

Constantine House Floor Plans



**BECK
GARDENS**

AT LANGLEY COURT

**SOUTHERN
HOUSING**

new homes



**BECK
GARDENS**
AT LANGLEY COURT

New beginnings

Located in a beautiful green corner of Beckenham, Beck Gardens at Langley Court is a collection of modern 1, 2 & 3-bedroom flats, all available through Shared Ownership.

Beck Gardens offers an outstanding way to get on the property ladder in South East London, its location providing a unique lifestyle with the perfect balance of urban and rural.

Take the first step, with Southern Housing New Homes.



Trevi House (left) Constantine House (right)
Computer generated image for illustrative purposes only.



Specifications

Kitchen

- Matt kitchen units by JJO in light grey with matt chrome handles
- Laminate worktops in greige with matching upstand and black glass splashback behind hob
- One and a half bowl Blanco Tipo sink in stainless steel with chrome mixer tap
- Integrated appliances including:
 - Electrolux single electric oven
 - Electrolux ceramic hob
 - Bosch stainless steel cooker hood
 - Zanussi fridge/freezer
 - Zanussi dishwasher
 - Zanussi washer/dryer
- LED lighting under wall units
- Ceramic tiles in grey to floor

Bathroom

- Porcelain tiles in greige to walls; full height to bath/shower and half height to vanity area
- Ceramic tiles in grey to floor
- White bath with frameless glass shower screen

- Roca chrome thermostatic bath and shower mixer tap with matching shower kit
- Roca semi-pedestal basin with chrome mixer tap
- Roca back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Full height and width mirror above basin and WC with shaver socket in chrome

En Suite Shower Room*

- Porcelain tiles in greige to walls and floor
- Shower tray with glass enclosure and VADO chrome thermostatic shower set
- Roca semi-pedestal basin with chrome mixer tap
- Roca back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin with shaver socket in chrome





Electrical

- LED downlights to kitchen, bathroom, and utility cupboard
- Pendant lights to hallway/landing, living room and bedrooms
- Brushed chrome light switches throughout
- White sockets with USB ports throughout
- Hyperoptic high speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

Interior Finishes

- Built-in wardrobe to main bedroom with white sliding doors, upper shelf storage and rail
- Amtico luxury vinyl tile flooring in white oak to open plan living and hallway
- 80:20 wool mix carpet in soft greige to bedroom(s)
- White roller blinds to all windows
- Silver finish ironmongery throughout
- White satin wood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

Security & Peace of Mind

- Front door with spy hole and chain
- Video entry system
- Mains operated smoke and carbon monoxide detectors with battery backup
- 12-year NHBC warranty

Energy

- Heating and hot water provided by Ideal Logic combi boiler
- Thermostatic radiator valves throughout
- Predicted Energy Assessment (PEA) rating between 83 - 86 (B)
- Double glazing throughout

Exterior

- Private balcony or terrace to each apartment
- 1 allocated parking space per apartment
- Lift access
- Secure communal cycle store

*En suite shower room to selected 2 & 3 bedroom apartments in Constantine House only, see floor plans for more information

