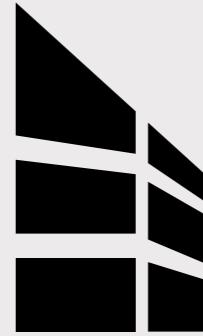


LAUREL COURT

SOUTH CROYDON



**LAUREL
COURT**

SOUTH CROYDON



WELCOME
TO
SOUTH CROYDON



QUALITY & VERSATILITY

Laurel Court is a unique development of 9 apartments conveniently located in a quieter and leafier part of South Croydon, yet within 6 minute walk to train and tram station, high street, parks and eateries.





These beautifully and attentively designed apartments are varying in size and layout (from 2 bedroom single level to 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 or patio. Large aluminium windows fill the open plan space with plenty of light, it's easy to enjoy living in Laurel Court.



WELCOME TO SOUTH CROYDON

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 it's array of restaurants, pubs, cafes, and all sorts of shops 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 June there is the Croydon Food and Music Festival, featuring local musicians and attracting more than 10,000 people to this community event.



SHOPS

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

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, Yunn 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.



PARKS

Just a stones throw away from Laurel Court 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 regulary 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.



SCHOOLS

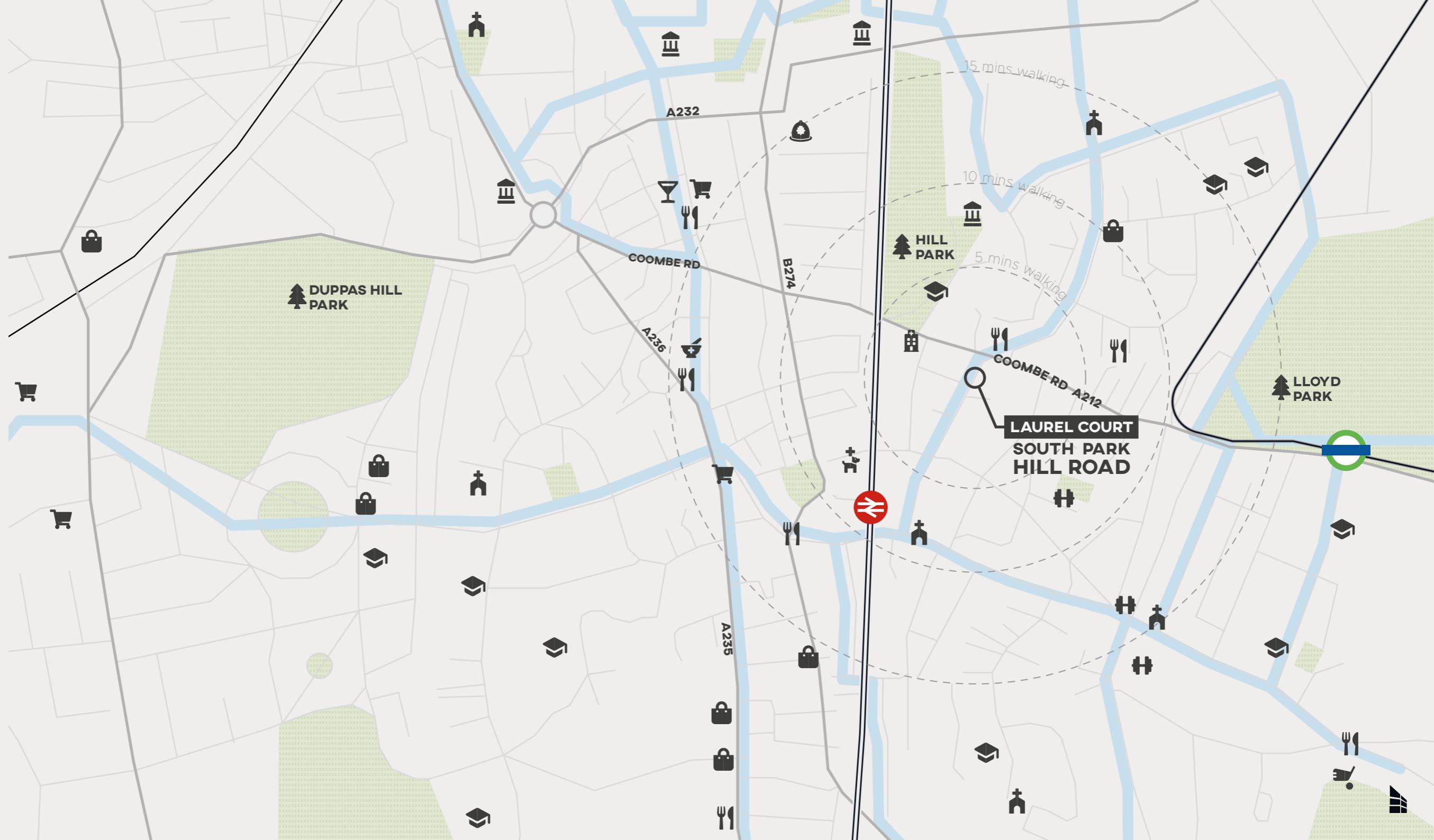
Croydon is a destination of the most prestigious schools Trinity, Whitgift, Old Palace, Royal Russell and Croydon High to name but a few. It also provides exceptional choice of "good" and "outstanding" state schools Old Palace Nursery & Preparatory School and St Peters Primary School are both a stones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



ON YOUR DOORSTEP

- Bar
- Restaurant
- Shops
- Market
- Sports
- Golf Club
- School
- Church
- Park
- Monument
- Vet Clinic
- Police Station
- Hospital
- Pharmacy
- Train
- Tramlink
- Bike Lane



TRANSPORT LINKS

Laurel Court apartment 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 Elmers End.



