

Wavel Court - A stunning collection
of eight new build apartments



**BUXTON
HOMES**

193-195 Chipstead Valley Road | Coulsdon | Surrey |

FROST 
Estate Agents Since 1862

FROM £265,000 TO £425,000

Frost Estate Agents are delighted to offer this superb collection of 1 and 2 bedroom new build apartments from Buxton Homes. Finished to an excellent specification and provided with gated allocated parking, 150 year lease and spacious accommodation, these apartments should be reserved at your earliest opportunity.

Coulsdon's attractive and bustling town centre offers an excellent choice of shops, bars, cafes and restaurants, a short walk from the development. If you're feeling a little more active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by. A little further afield there's Croydon – offering the kind of facilities you'd expect from a larger town including major shopping, the soon to be developed Westfield Centre and the trendy Box Park next to East Croydon station that opens late 2016.

There is a choice of three local train stations close by, Woodmansterne, Coulsdon South and Coulsdon Town, you can take your pick from Victoria or London Bridge as destinations – both around 30 minutes' travel time. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, Gatwick Airport, the South Coast and the M25.



SPECIFICATIONS & SITE PLAN

Kitchen

Commodore Kitchen; Lumi Gloss White Base & Wall Units With Stone Work-tops. Under Worktop Electric Oven, Ceramic Hob, Integrated Fridge Freezer, Washer/Dryer, Dishwasher, Microwave Oven, Glass Splash Back To Hob

Bathroom

Quality White Suites With Chrome Fittings, Thermostatically Controlled Shower, Shower Cubicle To Ensuites (Where Applicable), Full Height Tiling, Heated Towel Rail, Fitted Mirror Fronted Cabinets (Where Possible), Ceramic Tiled Floor.

Heating

Gas Fired Boiler With Wet Radiators

Decoration

Emulsion Finish To Walls & Ceilings, White Gloss To Woodwork, Pre Finished Oak Internal Doors With Chrome Handles, Engineered Oak Flooring To Living Room/ Kitchen & Hallway, Fitted 80/20 Carpets To Bedrooms

Electrical & Lighting

White LED Down Lighters To Hall, Living Room/ Kitchen & Bathroom(s), Twin 5 AMP Lighting Points Plus Pendant Light To Bedrooms, TV & BT Points To Living Room & Bedrooms, Shaver Point To Bathroom(s), Wiring For TV/ Satellite Loop

Security

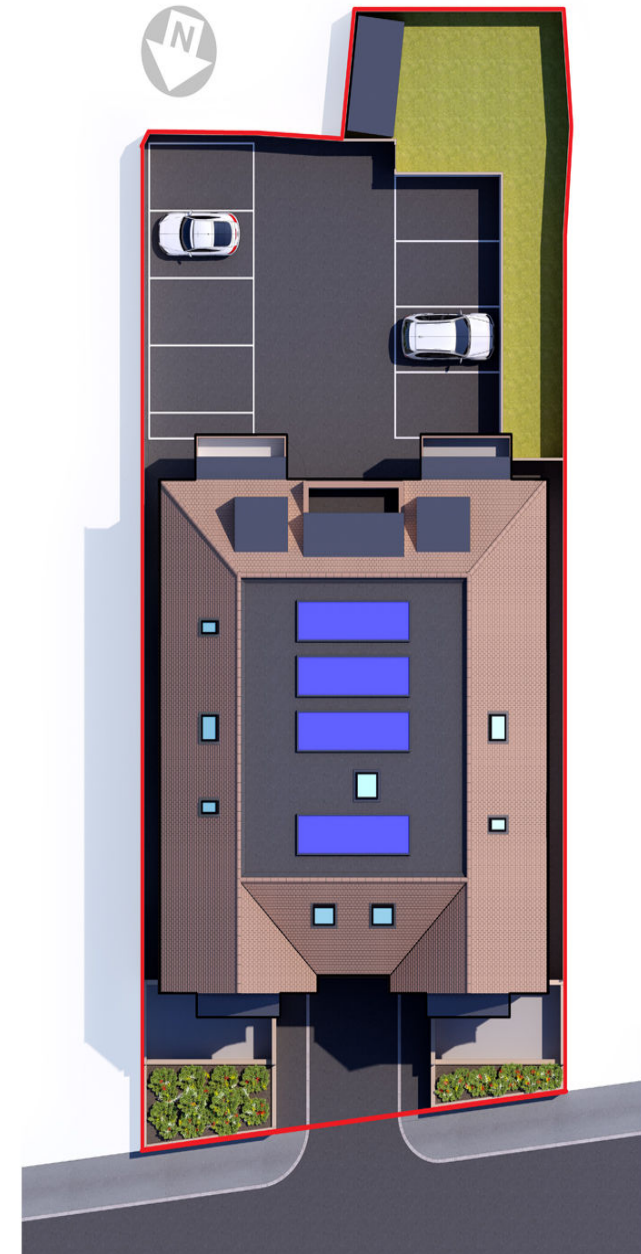
Private Parking Space, Electric Vehicle Gates, Video Entry phone, Smoke Detectors, 5 Lever Mortice Locks To Front Doors Plus Chrome Night Latch