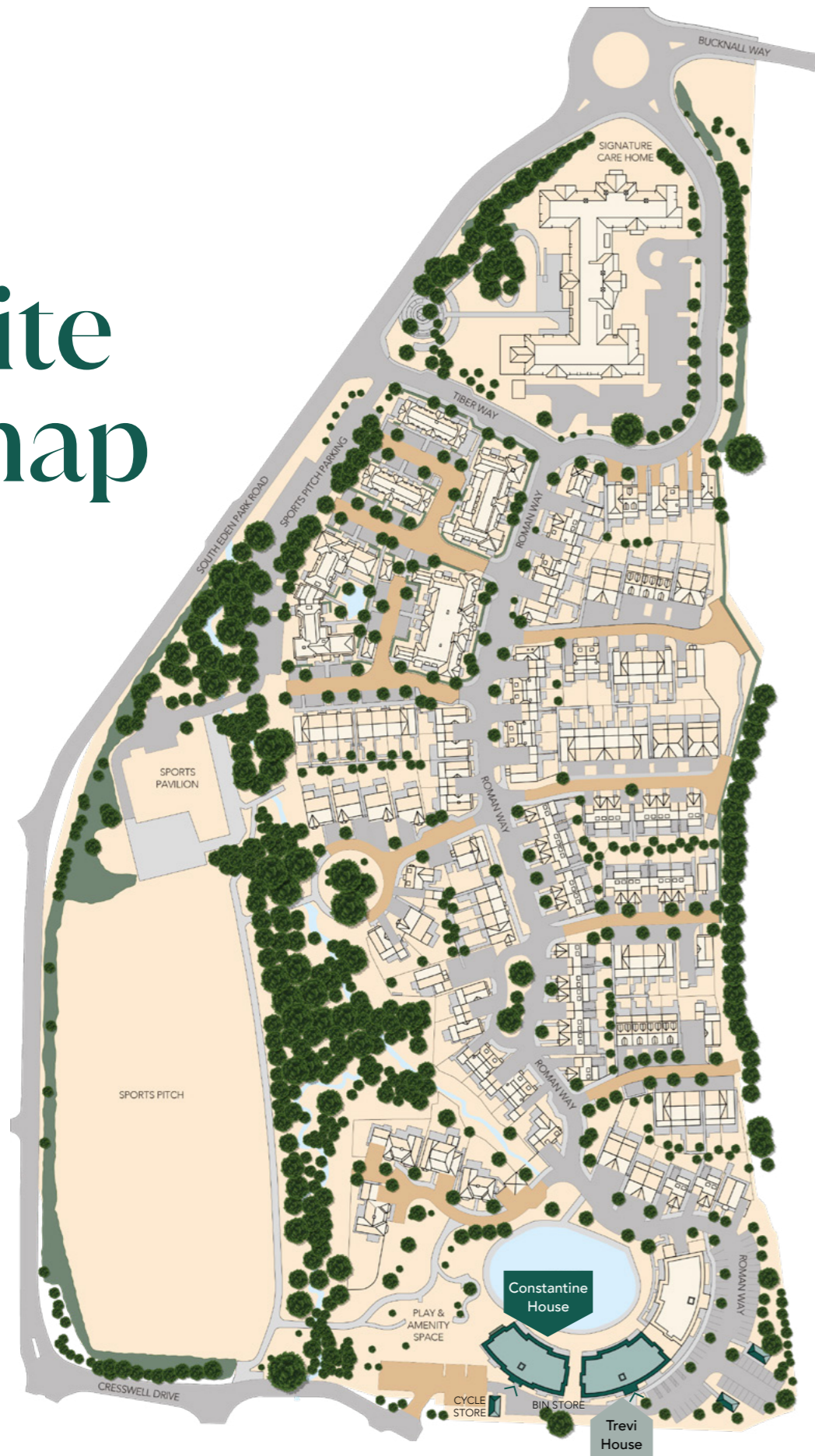
†Subject to a separate subscription.

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing New Homes reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.





Site map



The Development

- Apartments (Constantine House & Trevi House)
- Langley Court Development
- Stores (Bin and Cycle)

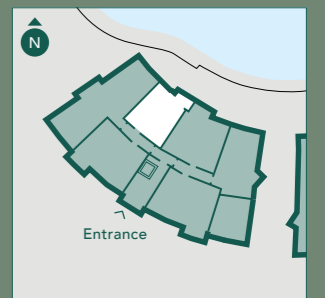


One bedroom

Flats 3, 9, 16, 22 Constantine House



Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	3.30m x 7.29m	10'8" x 23'9"
3	Flat 22			
2	Flat 16	Bedroom	3.04m x 4.77m	10'0" x 15'6"
1	Flat 9			
G	Flat 3	Gross Internal Area	51.6m ²	555ft ²



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe
 *Ground floor apartment with terrace, upper apartments with balconies

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



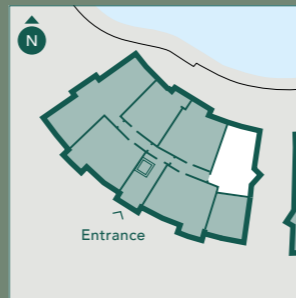
One bedroom

Flat 5 Constantine House



Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	5.22m x 4.12m	17'1" x 13'5"
3				
2		Bedroom	3.34m x 4.60m	11'0" x 15'1"
1				
G	Flat 5	Gross Internal Area	54.3m ²	584ft ²

