



**APPLEGARTH**  
COURT

STUNNING NEW HOMES FROM A WHATHOUSE?  
AWARD-WINNING DEVELOPER







**ARCHITECTURALLY-DESIGNED** HOMES ON  
THE DOORSTEP OF THE WORLD'S GREATEST  
CITY AND MINUTES FROM CROYDON, AN AREA  
UNDERGOING A **STAGGERING REGENERATION**





## THIS IS LONDON LIVING

Thornton Heath is a thriving community that offers good local schools, lovely parks and green spaces, and excellent links into central London.

Outstanding local amenities include the £8m leisure centre in the High Street, which is just an eight-minute walk away. The centre has exceptional facilities including swimming pools and the latest gym and fitness equipment.

An exciting new local addition is the West Norwood Picturehouse, a four-screen cinema, library and café. Another excellent local arts amenity is the fabulous Grade II-listed Edwardian Stanley Halls, a leading venue for theatre, music, dance and art.

Nearby parks include Beaulieu Heights, a beautiful woodland park described by locals as a “hidden gem” and the 125-acre country park, South Norwood Lake and Grounds. As well as offering fishing, basketball courts, cricket pitches, tennis courts and lawn bowls, this wonderful open space is also home to the Croydon Sailing Club.

To the south of Applegarth Court is Croydon, an area undergoing a dramatic transformation. Boxpark Croydon is a giant seven-days-a-week food

court that offers over 35 street food restaurants and bars, live music, DJs and a 2,000-capacity event space.

Other popular local hangouts include Matthews Yard, an arts and creative hub, and craft breweries Volden and The Cronx. It is not all about the new, though. Croydon's Surrey Market is still thriving despite being Britain's oldest market, having been trading by Royal Charter since 1276.

Croydon is also officially London's fastest growing tech start-up cluster and home to more than 1,000 digital, technical and creative start-ups.

The local area has some excellent schools, including the world-famous BRIT School (rated as 'good' by Ofsted), which describes itself as “a one of a kind free performing arts and technology school”. Alumni include Adele, Katy B and Amy Winehouse.

Other local schools include Beulah Infant School (rated 'good'), Beulah Junior School (rated 'good'), Maple House School (independent primary school, rated 'good'), Harris Academy Upper Norwood (secondary school, rated 'outstanding'), and Croydon College (rated 'good').





