



CALUMCOURT

[www.calumcourt.co.uk](http://www.calumcourt.co.uk)

# INTRODUCTION

Calum Court is a stylish, modern luxury apartment development, ideally-situated in Purley Town Centre

*Highly Commended*



Backed by  
HM Government



# ELEGANT, CONTEMPORARY ARCHITECTURE

Located just a short walk from Purley Station, this new-build development features 36 spacious units that combine contemporary architectural design with elegant finishes to create premium residential properties that adhere to the very highest specifications.

Calum Court is comprised of an exclusive selection of 1, 2 & 3 bedroom apartments in close proximity to Croydon's trendiest retail and restaurant outlets. One example of this is Las Fuentes, which as those who know the area will tell you, is one of the finest in Croydon, offering a fantastic cuisine in a family-friendly environment.

The shared space within Calum Court has been created with socialising and relaxation in mind, with a ground-floor communal area that's simply ideal for spending balmy Summer evenings with family and friends. This innovatively-designed development offers the perfect blend of comfort, style and supreme functionality.

Whether you're looking for luxurious living or easy-commuting into London, Calum Court is ideally situated for the many local amenities and for connection to mainline rail services into the capital. Every effort was made by our experienced design team to create high-spec homes with maximum levels of space and elegance and as a result, we were shortlisted for the "Best Small Development" at the First Time Buyer's Awards 2019 and we can proudly announce we won the "Most Commended Scheme" award. Now you can own a piece of this award winning development.

Come and take a look. We know you won't be disappointed...



# PERFECTLY LOCATED

Calum Court offers fantastic public transport links, with fast, direct services to London. We simply couldn't be better situated.

## Travel Times

<b>Victoria</b>	<b>20/25 min</b>
<b>London Bridge</b>	<b>20/25 min</b>
<b>Gatwick</b>	<b>15 min</b>

Those looking for a quick and easy way to travel around town should try Croydon's Tram services. This comfortable and affordable method of travel will get you into the trendy London Suburb of Wimbledon in just 25 minutes!

Also, easily-accessible and regular bus services run from Purley to neighbouring areas of Caterham, Wallington, Shirley and Beckehnam, meaning that getting around is easy and stress-free.

With BoxPark located just a few minutes on the train, Calum Court really couldn't be better situated in the Borough of Croydon for the many amenities in the vicinity and with Westfield transforming Croydon town centre, there's a real buzz and vibrancy to the neighbourhood.

For those who love the arts, the Cultural Quarter is in the midst of being regenerated, so lovers of comedy and theatre will adore the new state-of-the-art facilities that are soon to be available. This work is being carried out as part of a huge £5 Billion regeneration project with multiple simultaneous building projects like BoxPark, Westfield, Tech City and Ruskin Square in development.

This regeneration work has really put Croydon on the map and with current prices soaring in the borough, there has never been a better time to invest in this vibrant and happening town.

Croydon also has some of the best Schools in South East England, with Trinity, Whitgift, Riddlesdown and Croydon High all within easy reach.

Croydon Town really does have it all.



  
CALUMCOURT



# WHY CALUM COURT?

At Calum Court, unlike other apartment schemes, we have introduced the most advanced architectural design possible, with resident safety as a top priority. For example, the apartment fire escape strategy has been designed to meet the latest fire engineering standards, with the inclusion of mechanically operated fire shafts.

We understand that comfort is also crucial, which is why we created our apartments with above-standard sound-proofing, exceeding the required minimum standard. Our apartments also feature solar panels to help reduce energy consumption and reliance on mains power.

Please look below for the exact specifications.