Communal

Carpeted Stairs & Landings, Individual Lockable Post Boxes, Cycle Storage Space, External Refuse Store

Warranty

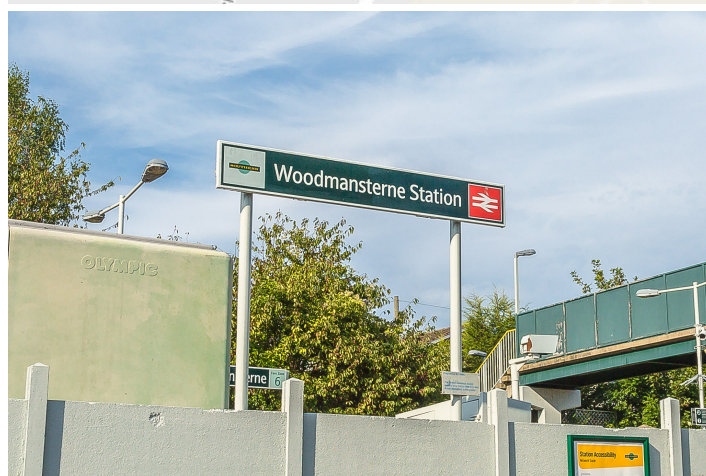
Premier Guarantee 10 Years



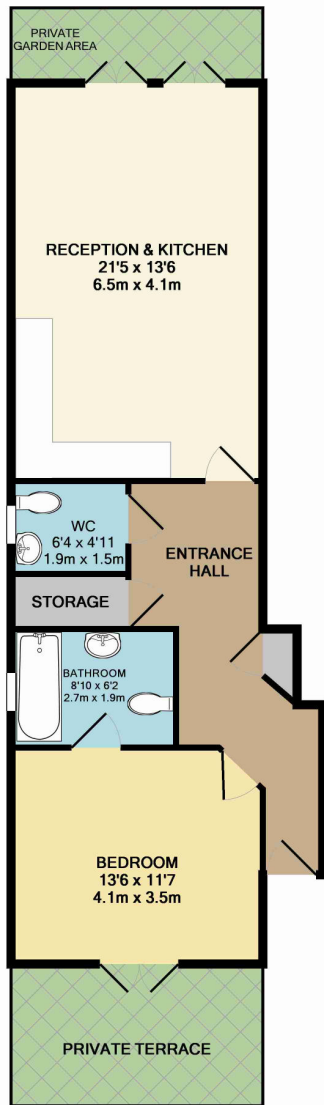


A Choice of Station With Links To Central London...

Woodmansterne, Coulsdon South & Coulsdon Town provide direct links to London Bridge & Victoria in 32-40 minutes.



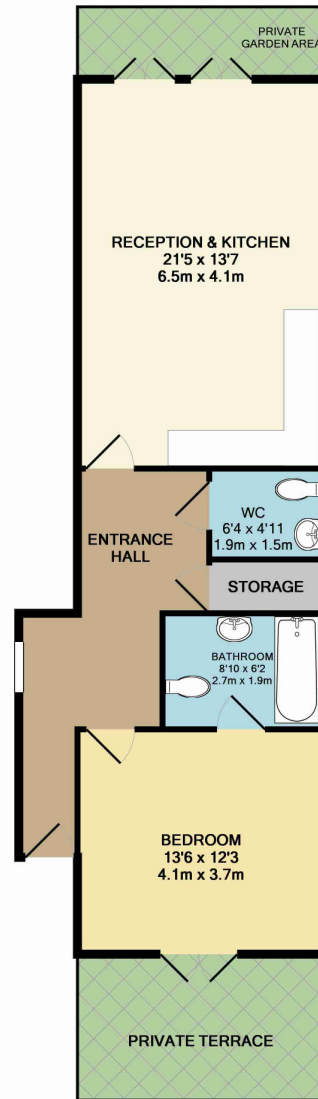
Floor Plans & Layouts



Apartment 1 — Very spacious ground floor one bedroom with two private terrace spaces.