South Croydon Station

6 minute walk

Lloyd Park Tramlink

9 minute walk

East Croydon Station

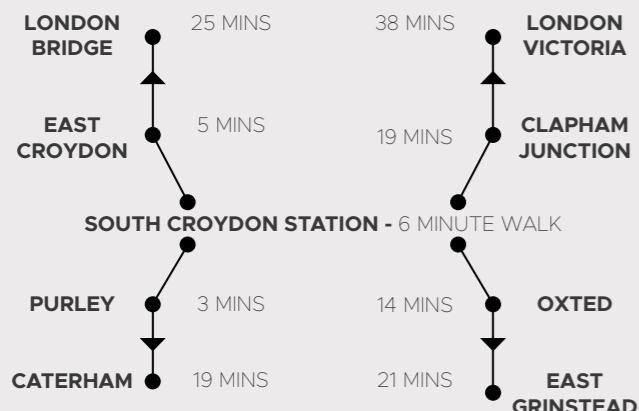
19 minute walk



The local bus routers are the 64 and the 433 which wil get you to Purley as well as East and West Croydon Stations.



Both the M25 and the M23 are whithin easy reach (junction6) giving easy access to both Heathrow and Gatwick Airports as well as the coast.



HELP TO BUY



Help to Buy puts property ownership within reach and means 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 five 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.



EXQUISITE INTERIORS



*All the CGI images are representative



KITCHEN

Bespoke kitchens in matt and wood finish with stone worktop.

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





DINING LIVING

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

Laurel Court open out onto outdoor space, either a balcony or patio, enhancing the living area and bringing outside in.



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.



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.



SPECIFICATION

Internal and General

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

Heating and Lighting

- Gas central heating with energy efficient Valliant combination boiler
- Underfloor heating to open space living area and bathrooms
- 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
- Eco apartments with heat pump and PV panels to Flats 2, 5 and 8

Kitchen

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

Bathroom and En Suites

- 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/black Vado mixer tap
- Shaver socket and mirror in bathrooms
- Chrome or black towel rail

Communal areas

- Private amenity space to all apartments
- Generous balconies/terraces with access from living area and bedroom
- Carpeted stairways and communal corridors to all floor levels
- Lift
- 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 in the underground parking

Warranty

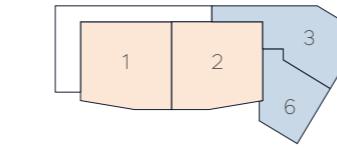
- All apartments come with 10 year structural warranty
- Valliant 2 year boiler warranty
- Appliances standard warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

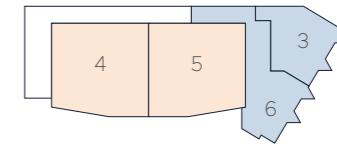


Material samples from interior specification

APARTMENT LOCATOR



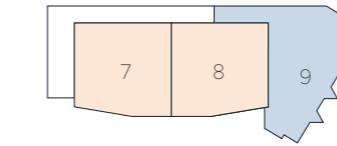
GROUND FLOOR



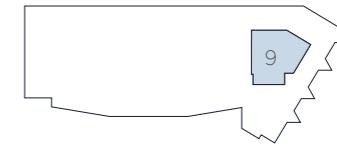
FIRST FLOOR



2 BED
3 BED



SECOND FLOOR

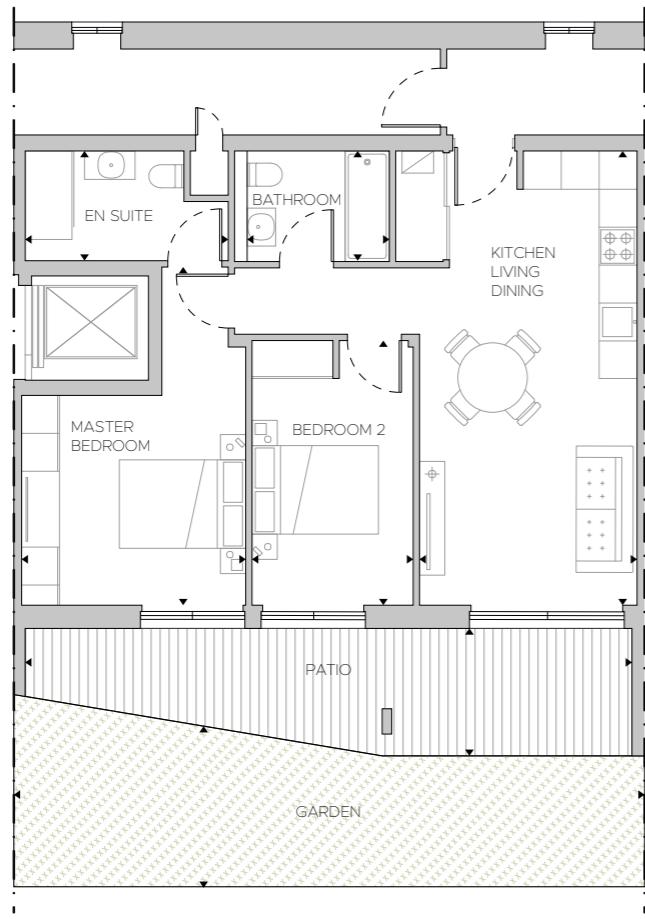


ROOF FLOOR

Apartment	Beds	Floor	Gross Internal Area sq m	Gross Internal Area sq ft	Gross External Area sq m	Gross External Area sq ft
1	2	GROUND	65.41	704	40.38	434
2	2	GROUND	70.59	759	39.40	424
3	3	GROUND	98.28	1057	24.93	268
4	2	FIRST	65.41	704	12.82	138
5	2	FIRST	70.59	759	12.82	138
6	3	FIRST	98.16t	1056	36.60	393
7	2	SECOND	65.41	704	12.82	138
8	2	SECOND	70.59	759	12.82	138
9	3	SECOND	95.19	1024	24.46	252