## COMMUNAL FEATURES:

- Secure, glass-fronted communal entrance
- Entrance foyer with featured wall
- Designer Lighting
- Integrated intercom system with video call
- CCTV throughout
- Gated entrance to communal space
- Cycle storage
- Beautiful lighting & landscaping
- Solar PV panels for communal power and lighting
- 10-year Advantage structural & defects Warranty
- Main powered Mechanical Fire systems
- Recycling Facilities
- Elegantly designed landscaping
- Building designed and built to the highest energy rating values
- Sound and Insulation provisions increased above minimum required values

## INTERNAL APARTMENT FEATURES:

- Glorious 2.5m high ceilings
- Underfloor heating throughout apartments
- Digital Electric controls
- Wifi controlled heating (Compatible with iPhone or Android)
- Wool Mix Carpets to Bedrooms
- Engineered Wood flooring to Hallways and Lounge Areas
- Large double-glazed A-rated windows in Anthracite finish
- Large double-glazed A-rated doors to balconies in Anthracite finish
- Beautifully designed balcony detail

## KITCHENS:

- Contemporary Matt Graphite handleless kitchen cabinets
- Soft close drawers and doors
- Pure White Quartz work surfaces
- Quartz upstands
- White Glass Splash-Backs
- Under-mounted stainless-steel sinks with monobloc mixer tap
- Bosch built-in single multi-function oven\*
- Bosch 4 burner Induction hob
- Integrated dishwasher
- Integrated fridge / freezer
- Integrated washer-dryer
- Fully Tiled kitchen floors

## LIGHTING & ELECTRICS:

- Contemporary internal doors with brushed stainless steel ironmongery
- Low energy LED lighting (Internal & External)
- Downlights throughout (uplights to vaulted areas where applicable)
- Sky+ cabling to living room and bedroom
- Fibre To The Premises (FTTP) superfast broadband connectivity
- Video entry system
- TV/FM/Sky+ triplex plate with BT points
- Brushed Chrome Dimmer switches
- USB Sockets

## BATHROOMS:

- High-quality Roca sink mixer taps
- High-quality Roca bath thermostatic bath taps
- High quality Roca overhead shower head and hand showers
- Contemporary Roca wash hand basin with under sink storage unit
- Contemporary Roca WC with soft close seat & concealed cistern
- Shaver socket
- Fully Porcelanosa tiled walls and Floors
- Ducted ventilation system







# GROUND FLOOR





# FIRST FLOOR

## Flat 1 - 2 Bed

Living / Kitchen	3194 x 6051
Bedroom 1	2902 x 4340
Bedroom 2	2382 x 3400

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Total Area 75.0 m<sup>2</sup>/807 sqft

## Flat 2 - 2 Bed

Living / Kitchen	7734 x 4526
Bedroom 1	5279 x 3215
Bedroom 2	3662 x 2450

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Total Area 62.0 m<sup>2</sup>/667 sqft

## Flat 3 - 1 Bed

Living / Kitchen	7056 x 3778
Bedroom 1	5103 x 3105

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Total Area 53.0 m<sup>2</sup>/570 sqft

## Flat 4 - 1 Bed

Living / Kitchen	7056 x 3641
Bedroom 1	4718 x 3299

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Total Area 54.0 m<sup>2</sup>/581 sqft

## Flat 5 - 2 Bed

Living / Kitchen	7056 x 3641
Bedroom 1	4718 x 3299
Bedroom 2	3528 x 2230

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Total Area 72.0 m<sup>2</sup>/775 sqft

## Flat 6 - 1 Bed

Living / Kitchen	4718 x 7326
Bedroom 1	2820 x 3838

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Total Area 55.0 m<sup>2</sup>/592 sqft

## Flat 7 - 2 Bed

Living / Kitchen	7056 x 3452
Bedroom 1	2820 x 6737
Bedroom 2	2450 x 3838

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Total Area 63.0 m<sup>2</sup>/678 sqft

## Flat 8 - 1 Bed

Living / Kitchen	4225 x 5436
Bedroom 1	2600 x 4572

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Total Area 44.0 m<sup>2</sup>/474 sqft

