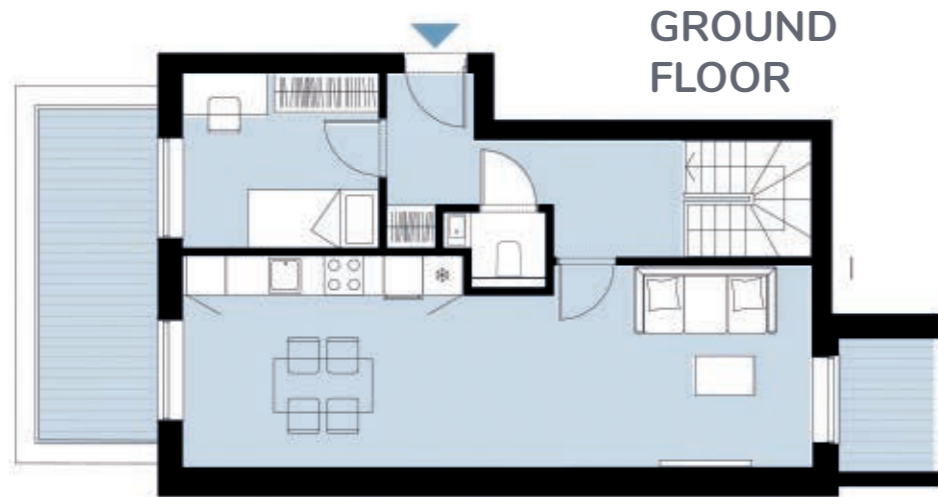
## Warrenty

- All apartments come with 10 year structural warranty
- Valliant 2 year boiler warranty
- Appliances standard warranty





**APARTMENT 1 - 1355ft<sup>2</sup>/ 125.9m<sup>2</sup>**



**Duplex Apartment**

- 3 Bedroom
- 2 Bathrooms
- Cloakroom
- Patio and Garden

**Amenity space**

- Patio  
93.6 ft<sup>2</sup> / 8.7m<sup>2</sup>
- Garden  
206.6ft<sup>2</sup> / 19.2 m<sup>2</sup>
- Total  
300.2 ft<sup>2</sup> / 28m<sup>2</sup>



**APARTMENT 2 - 1279ft<sup>2</sup>/ 118.8m<sup>2</sup>**



**Duplex Apartment**

- 2 Bedroom
- 2 Bathrooms
- Cloakroom
- Garden Room / Studio

**Amenity space**

- Patio  
298 ft<sup>2</sup> / 27.7 m<sup>2</sup>
- Roof Garden  
426.2ft<sup>2</sup> 39.6m<sup>2</sup>
- Total  
670.5ft<sup>2</sup> / 62.3m<sup>2</sup>





APARTMENT 3 - 732ft<sup>2</sup> / 68m<sup>2</sup>

2 Bedroom  
2 Bathrooms  
Amenity Space  
68.8 ft<sup>2</sup> / 6.4m<sup>2</sup>



APARTMENT 4 - 471ft<sup>2</sup> / 43.7m<sup>2</sup>

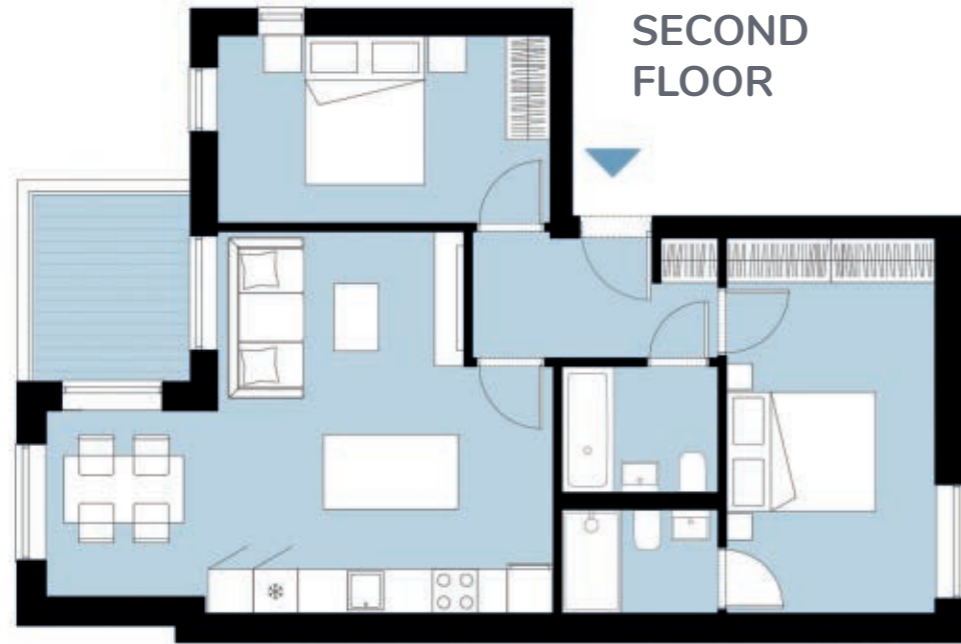
Studio flat  
1 Bathroom  
Amenity Space  
62.4 ft<sup>2</sup> / 5.8 m<sup>2</sup>





APARTMENT 5 - 736ft<sup>2</sup> / 68.3m<sup>2</sup>

2 Bedroom  
2 Bathrooms  
Amenity Space  
68.8 ft<sup>2</sup> / 6.4m<sup>2</sup>



APARTMENT 6 - 921ft<sup>2</sup> / 85.5m<sup>2</sup>

Duplex Apartment  
2 Bedroom  
2 Bathrooms  
Utility Room  
Amenity Space  
90.4 ft<sup>2</sup> / 8.4m<sup>2</sup>



THIRD FLOOR





## A WORD FROM THE DEVELOPER

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**Welcome to Horizon Apartments,  
another development in South  
Croydon delivered by Cobalt  
Developments.**

Cobalt Developments originated from our partner company Cobalt Construction PL Ltd, established in 2007, and is now a part of Cobalt Group. Our experience in construction and in-house team of professionals as well as on site workforce allow to control and deliver projects, which reflect our ethos and standards.

We believe quality and great design is paramount in achieving best results and we accomplish it by using best internal and external finishes but also thought out design and bespoke approach to each and every project. We understand that in today's world people demand the best and have very exacting requirements, which is why we make every effort to create beautiful, practical yet exciting homes.

Horizon Apartments provide a variety of different type of apartments on single or two levels, ensuring uniqueness and individuality with access to outside space.

We hope you will enjoy living here.

**Cobalt Development team**





barnard marcus  
land & new homes

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