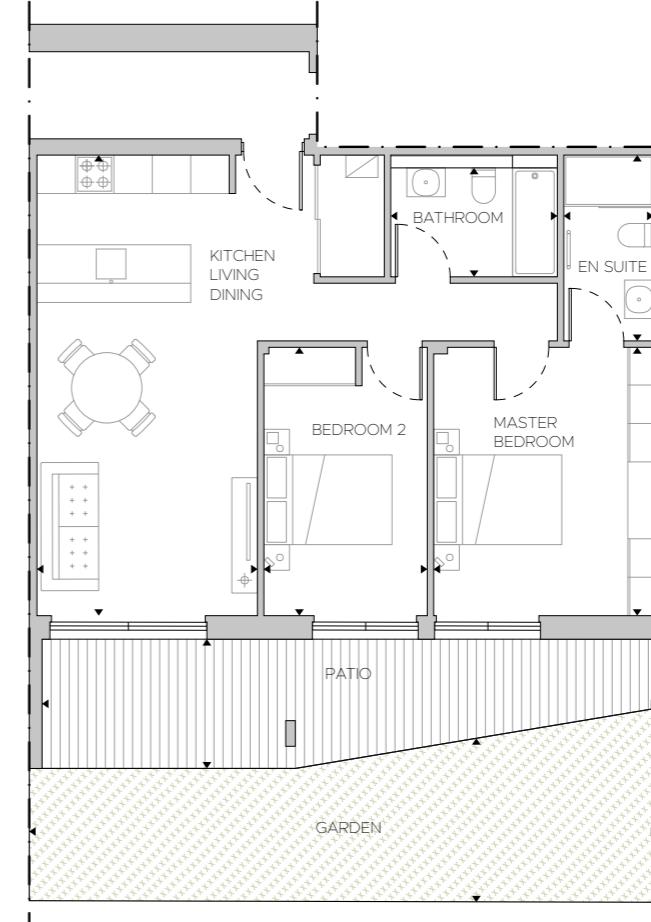
*All drawings and dimensions are representative





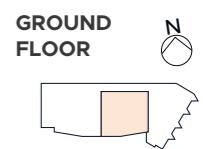
APARTMENT 01 2 BED

GROSS INTERNAL AREA	65.41 sq m	694 sq ft
LIVING/DINING/KITCHEN	7.22 x 3.44 m	23' 8" x 11' 4" ft
MASTER BEDROOM	3.55 x 5.39 m	11' 8" x 17' 8" ft
BEDROOM 2	2.55 x 4.15 m	8' 4" x 13' 7 1/2" ft
ENSUITE	3.22 x 1.67 m	10' 6" x 5' 5 1/2" ft
BATHROOM	2.29 x 1.67 m	7'6" x 5' 5 1/2" ft
AMENITY SPACE (garden/patio)	40.38 sq m	434 sq ft



APARTMENT 02 2 BED

GROSS INTERNAL AREA	70.59 sq m	759 sq ft
LIVING/DINING/KITCHEN	7.23 x 3.46 m	23' 8 1/2" x 11' 4" ft
MASTER BEDROOM	3.65 x 4.24 m	11' 9 1/2" x 13' 11" ft
BEDROOM 2	2.47 x 4.24 m	8' 1" x 13' 11" ft
ENSUITE	2.86 x 1.40 m	9' 4 1/2" x 4' 5 1/2" ft
BATHROOM	2.54 x 1.67 m	8' 4" x 5' 6" ft
AMENITY SPACE (garden/patio)	39.40 sq m	424 sq ft