## Flat 9 - 2 Bed

Living / Kitchen	4225 x 5436
Bedroom 1	3157 x 3222
Bedroom 2	3157 x 3222

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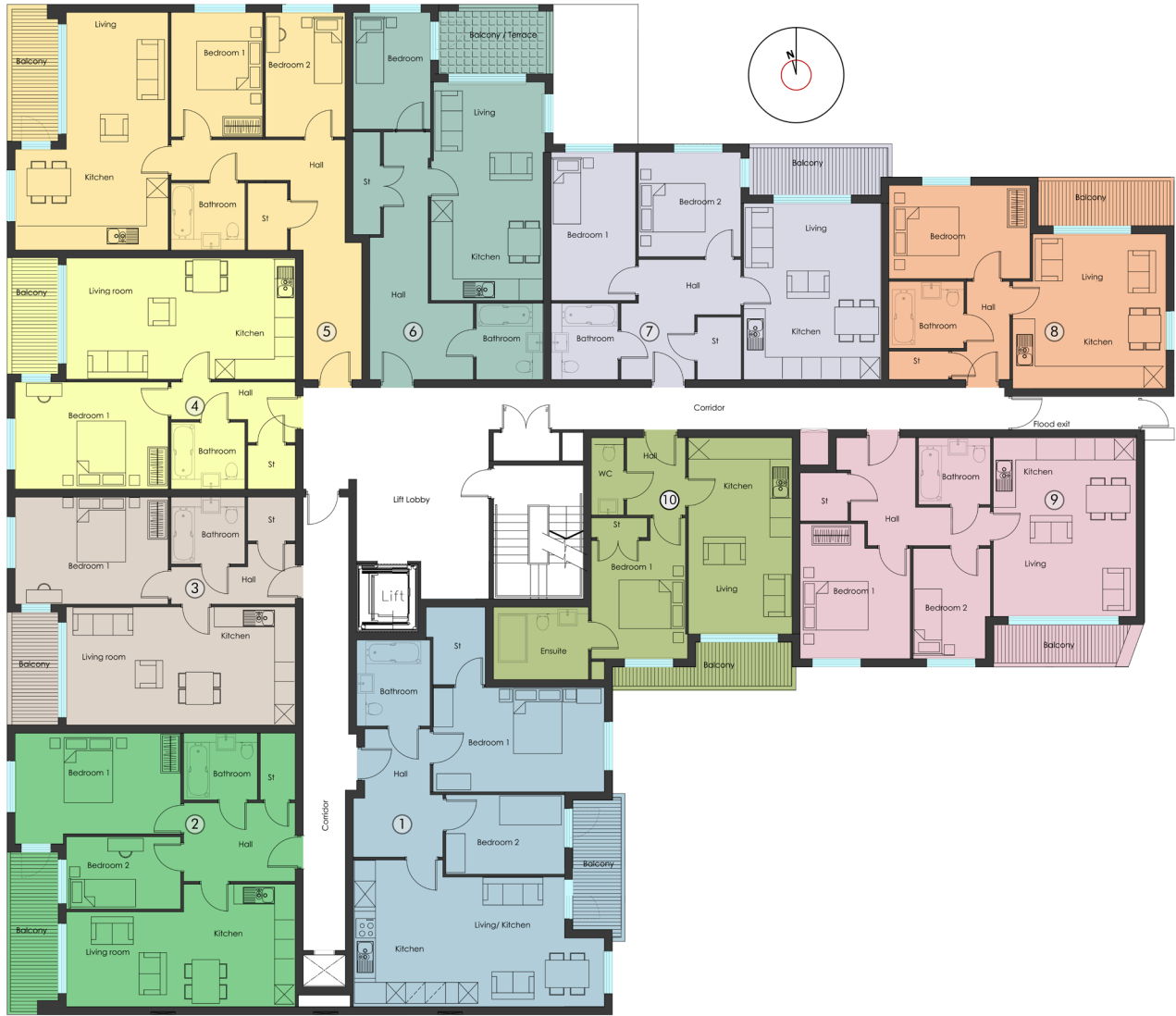
Total Area 61.0 m<sup>2</sup>/657 sqft