## CROYDON'S SHOPPING AND CULTURAL TRANSFORMATION

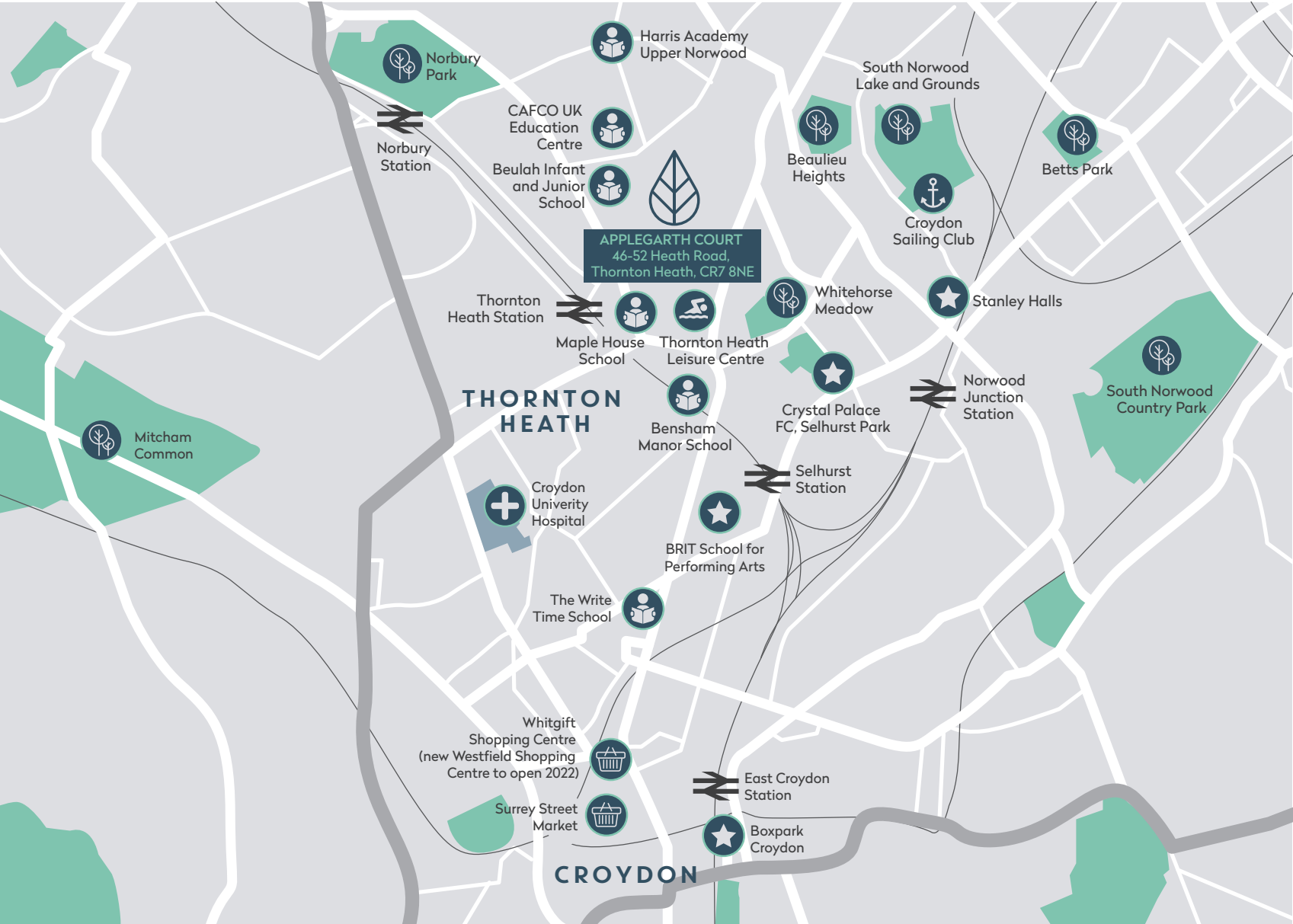
Applegarth Court is just minutes from Croydon, which is in the process of being transformed by a £5.5bn regeneration programme.

This includes the redevelopment of the Whitgift Centre into London's third Westfield Shopping centre as part of a £1.5bn retail and leisure complex. The scheme will include eight new hotels, two million square feet of office space and 28 new public squares.

The £30m refurbishment of the Fairfield Halls, due to re-open in 2018 will create a world-class entertainment venue at the heart of Croydon's new cultural quarter.







THE LOCAL AREA

- SCHOOLS
- PARKS AND GARDENS
- ENTERTAINMENT AND LEISURE
- SPORT CENTRE
- YACHT CLUB
- HOSPITAL
- SHOPPING
- TRAIN STATIONS







## CENTRAL LONDON IN LESS THAN 30 MINUTES

### NATIONAL RAIL

From Thornton Heath station  
(a nine-minute walk – 0.4 miles)

London Victoria – 23 minutes

London Bridge – 35 minutes

Clapham Junction – 15 minutes

East Croydon – 5 minutes

West Croydon – 8 minutes

Sutton – 20 minutes

### BUSES

West Croydon – 24 minutes

East Croydon – 29 minutes

Streatham High Road – 19 minutes

Note: Walking time from Google maps.  
Train travel times are approximate.  
Source: [ojp.nationalrail.co.uk](http://ojp.nationalrail.co.uk).







## APPLEGARTH COURT

Applegarth Court is the latest development by Bernard Construction, an award-winning developer that specialises in building homes to the best standards of design, construction and quality.