705 Square Foot in size.

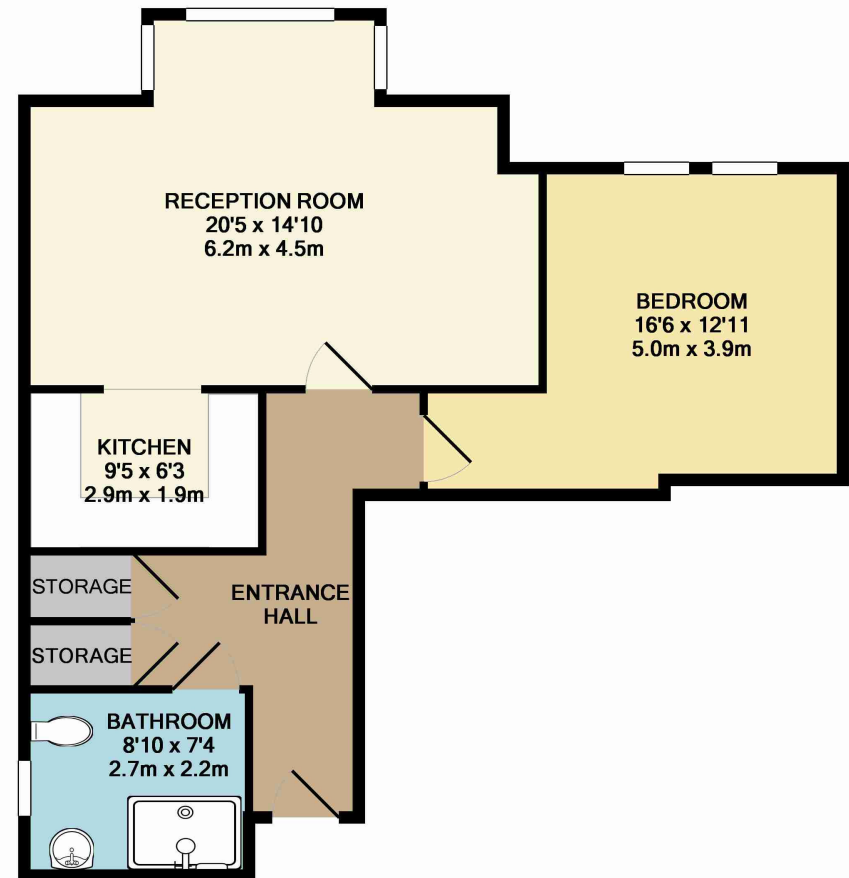
PRICE £300,000



Apartment 2 — Very spacious ground floor one bedroom with two private terrace spaces.