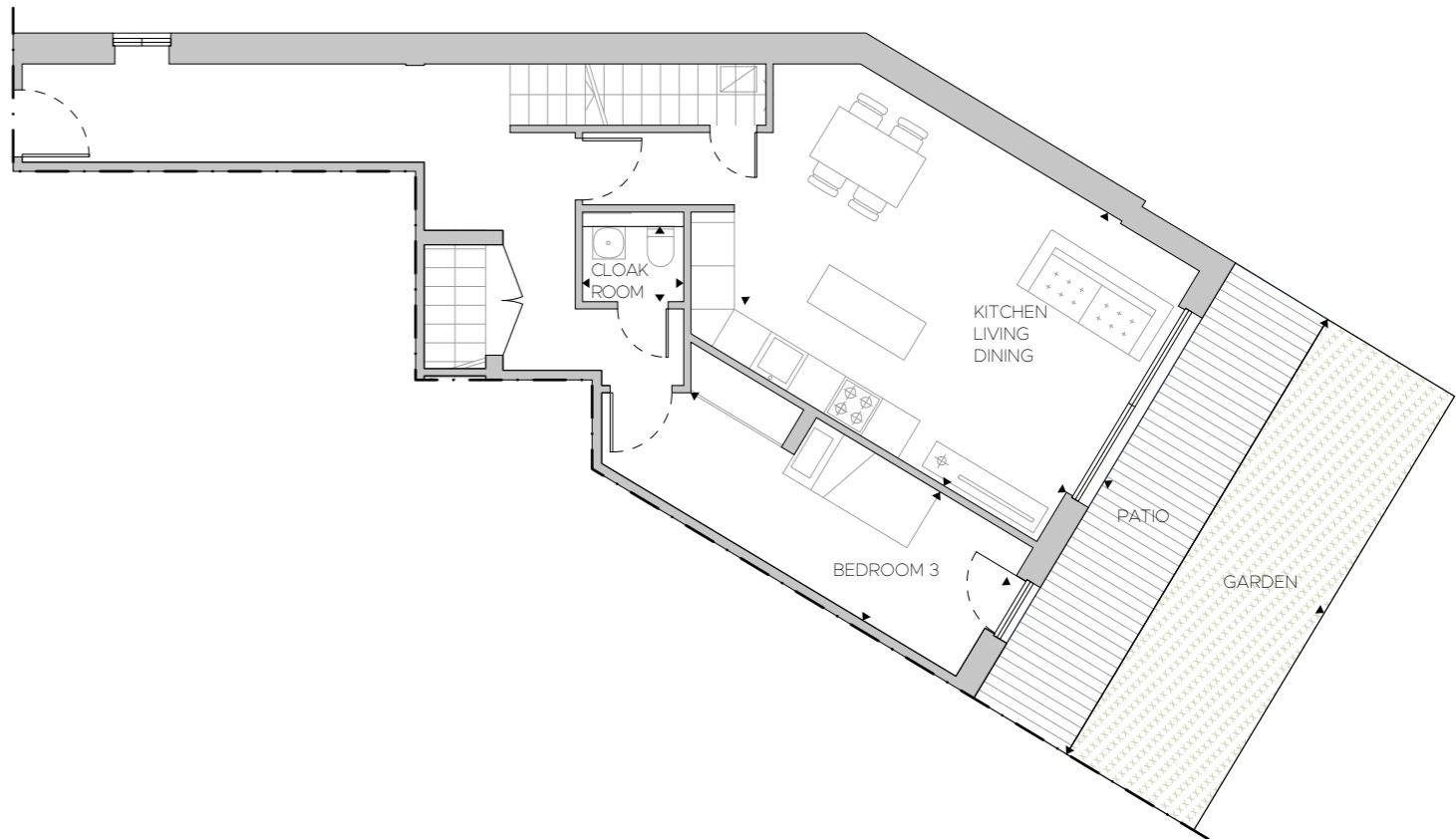


APARTMENT 03

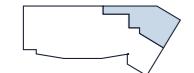
3 BED

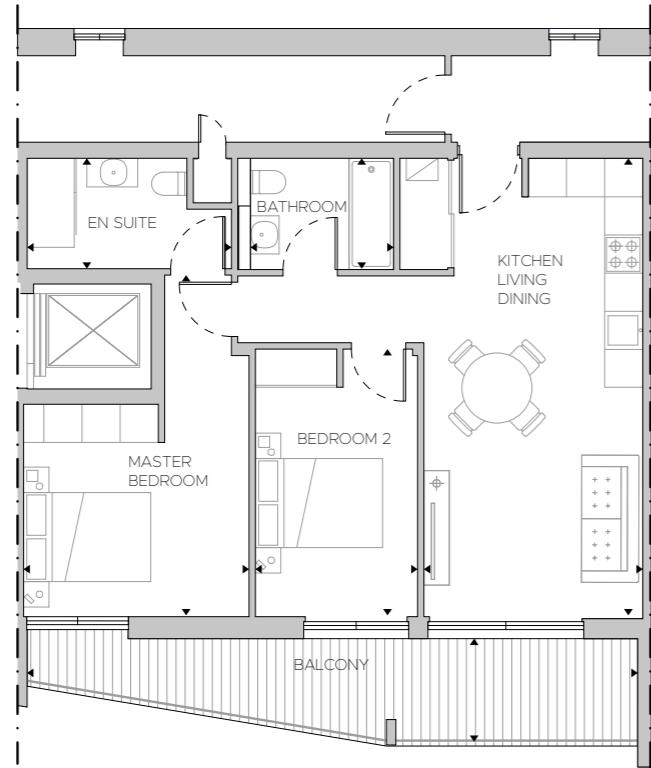
GROSS INTERNAL AREA	98.28 sq m	1057 sq ft
LIVING/DINING/KITCHEN	4.57 x 5.24 m	14' 12" x 17' 2" ft
CLOAK ROOM	0.89 x 1.18 m	2' 11" x 3' 10 1/2" ft
BEDROOM 2	2.84 x 3.37 m	9' 4" x 11' 1" ft
MASTER BEDROOM	3.38 x 3.56 m	11' 1" x 11' 6 1/2" ft
BEDROOM 3	2.11 x 6.30 m	6' 11" x 16' 9" ft
ENSUITE	2.47 x 1.41 m	8' 1" x 4' 7 1/2" ft
BATHROOM	1.70 x 2.55 m	5' 5 1/2" x 8' 4 1/2" ft
AMENITY SPACE (garden/patio)	40.38 sq m	434 sq ft