This was recognised in 2015 when it won the prestigious Silver Award for Best Exterior Design at the WhatHouse? awards. The judges said of the development: "The apartments have obviously been designed with great affection and consideration using a few simple devices to create a handsome and coherent whole."

Applegarth Court has been designed to the same standards and applying the same principles.

All the apartments benefit from engineered light oak wood flooring, double glazing and underfloor heating. The kitchens have fully integrated Zanussi appliances and the reception rooms are fully set up for digital TV.

Applegarth Court has to be seen to be truly appreciated.

















SPECIFICATION

INTERNAL FINISH

- Matt emulsion paint to all internal walls
- Solid core wood entrance doors
- Flush plywood internal doors with quality level handles and accessories
- Click engineered light oak wood flooring to all internal rooms
- Contemporary skirting and architraves throughout
- Double glazed floor to ceiling windows
- Energy efficient light fittings
- Ceiling spot lights to all rooms
- Gas underfloor heating throughout
- Telephone and TV points to reception room and master bedroom
- Vaillant combination boiler

KITCHEN AND RECEPTION ROOM

- High quality, white gloss, handleless bespoke kitchens
- Fully integrated appliances by Zanussi
- Electric hob/gas oven
- Dishwasher
- Washer/dryer
- Fridge
- Freezer
- Extractor fan
- Microwave

- Worktop and up-stand
- Stainless steel sink
- Chrome mixer tap
- Brushed steel sockets and light switches
- Spot lights to kitchen/living area
- Infrastructure for digital TV

BATHROOM AND EN-SUITES

- Roca The Gap close couple WC, soft close seat and flush plate
- Roca washbasin and vanity in white high gloss
- Roca bathtub with Roca thermostatic bath/shower mixer, hinged bath screen
- Showers with low profile tray and sliding/hinged shower enclosure
- Chrome electric towel rail
- Ceramic tiles for floor area

BEDROOMS

- Pendant light fitting
- Generous supply of power points to bedrooms and USB socket