725 Square Foot in size.

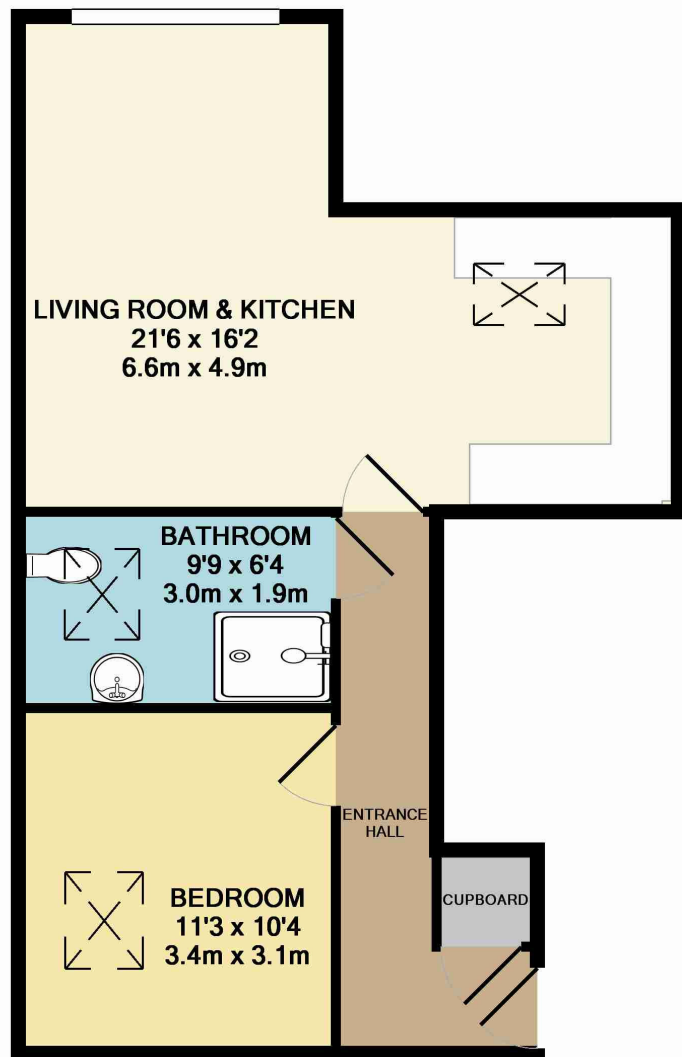
PRICE £300,000



Apartment 4—Spacious first floor one bedroom with separate kitchen area.

