

# SUN HOUSE

---

SOUTH PARK HILL ROAD • CROYDON







# WELCOME TO YOUR NEW HOME...

Sun House is a development of beautifully constructed, contemporary apartments in South Croydon.

The arrangement of one and two bedroom homes has been carefully designed with modern living and functionality in mind.

Light, bright, open-plan rooms, stylish kitchens and elegant interiors give these apartments a flawless finish.

With short walk to the station and London Victoria just a 28 minute commute, South Croydon offers the best of both city and suburban life, making these ideal properties for first time buyers and investors alike.



Boxpark - a 'pop-up' dining venue with tonnes of choice next to East Croydon Station offering a selection of Street Food, Fine Dining, Craft Beer and Refreshing Drinks

Surrey Street Market, dating back to the 13th Century, offering fruit, veg and pop up street food stalls.





The proposed 'Westfield Shopping Centre' on the site of the existing Central & Whitgift Shopping Centres with planned shops, restaurants, bowling and cinemas

Fancy a spot of shopping? If you like shopping, Croydon already has a great range of outlets from high street favourites to chic one-off boutiques.

The new Westfield is set to take Croydon to a whole new level. Ever visited Stratford or White City? So you know what's in store

Westfield Croydon will bring the highest calibre of shopping to your door step.

The opening of the new shopping centre places the area on the map as a premier retail and leisure destination, offering 1.5 million square feet of retail space in addition to a multi-screen cinema complex, bowling alley and a multitude of gastronomy options.

The glamorous new centre forms part of the £1 billion regeneration of the area, which will transform the current Centrale and Whitgift shopping centres and deliver an unrivalled shopping experience to retail enthusiasts.

## HELP TO BUY

# Ready to take your first step?

Help to Buy puts property ownership within reach and means an end to renting for thousands of Londoners.

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.

So what does that mean for you? Well, with prices starting around £300,000 you could purchase an Inspired home with a salary of around £38,000 and £15,000 deposit.\*

Couples can also purchase together and combine salaries.

### How it works...

Purchase price	£300,000
5% deposit	£15,000
40% equity loan	£120,000
55% mortgage balance	£165,000
Approximate monthly mortgage repayments*	£600