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe



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One bedroom

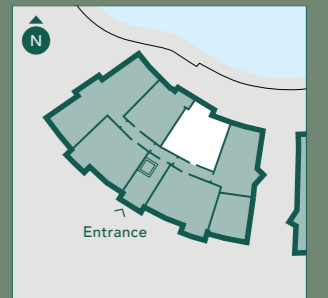
Flats 4, 10, 17, 23 Constantine House

(Wheelchair adaptable units)



Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	4.64m x 6.40m	15'2" x 21'0"
3	Flat 23			
2	Flat 17	Bedroom	3.33m x 5.84m	10'9" x 19'2"
1	Flat 10			
G	Flat 4	Gross Internal Area	63.9m ²	688ft ²

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe
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Two bedrooms

Flats 1, 6*, 7, 12*, 14, 19*, 20, 25* Constantine House

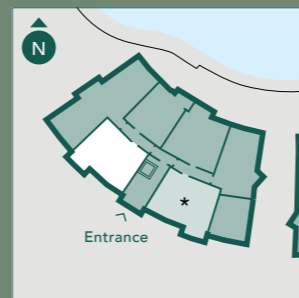


Two bedrooms

Flats 26, 29* Constantine House



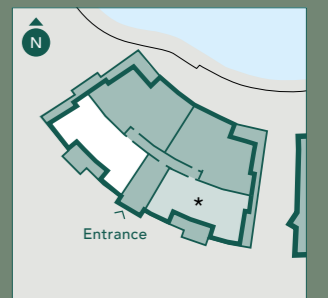
Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	3.87m x 7.00m	12'7" x 23'0"
3	Flats 20, 25*	Bedroom 1	4.11m x 3.16m	13'5" x 10'4"
2	Flats 14, 19*	Bedroom 2	2.85m x 5.45m	9'4" x 17'9"
1	Flats 7, 12*			
G	Flats 1, 6*	Gross Internal Area	71.0m ²	764ft ²



*Mirrored layouts / FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe
*Ground floor apartment with terrace, upper apartments with balconies

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Floor	Apartments	Room	Metric	Imperial
4	Flats 26, 29*	Dining / Kitchen	3.47m x 4.31m	11'4" x 14'1"
3		Living	4.31m x 3.47m	14'1" x 11'4"
2		Bedroom 1	3.34m x 5.29m	11'0" x 17'4"
1		Bedroom 2	2.90m x 4.53m	9'5" x 14'9"
G		Gross Internal Area	81.5m ²	877ft ²



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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Two bedrooms

Flats 27, 28* Constantine House



Floor	Apartments	Room	Metric	Imperial
4	Flats 27, 28*	Living / Dining / Kitchen	4.34m x 6.66m	14'2" x 21'9"
3		Bedroom 1	4.22m x 3.36m	13'8" x 11'0"
2		Bedroom 2	3.62m x 3.97m	11'9" x 13'0"
1				
G		Gross Internal Area	82.5m ²	888ft ²