678 Square Foot in size.

PRICE £280,000

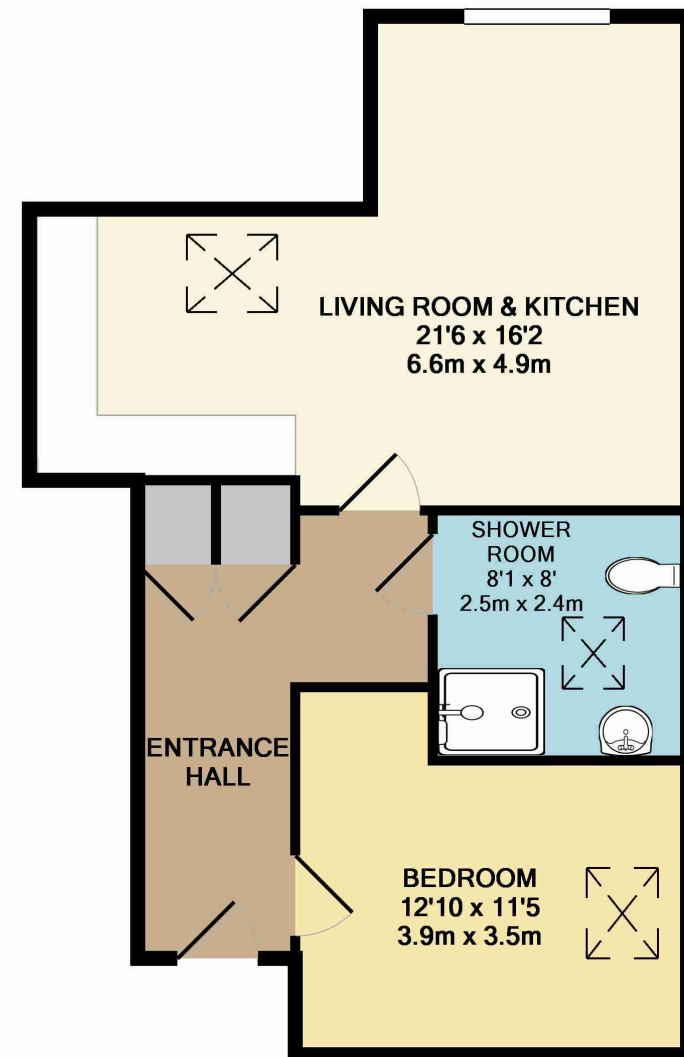


Apartment 7 & 8

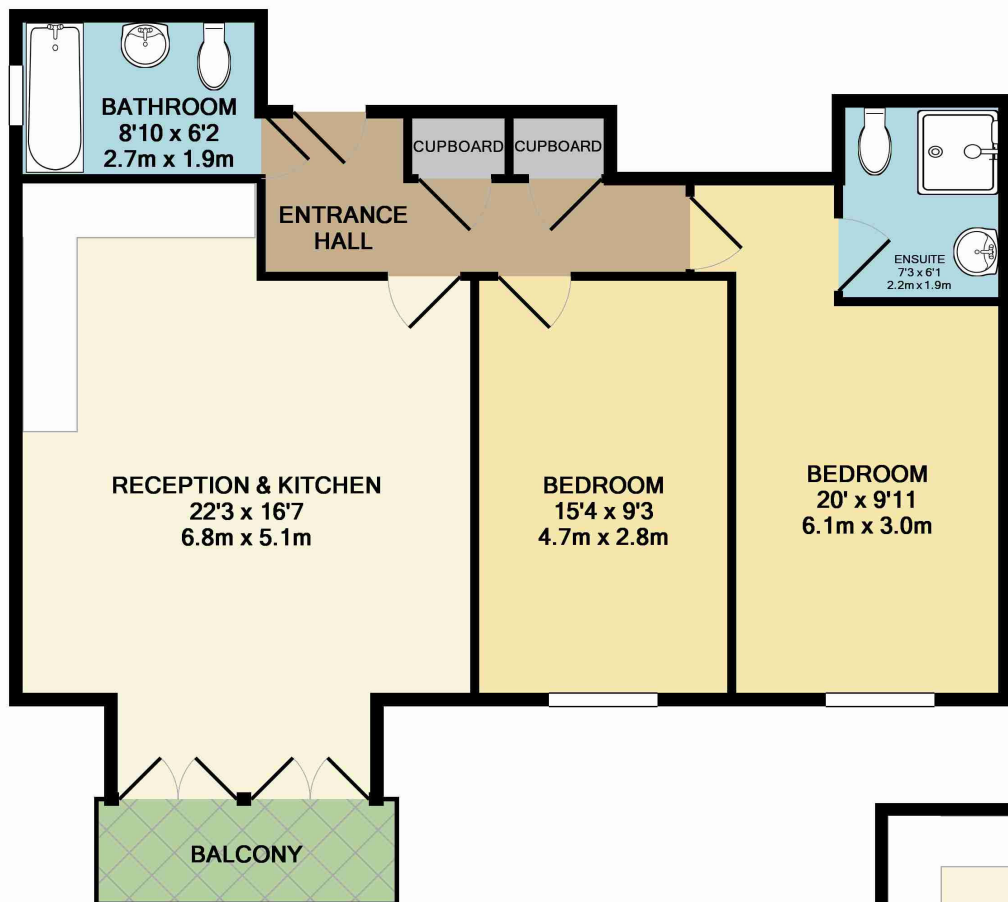
Wonderful second floor one bedroom penthouse apartments retaining high ceilings

575 & 592 Square foot

PRICE £265,000



Gated Allocated Parking Space For Each Apartment & Communal Bike Store.



Apartment 3 — Stunning first floor two double bedroom with bathroom & shower room, spacious reception area & balcony