5%  
DEPOSIT

40%  
GOVERNMENT  
LOAN

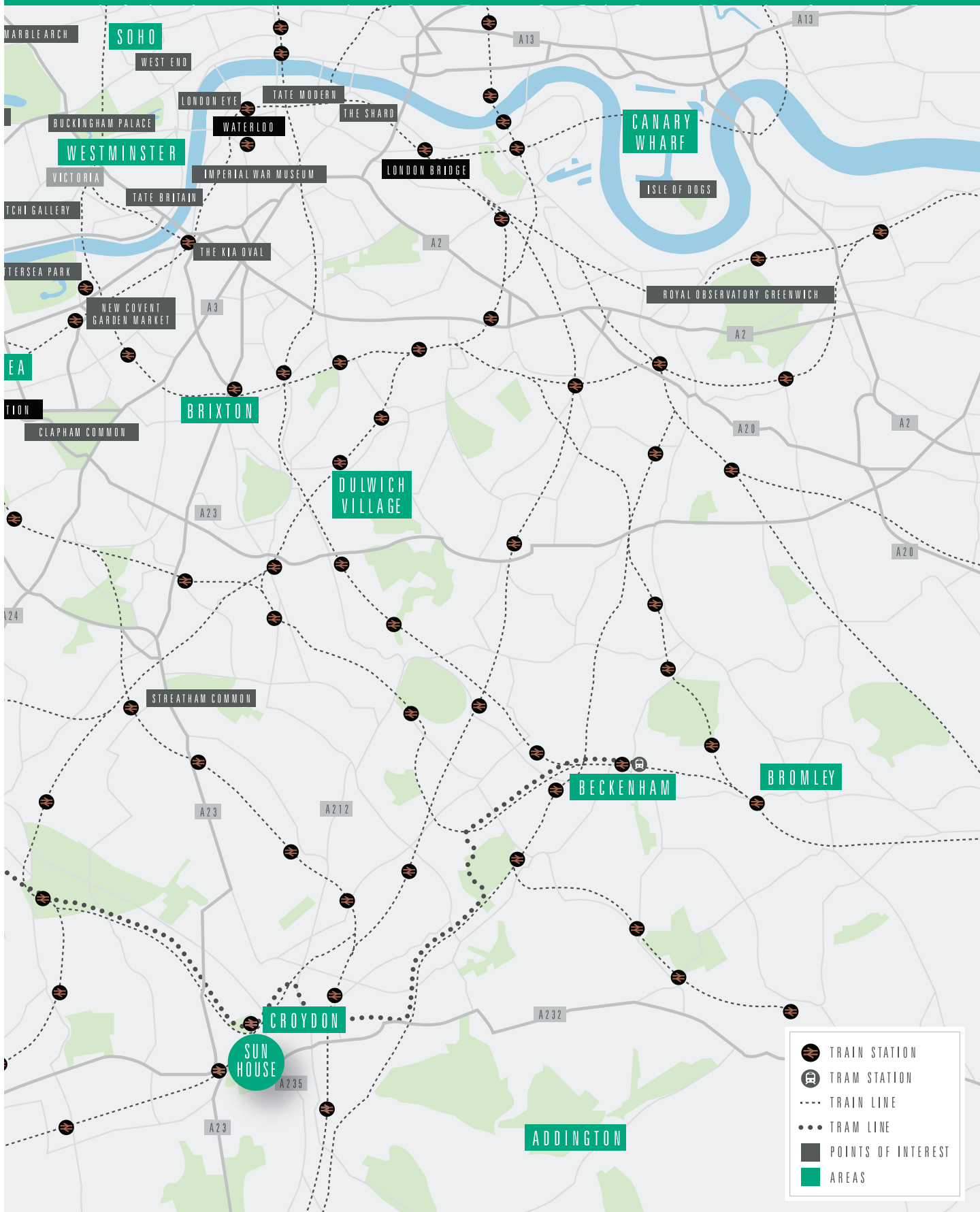


\*Help to Buy is available on new build homes up to £600,000 subject to the Government 'Help to Buy' terms and conditions and only available to customers where a primary mortgage is secured. Not available on second, additional homes, buy-to-let or let-to-buy properties. The equity loan is interest free for the first five years, after five years, an annual fee of 1.75% of the outstanding equity loan is charged. This is increased annually by RPI plus 1%. Subject to status, terms and conditions. \*Prices are indicative approximations of a typical Inspired Homes property – correct at time of press. Help to Buy is subject to eligibility. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. If you are in any doubt, seek independent financial advice. These figures are based on the respective asking prices with a mortgage term of 30 years and a typical 1.99% interest rate. Exclusive of service charge and ground rents. Always seek the advice of a mortgage specialist.