FIRST FLOOR



GROUND FLOOR

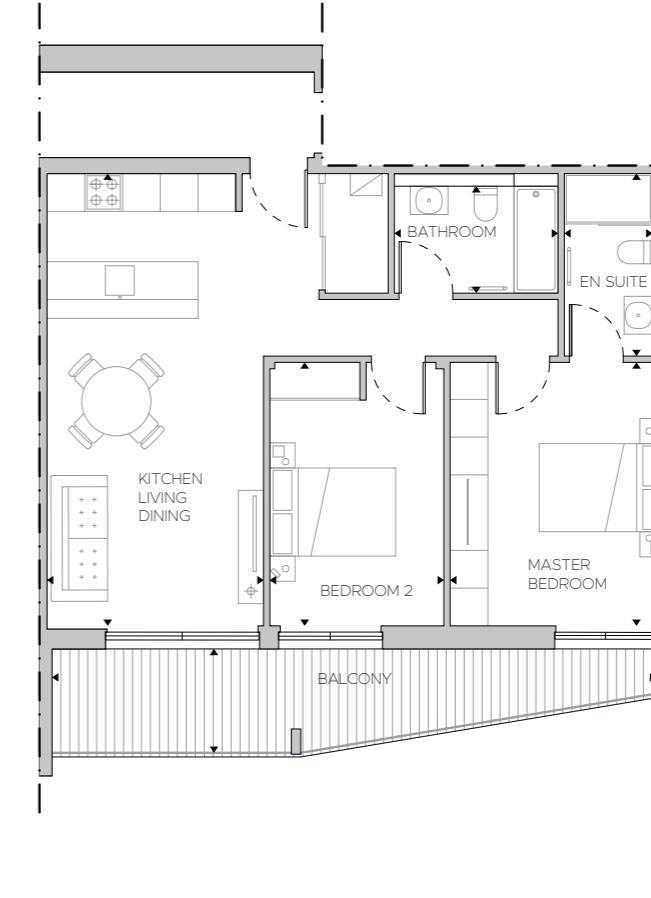




APARTMENT 04

2 BED

GROSS INTERNAL AREA	64.52 sq m	694 sq ft
LIVING/DINING/KITCHEN	7.22 x 3.44 m	23' 8" x 11' 4" ft
MASTER BEDROOM	3.45 x 5.39 m	11' 4" x 17' 8" ft
BEDROOM 2	2.65 x 4.14 m	8' 8" x 13' 7" ft
ENSUITE	3.22 x 1.67 m'	10' 6" x 5' 5 1/2" ft
BATHROOM	2.29 x 1.67 m	7'6" x 5' 5 1/2" ft
AMENITY SPACE	12.82 sq m	138 sq ft
BALCONY	9.69 x 1.52 m	31' 9 1/2" x 4' 12" ft



APARTMENT 05

2 BED

GROSS INTERNAL AREA	70.59 sq m	759 sq ft
LIVING/DINING/KITCHEN	7.23 x 3.46 m	23' 8 1/2" x 11' 4" ft
MASTER BEDROOM	3.38 x 4.24 m	11' 1" x 13' 11" ft
BEDROOM 2	2.77 x 4.24 m	9' 1" x 13' 11" ft
ENSUITE	2.86 x 1.40 m	9' 4 1/2" x 4' 5 1/2" ft
BATHROOM	2.54 x 1.67 m	8' 4" x 5' 6" ft
AMENITY SPACE	12.82 sq m	138 sq ft
BALCONY	9.69 x 1.52 m	31' 9 1/2" x 4' 12" ft



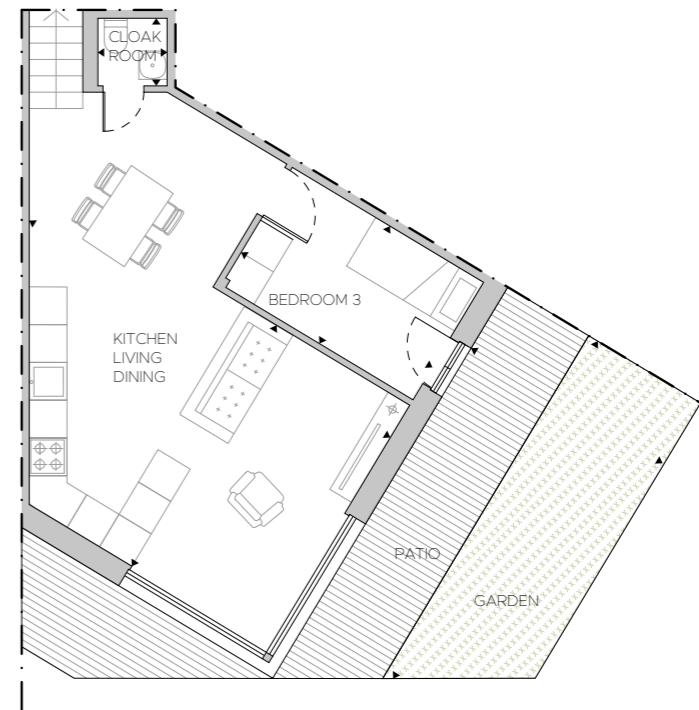
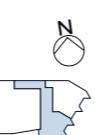
APARTMENT 06

3 BED

GROSS INTERNAL AREA	98.16 sq m	1056 sq ft
LIVING/DINING/KITCHEN	4.46 x 6.70 m	14' 6" x 21' 9 1/2" ft
CLOAK ROOM	1.14 x 10 m	3' 9" x 3' 3 1/2" ft
BEDROOM 2	3.23 x 2.62 m	10' 7" x 8' 7" ft
MASTER BEDROOM	3.68 x 2.91 m	12' 1" x 9' 6 1/2" ft
BEDROOM 3	2.22 x 3.65 m	7' 3 1/2" x 11' 12" ft
ENSUITE	2.46 x 1.40 m	8' 1" x 4' 7" ft
BATHROOM	1.50 x 2.50 m	4' 9" x 8' 1/2" ft
AMENITY SPACE (garden/patio)	23.70 sq m	255 sq ft