854 Square foot

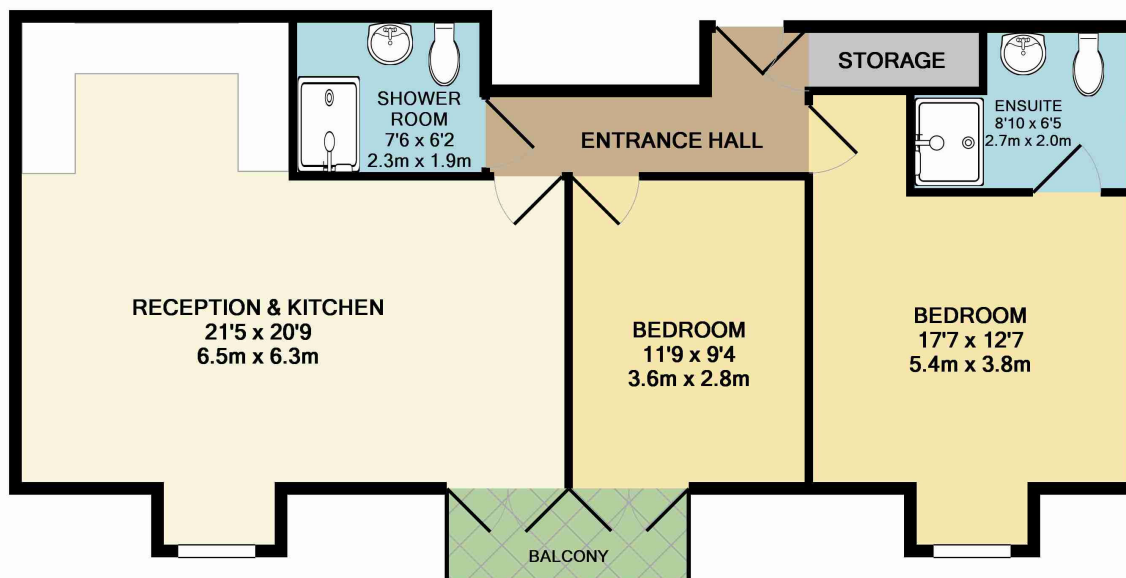
PRICE £375,000

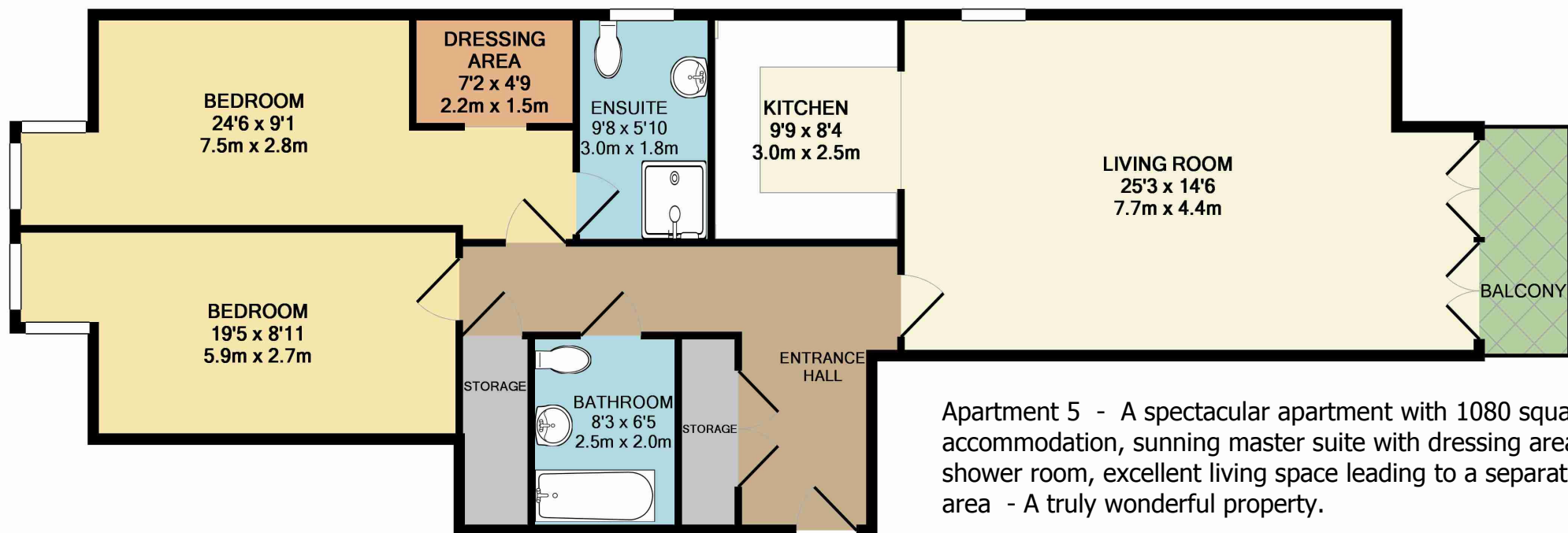
Care And Attention For A High Specification Finish Throughout All Apartments & Communal Areas.

Apartment 6 — Beautiful second floor two double bedroom penthouse apartment with two shower rooms & balcony

840 Square foot

PRICE £375,000





Apartment 5 - A spectacular apartment with 1080 square foot of accommodation, sunning master suite with dressing area & shower room, excellent living space leading to a separate kitchen area - A truly wonderful property.

PRICE £425,000

Buxton Homes are part of the Buxton Group of companies, W&R Buxton were formed in 1924 as a family firm based in Caterham Surrey.

The Buxton Group of companies are still family based and now located in their own offices in Crawley, since late 2014. Specialising in residential development, having developed sites from the south coast to the West Midlands and Nottingham, including one off large houses through to schemes of 164 apartments.

Frost Estate Agents
 1 Purley Road, Purley CR8 2HA
 T: 020 8660 8228 F: 020 8645 6462
 E: sales@frostproperty.co.uk
 W: www.frostproperty.co.uk

Frost Estate Agents and Buxton Homes (CVR) Ltd has no authority to give any representations or warranties in relation to the property. All sizes, measurements, travel times and distances are approximate and believed to be correct at time of going to print. Whilst every effort is made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and provided by the developer who reserves the right to amend the specification as necessary and without notice. This does not form part of any contract of sale.