# YOUR KITCHEN

---





Made for entertaining.

Feature lighting sets the mood while beautifully finished units and worktops create the perfect place to eat and entertain.

Big-name appliances complete this high quality space.

# YOUR LIVING

---





With each apartment's aspect and layout designed to make the most of the space, the living room is the perfect place to unwind.

Underfloor heating and energy efficient led downlighters make for the most comfortable environment.

A London apartment with a balcony is a rare commodity, let alone one with a large terrace.

All sun house apartments open out onto a stunning outdoor space that enhances your living area.

These are accessible both from your living room and your bedroom.

# YOUR BEDROOM

---







Quality finishes and deluxe carpets in bedrooms create the perfect escape to recharge from the day.

While intelligently designed fitted wardrobes provide practical storage solutions

# YOUR BATHROOM

---

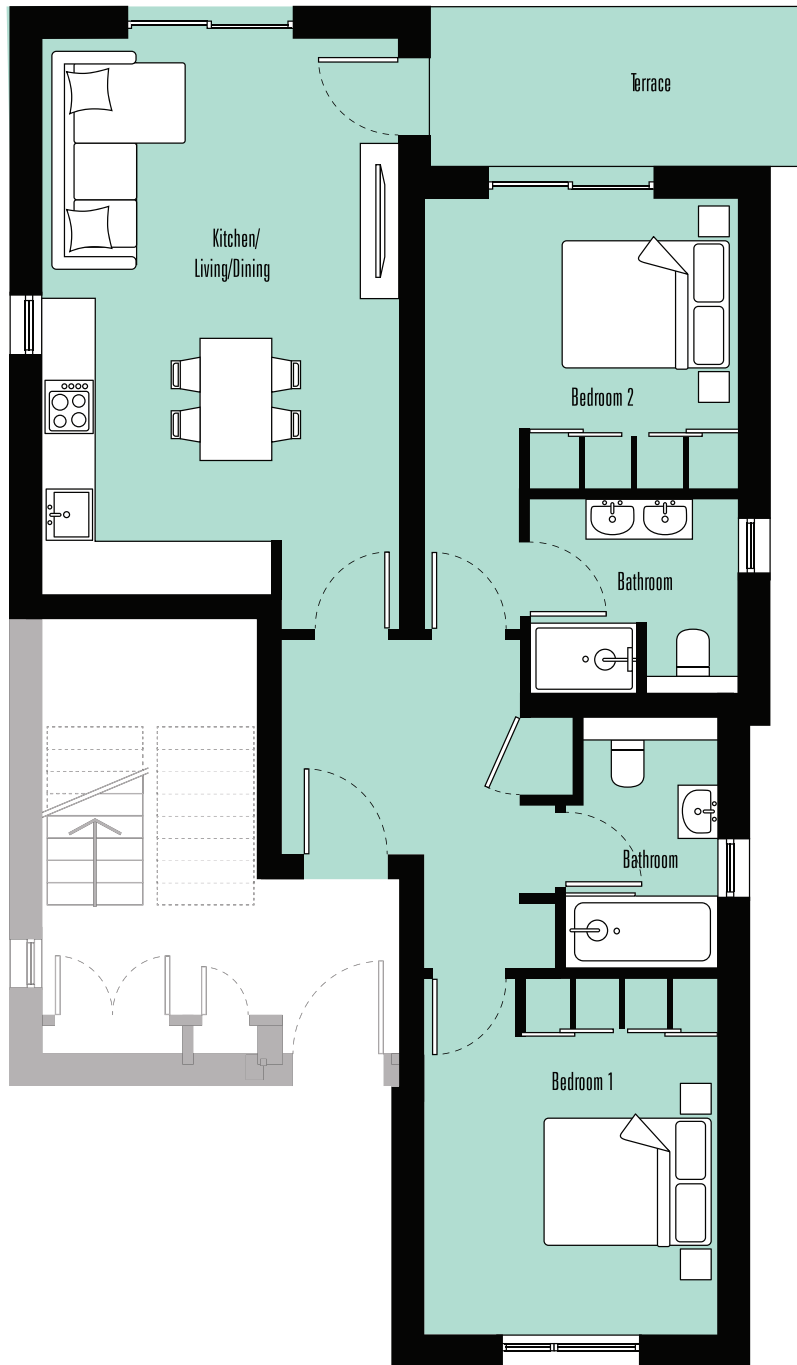
Stylishly finished throughout, the bathroom is a sanctuary for relaxation.