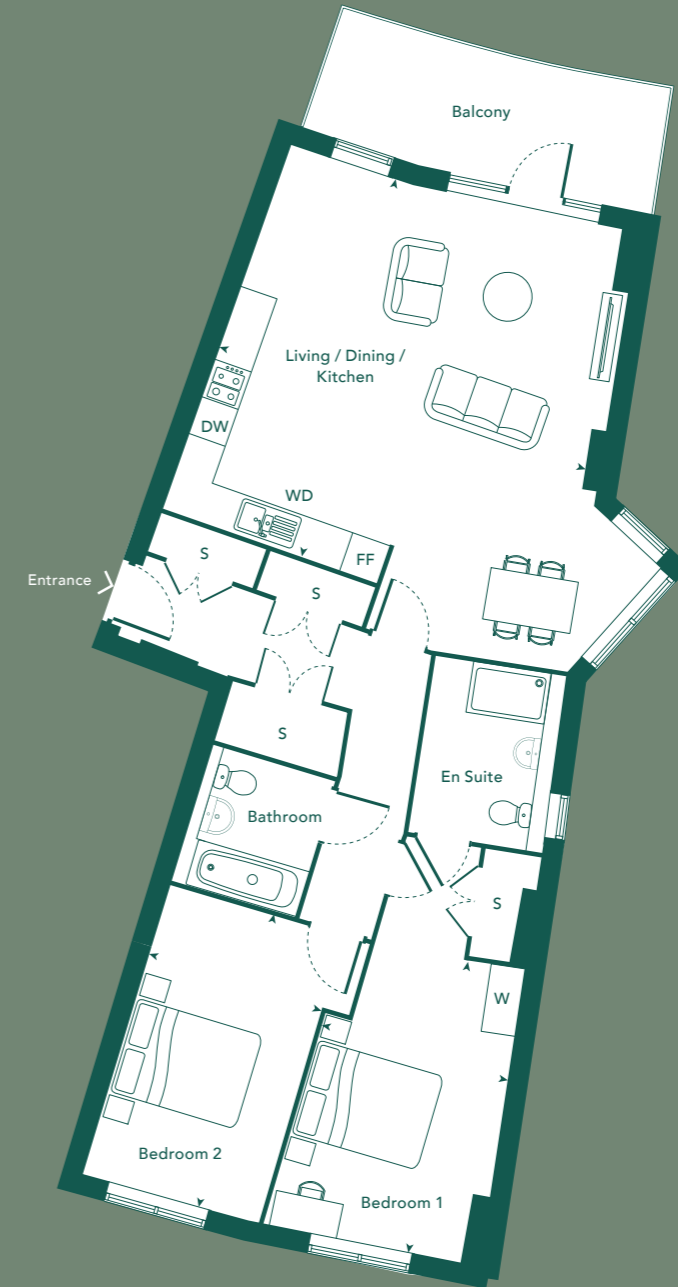
*Mirrored layouts / FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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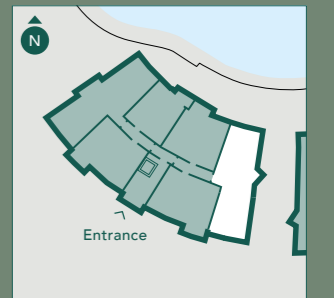


Two bedrooms

Flats 11, 18, 24 Constantine House



Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	6.05m x 5.96m	19'8" x 19'5"
3	Flat 24	Bedroom 1	2.50m x 3.57m	8'2" x 11'7"
2	Flat 18	Bedroom 2	2.81m x 4.61m	9'2" x 15'1"
1	Flat 11			
G		Gross Internal Area	95.5m ²	1,028ft ²



*Mirrored layouts / FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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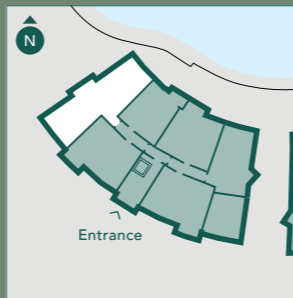


Three bedrooms

Flats 2, 8, 15, 21 Constantine House



Floor	Apartments	Room	Metric	Imperial
4		Living / Dining / Kitchen	6.39m x 5.91m	21'0" x 19'4"
3	Flat 21	Bedroom 1	2.54m x 6.18m	8'3" x 20'3"
2	Flat 15	Bedroom 2	2.81m x 4.63m	9'2" x 15'2"
1	Flat 8	Bedroom 3	2.84m x 2.83m	9'3" x 9'3"
G	Flat 2	Gross Internal Area	99.9m ²	1,075ft ²



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe
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Shared Ownership

Now that you have found your dream property you're probably asking, "is Shared Ownership right for me?"

What is Shared Ownership?

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

How does it work?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

Am I eligible?

To be considered eligible for Shared Ownership your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home. Other eligibility criteria may apply which our sales team will be able to advise on.

What else do I need to know?

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

About us

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk.

Want more information? You can:
Email us: sales@southerhousing.org.uk
Call us: 0800 012 1442
Visit our website: shnewhomes.co.uk

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