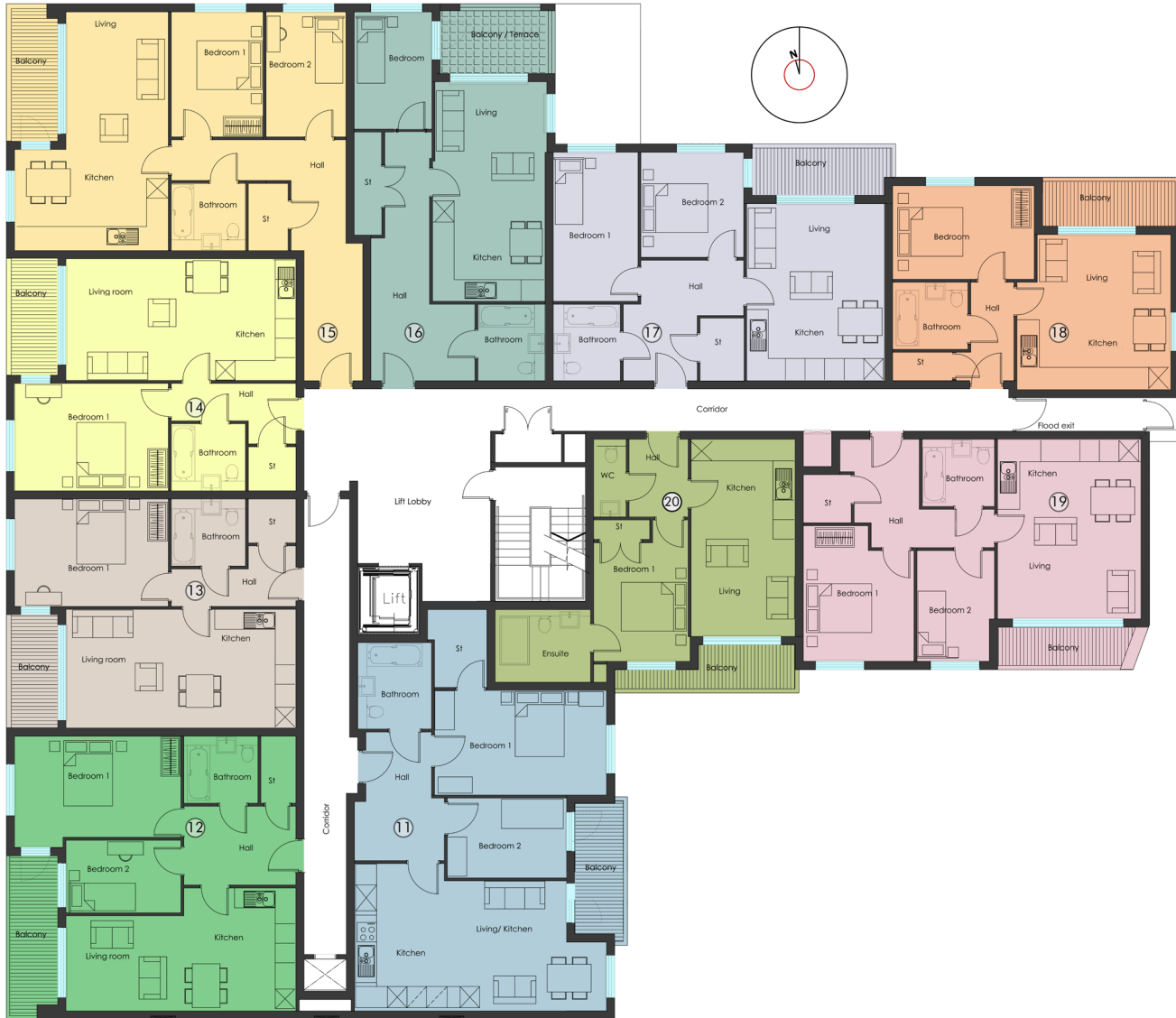
## Flat 10 - 1 Bed

Living / Kitchen	4402 x 5513
Bedroom 1	3395 x 3116

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Total Area 44.0 m<sup>2</sup>/474 sqft





# SECOND FLOOR

## Flat 11 - 2 Bed

Living / Kitchen 3194 x 6051  
Bedroom 1 2902 x 4340  
Bedroom 2 2382 x 3400

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Total Area 75.0 m<sup>2</sup>/802 sqft