A fully tiled interior finished with vanity unit keeps the lines sleek, while the heated towel rail and spot lighting give this room the feel of a boutique hotel.

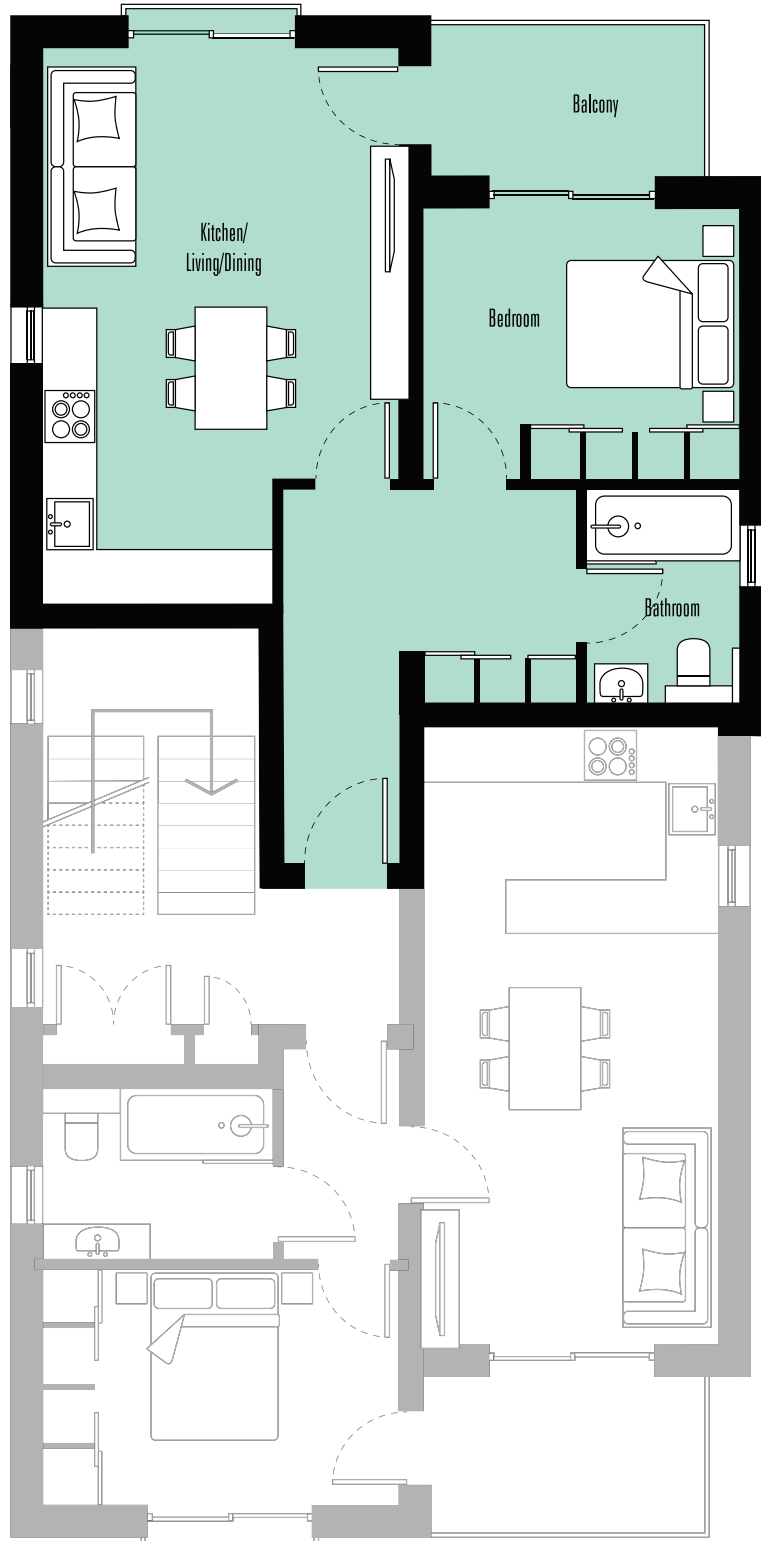




# APARTMENT 1



# APARTMENT 2



# APARTMENT 3



# APARTMENT 4



# APARTMENT 5





# SPECIFICATION

---

## General

- Access to apartments via audio/visual colour entry system
- Engineered oak floor to corridors, kitchen and living areas
- Contemporary white satin painted skirting and architraves
- Fire resistant contemporary white satin painted doors with black nickel door handles
- Fully fitted high wardrobes and multiple storage cupboards
- Aluminium doors and windows
- 10 year building warranty

## Kitchen

- Contemporary, individually designed kitchens with storage cabinets and soft close mechanism.
- Handle less, lacquered cabinet doors in matt finish, base unit in graphite colour, wall units in dove grey colour
- Polished stone composite Grey Quartz worktops
- Fully integrated high standard Bosch appliances – all energy efficient (A or B rated)
- Induction hob
- Electric oven
- Extraction hood
- Fridge freezer
- Multifunction dishwasher
- Washer/dryer
- Single bowl Franke black sink with Franke kitchen mixer tap
- Under wall cabinet LED lighting strip
- Quartz splash back and up stand

## Heating

- Gas central heating powered by energy efficient Valliant combination boiler
- Wet under floor heating to living room, kitchen, corridor, bathroom and radiators in the bedrooms
- Separate control via thermostats for each room
- Provision for internet control

# SPECIFICATION Continued

---

## Bathrooms / En Suites

- Mix of contemporary designer range sanitary ware
- Hanged, back to wall ceramic WC with soft close seat by Grohe
- vanity unit with wall hanged ceramic basin by Villeroy and Boch
- Wall mounted, polished chrome taps, by Vado
- Chrome towel rail
- Glass shower enclosures with wall mounted Vado shower head, hand shower and thermostatic controls
- Built-in baths with integrated thermostatic bath filler
- Low threshold shower tray with enclosure to en suite with wall mounted Vado shower head, hand shower and thermostatic controls
- Walls and floors ceramic tiles by Porcelenosa
- Illuminated mirror with shaver socket and

## Electrical

- Wired for Free View television and Sky to lounge and looped to all bedrooms
- Telephone points to lounge
- Contemporary LED lighting future to living rooms
- All low and mid-level socket outlets and switch plates to be Premium White - Screw less
- Combined multimedia plates to be match switches and sockets
- Mains operated smoke heat/detectors with battery backup
- White low energy down lighters throughout

## External Features

- Garden and private terrace (apartment 1 only)
- Generous balconies with access from living room and bedroom via sliding aluminium doors
- Cycle storage with secure access
- Parking space to purchase separately
- Dedicated bin and recycling facilities
- External lighting



## A word from the developer

Welcome to Sun House from Cobalt Developments PL Limited, a fantastic collection of apartments in the sought-after Croydon.

Whether you're a professional, growing family or downsizer, you're bound to find a home amongst these one and two bedroom apartments, all built to the high standards. It contains something for every lifestyle, making the most of all Croydon has to offer.

Sun House is not your run-of-the-mill development. There are no short-cuts, no compromises and the quality throughout is only of the highest standard.

We at Cobalt understand that in today's world people demand the best and have very exacting requirements which is why we make every effort to impress, indulge and create homes with the 'wow' factor.

Modern, yet filled with character, the apartments are built with only the best products and materials, drawing on the expertise of the most creative and dynamic design professionals available.

The unmatched levels of quality within Sun House make the apartments stand out from the crowd as a shining example of what can be achieved if you combine vision with first-rate construction and premium design.

[cobaltpl.com](http://cobaltpl.com)  
[info@cobaltpl.com](mailto:info@cobaltpl.com)

020 8681 6118



0208 506 5830