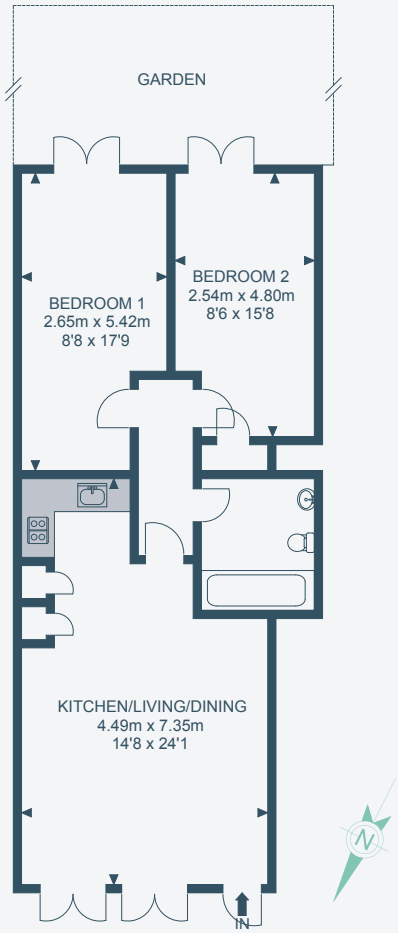
SECURITY

- Fully integrated smoke/heat mains detection alarm system to each apartment



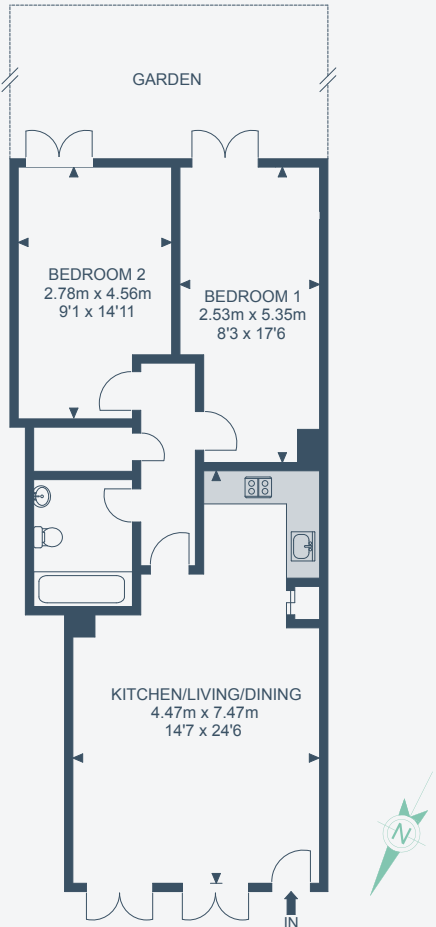


FLAT 1



GROUND FLOOR  
GROSS INTERNAL FLOOR AREA  
692.76 Sq.Ft / 64.36 M<sup>2</sup>

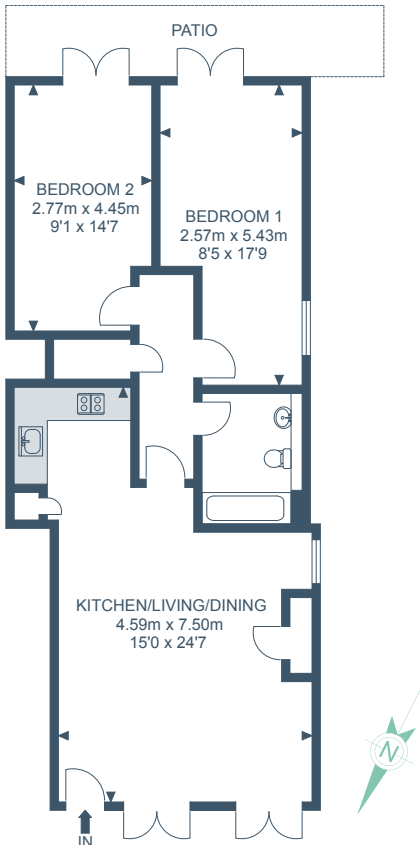
FLAT 2



GROUND FLOOR  
GROSS INTERNAL FLOOR AREA  
698.57 Sq.Ft / 64.90 M<sup>2</sup>

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plans are for illustrative purposes only and not to scale. Measured in accordance with RICS standards.