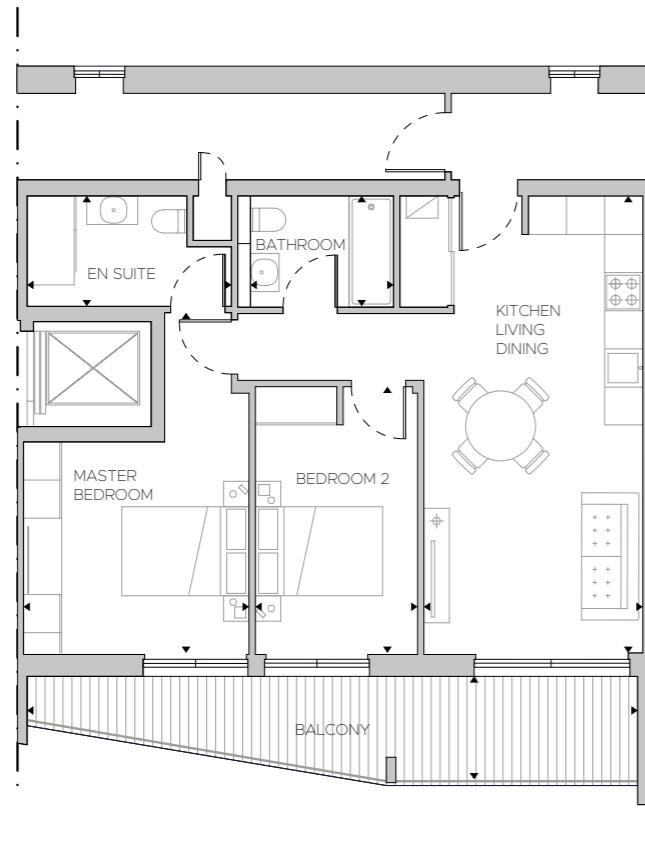


FIRST
FLOOR



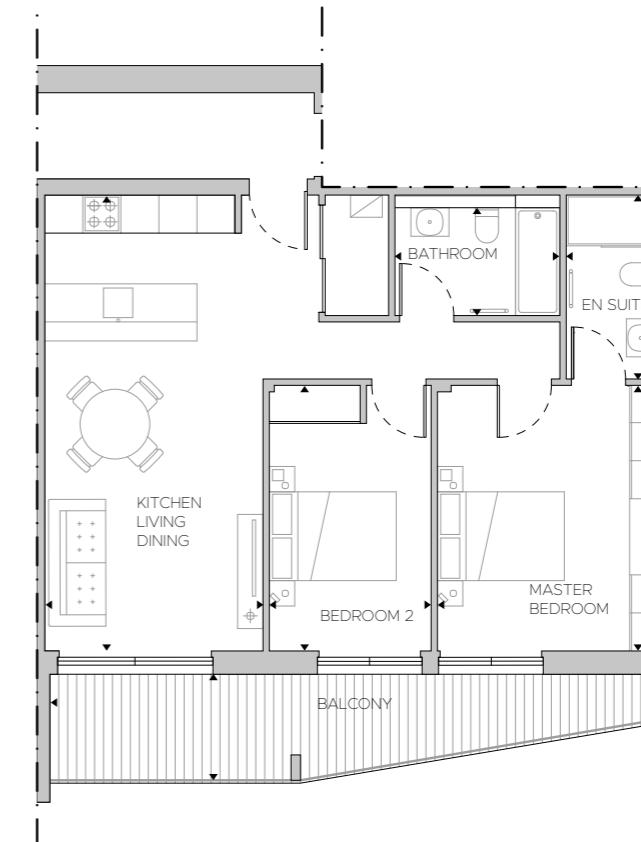
GROUND
FLOOR





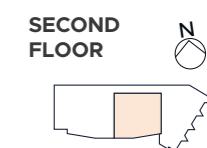
APARTMENT 07 2 BED

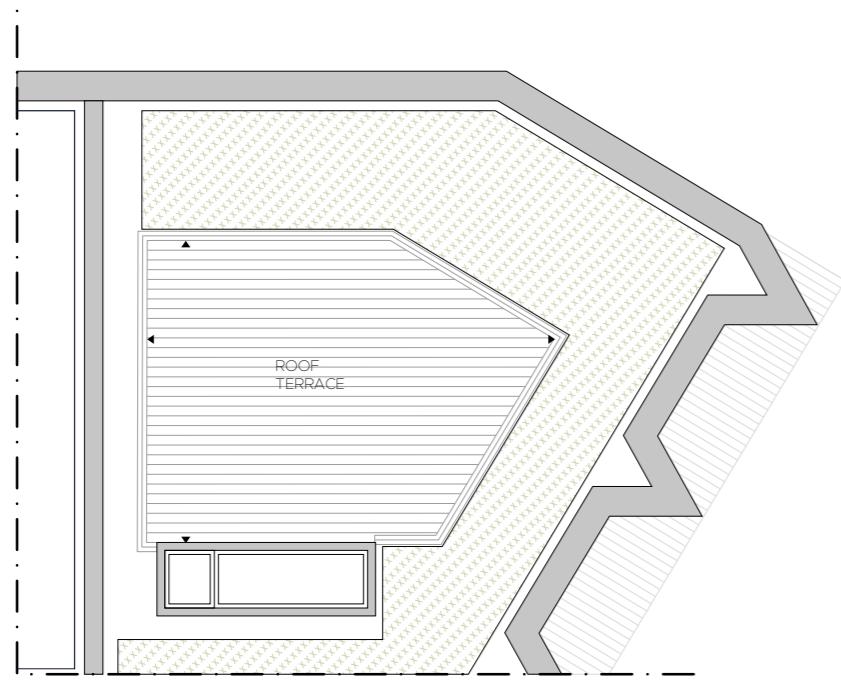
GROSS INTERNAL AREA	65.41 sq m	694 sq ft
LIVING/DINING/KITCHEN	7.22 x 3.44 m	23' 8" x 11' 4" ft
MASTER BEDROOM	3.55 x 5.39 m	11' 8" x 17' 8" ft
BEDROOM 2	2.55 x 4.15 m	8' 4" x 13' 7 1/2" ft
ENSUITE	3.22 x 1.67 m	10' 6" x 5' 5 1/2" ft
BATHROOM	2.29 x 1.67 m	7'6" x 5' 5 1/2" ft
AMENITY SPACE	12.82 sq m	138 sq ft
BALCONY	9.69 x 1.52 m	31' 9 1/2" x 4' 12" ft