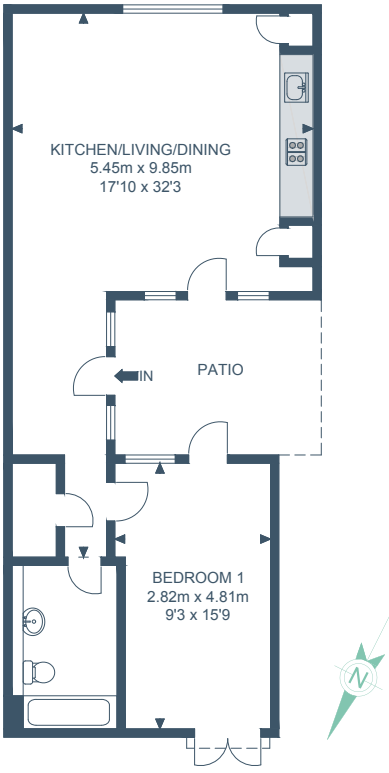
FLAT 3



GROUND FLOOR  
GROSS INTERNAL FLOOR AREA  
685.01 Sq.Ft / 63.64 M<sup>2</sup>

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FLAT 4

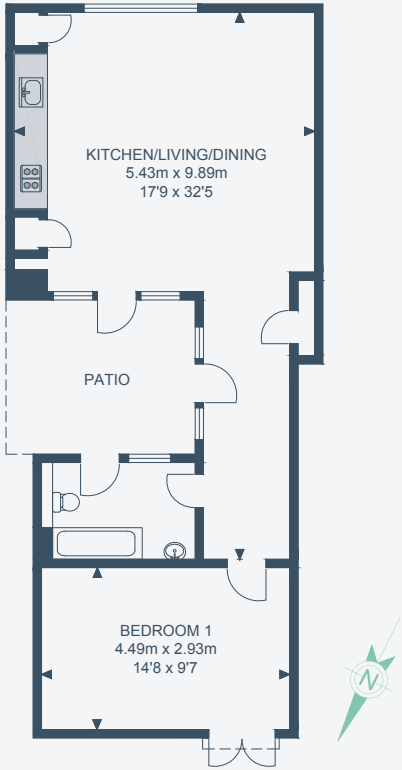


FIRST FLOOR  
GROSS INTERNAL FLOOR AREA  
595.24 Sq.Ft / 55.30 M<sup>2</sup>



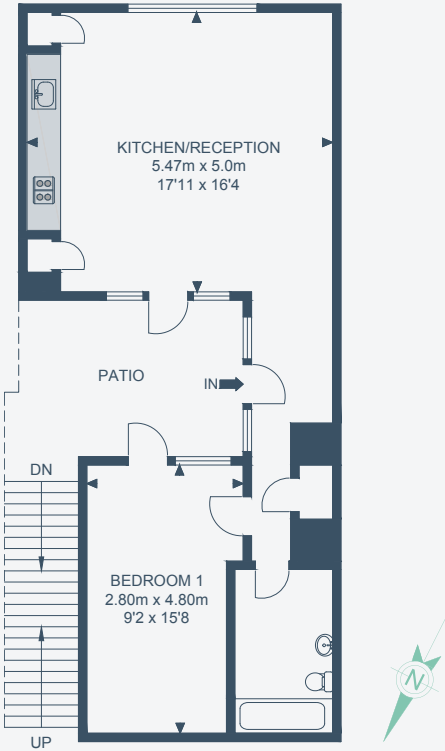


FLAT 5



FIRST FLOOR  
GROSS INTERNAL FLOOR AREA  
586.09 Sq.Ft / 54.45 M<sup>2</sup>

FLAT 6



FIRST FLOOR  
GROSS INTERNAL FLOOR AREA  
570.16 Sq.Ft / 52.97 M<sup>2</sup>

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HOUSE 46



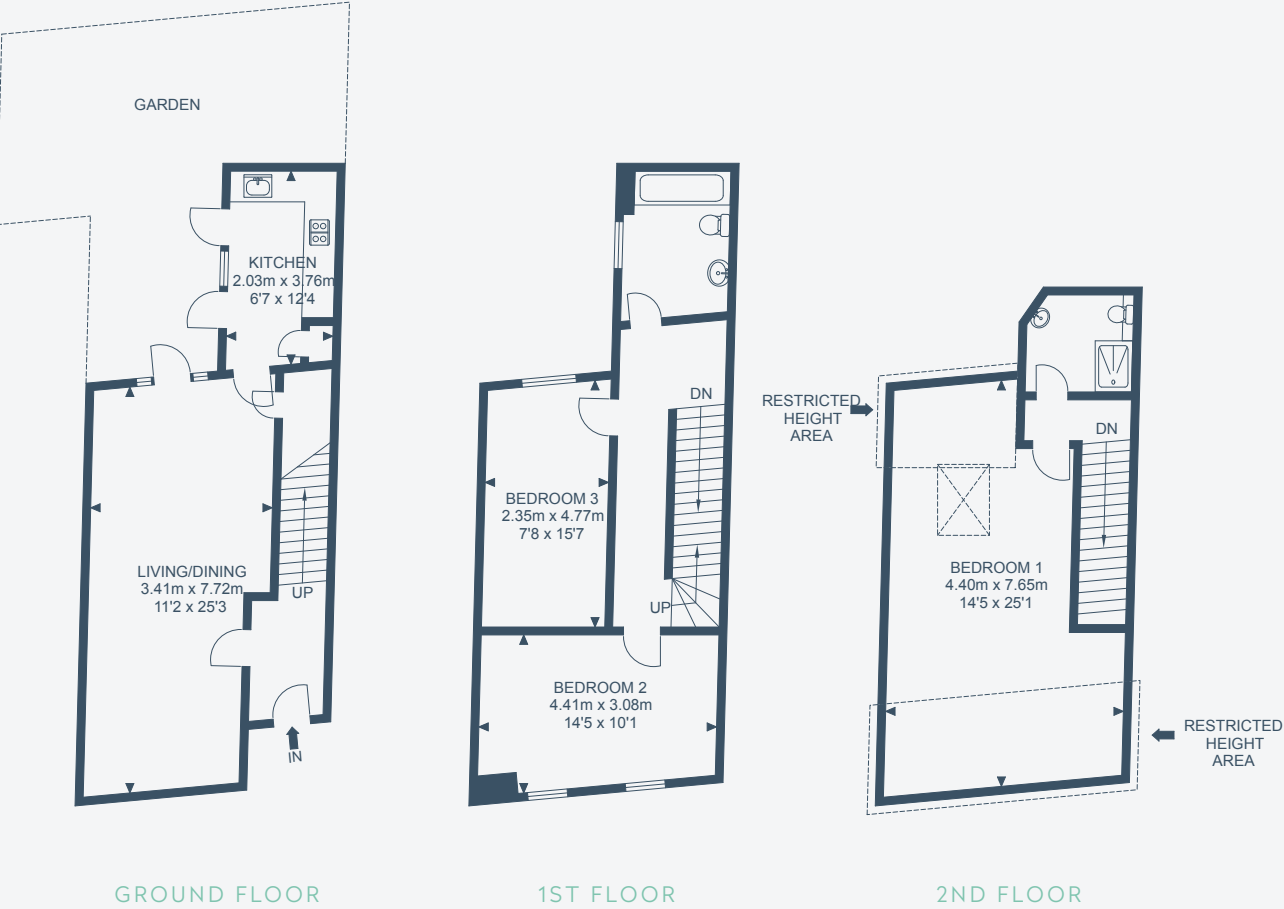
GROSS INTERNAL FLOOR AREA 1226.54 Sq.Ft / 113.95 M<sup>2</sup>  
GROSS INTERNAL FLOOR AREA INC RESTRICTED HEIGHT AREA 1367.34 Sq.Ft / 127.03 M<sup>2</sup>

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HOUSE 50



GROSS INTERNAL FLOOR AREA **1226.54 Sq.Ft / 113.95 M<sup>2</sup>**  
GROSS INTERNAL FLOOR AREA INC RESTRICTED HEIGHT AREA **1367.34 Sq.Ft / 127.03 M<sup>2</sup>**

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HOUSE 52



GROSS INTERNAL FLOOR AREA **1226.54 Sq.Ft / 113.95 M<sup>2</sup>**  
GROSS INTERNAL FLOOR AREA INC RESTRICTED HEIGHT AREA **1367.34 Sq.Ft / 127.03 M<sup>2</sup>**

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Bernard Construction was formed in 1990 as a property development company specialising in the sympathetic restoration and conversion of period properties in and around London.

We put all our energies into providing the highest quality homes by focusing on the best design, construction and quality.

Over the past 26 years, Bernard Construction has transformed many buildings. These include former Victorian school buildings converted into stylish loft-style apartments and studio living spaces.

We use the best quality materials and building methods to create homes with the perfect balance of style and practicality.



The London help to buy scheme could help you realise the dream of owning your home in the capital. When you put down as little as a 5% deposit on a newly built home, you can get a Government equity loan – for up to 40% of the purchase price. Please contact the agents to find out more.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. In view of our continuing aim to improve our developments, the detailed specification and/or layouts may change. Any floor plans are for general guidance only and 'as built' dimensions may vary slightly.



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..... L O N D O N .....



Brochure produced by Ink & Dots in conjunction with the New Homes Consultancy.