APARTMENT 08 2 BED

GROSS INTERNAL AREA	70.59 sq m	759 sq ft
LIVING/DINING/KITCHEN	7.23 x 3.46 m	23' 8 1/2" x 11' 4" ft
MASTER BEDROOM	3.65 x 4.24 m	11' 9 1/2" x 13' 11" ft
BEDROOM 2	2.47 x 4.24 m	8' 1" x 13' 11" ft
ENSUITE	2.86 x 1.40 m	9' 4 1/2" x 4' 5 1/2" ft
BATHROOM	2.54 x 1.67 m	8' 4" x 5' 6" ft
AMENITY SPACE	12.82 sq m	138 sq ft
BALCONY	9.69 x 1.52 m	31' 9 1/2" x 4' 12" ft

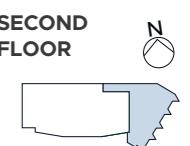
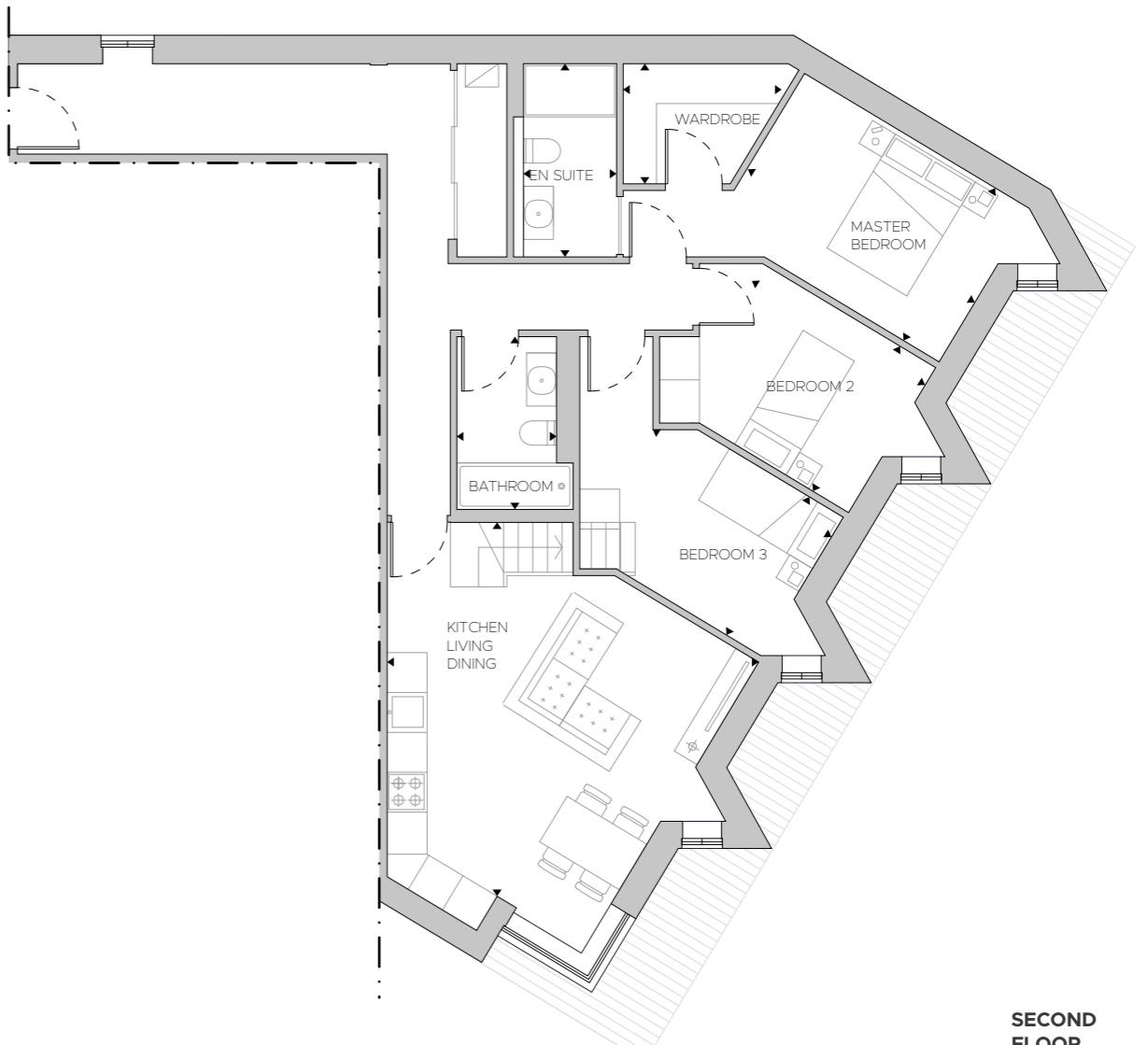




APARTMENT 09

3 BED

GROSS INTERNAL AREA	95.19 sq m	1024 sq ft
LIVING/DINING/KITCHEN	5.62 x 5.59 m	18' 4" x 18' 3" ft
BATHROOM	2.43 x 1.41 m	7' 12" x 4' 7 1/2" ft
BEDROOM 2	2.58 x 3.13 m	8' 6" x 10' 2 1/2" ft
BEDROOM 3	2.58 x 3.04 m	8' 6" x 9' 9 1/2" ft
MASTER BEDROOM	2.73 x 3.27 m	8' 11 1/2" x 10' 9" ft
ENSUITE	1.40 x 2.90 m	4' 6" x 9' 5" ft
WARDROBE	1.85 x 2.42 m	6' 1" x 7' 11" ft
AMENITY SPACE	23.46 sq m	252 sq ft
ROOF TERRACE	4.58 x 6.17 m	15' 1/2" x 20' 2 1/2" ft



A WORD FROM THE DEVELOPER

Welcome to LAUREL COURT, another development in South Croydon delivered by Cobalt Developments.

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. This is why we make every effort to create beautiful, practical yet exciting homes.

Laurel Court 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



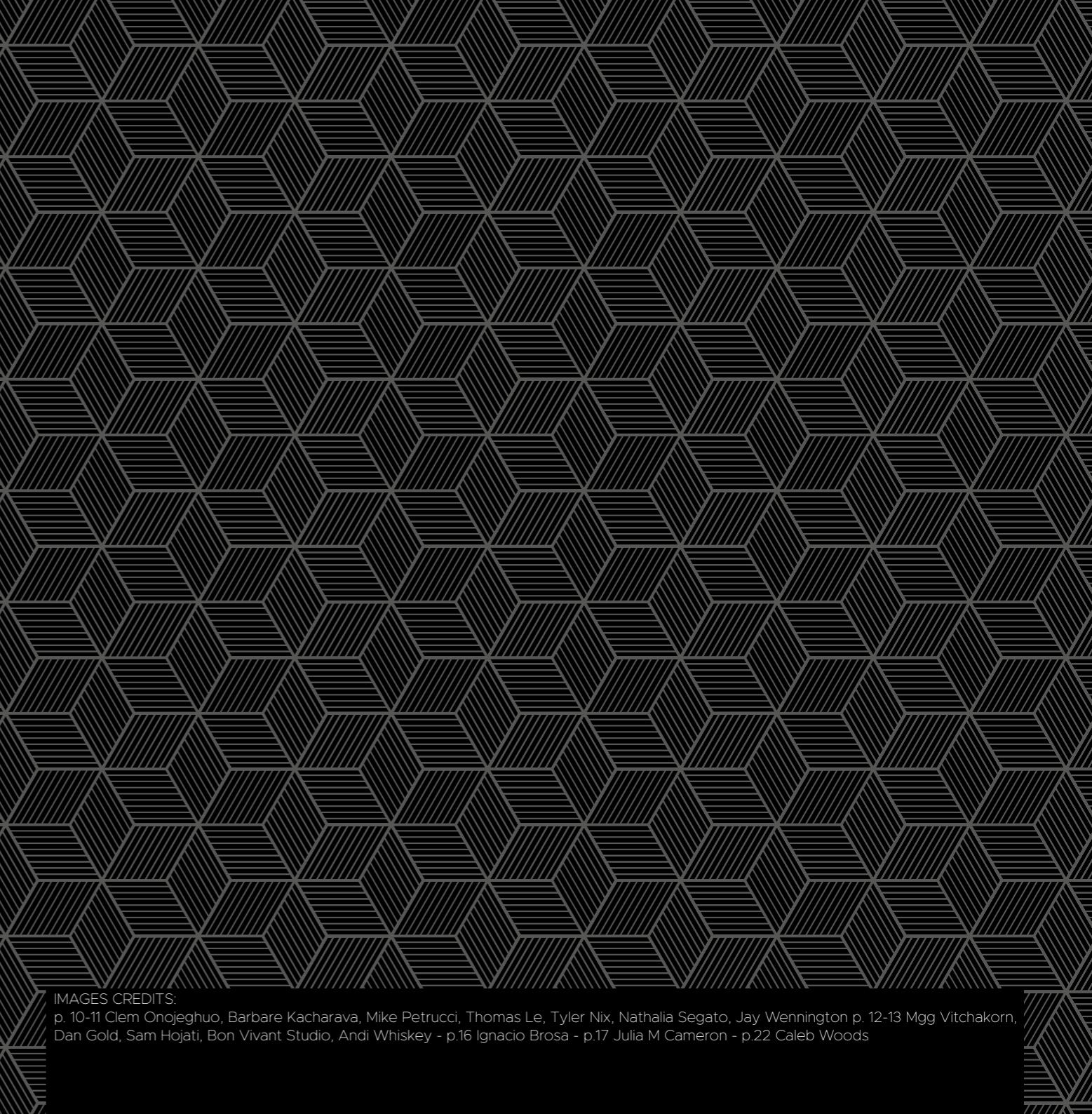
A TEAM OF EXPERT TEO ARCHITECTS + URBAN DEVELOPMENT

TEO architects is an architectural office based in London that approaches each project as a unique entity set in its own specific environment.

The practice has developed a wide range of projects, from mansions and residential developments to bespoke furniture and feature wall designs in both residential and commercial settings.

Urban Development is mixed-use design consultants focussing on urban property development and commercial architecture. Established 2004

TEOArchitects



IMAGES CREDITS:

p. 10-11 Clem Onojeghuo, Barbare Kacharava, Mike Petrucci, Thomas Le, Tyler Nix, Nathalia Segato, Jay Wennington p. 12-13 Mgg Vitchakorn, Dan Gold, Sam Hojati, Bon Vivant Studio, Andi Whiskey - p.16 Ignacio Brosa - p.17 Julia M Cameron - p.22 Caleb Woods