## Flat 12 - 2 Bed

Living / Kitchen 7734 x 4526  
Bedroom 1 5279 x 3215  
Bedroom 2 3662 x 2450

---

Total Area 62.0 m<sup>2</sup>/667 sqft

## Flat 13 - 1 Bed

Living / Kitchen 7056 x 3778  
Bedroom 1 5103 x 3105

---

Total Area 53.0 m<sup>2</sup>/570 sqft

## Flat 14 - 1 Bed

Living / Kitchen 7056 x 3641  
Bedroom 1 4718 x 3299

---

Total Area 54.0 m<sup>2</sup>/581 sqft

## Flat 15 - 2 Bed

Living / Kitchen 7056 x 3641  
Bedroom 1 4718 x 3299  
Bedroom 2 3528 x 2230

---

Total Area 72.0 m<sup>2</sup>/775 sqft

## Flat 16 - 1 Bed

Living / Kitchen 4718 x 7326  
Bedroom 1 2820 x 3838

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Total Area 55.0 m<sup>2</sup>/592 sqft

## Flat 17 - 2 Bed

Living / Kitchen 7056 x 3452  
Bedroom 1 2820 x 6737  
Bedroom 2 2450 x 3838

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Total Area 63.0 m<sup>2</sup>/678 sqft

## Flat 18 - 1 Bed

Living / Kitchen 4225 x 5436  
Bedroom 1 2600 x 4572

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Total Area 54.0 m<sup>2</sup>/581 sqft

## Flat 19 - 2 Bed

Living / Kitchen 4225 x 5436  
Bedroom 1 3157 x 3222  
Bedroom 2 2450 x 3838

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Total Area 61.0 m<sup>2</sup>/656 sqft

## Flat 20 - 1 Bed

Living / Kitchen 4402 x 5513  
Bedroom 1 3395 x 3116

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Total Area 44.0 m<sup>2</sup>/474 sqft



# CALUMCOURT







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# THIRD FLOOR

## Flat 21 - 3 Bed

Living / Kitchen	4900 x 4024
Bedroom 1	3917 x 3502
Bedroom 2	3131 x 2808
Bedroom 3	3131 x 2774

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Total Area 81.0 m<sup>2</sup>/872 sqft

## Flat 22 - 1 Bed

Living / Kitchen	5292 x 5877
Bedroom 1	3756 x 3625

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Total Area 60.0 m<sup>2</sup>/646 sqft

## Flat 23 - 1 Bed

Living / Kitchen	4139 x 6737
Bedroom 1	2800 x 4394

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Total Area 54.0 m<sup>2</sup>/592 sqft

## Flat 24 - 2 Bed

Living / Kitchen	6835 x 5988
Bedroom 1	3325 x 3359
Bedroom 2	2399 x 3359

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Total Area 67.0 m<sup>2</sup>/721 sqft

## Flat 25 - 3 Bed

Living / Kitchen	4439 x 7058
Bedroom 1	2901 x 4340
Bedroom 2	2325 x 3220
Bedroom 3	2174 x 4130

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Total Area 79.0 m<sup>2</sup>/850 sqft

## Flat 26 - 1 Bed

Living / Kitchen	5344 x 4837
Bedroom 1	3428 x 5132

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Total Area 60.0 m<sup>2</sup> /646 sqft







# FOURTH FLOOR

## Flat 27 - 3 Bed

Living / Kitchen	4900 x 4024
Bedroom 1	3917 x 3502
Bedroom 2	3131 x 2808
Bedroom 3	3131 x 2774

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Total Area 74.0 m<sup>2</sup>/797 sqft

## Flat 28 - 1 Bed

Living / Kitchen	5292 x 5877
Bedroom 1	3756 x 3625

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Total Area 55.0 m<sup>2</sup>/592 sqft

## Flat 29 - 1 Bed

Living / Kitchen	4139 x 6737
Bedroom 1	2800 x 4394

---

Total Area 54.0 m<sup>2</sup>/581 sqft

## Flat 30 - 2 Bed

Living / Kitchen	6835 x 5988
Bedroom 1	3325 x 3359
Bedroom 2	2399 x 3359

---

Total Area 67.0 m<sup>2</sup>/721 sqft

## Flat 31 - 3 Bed

Living / Kitchen	4439 x 7058
Bedroom 1	2901 x 4340
Bedroom 2	2325 x 3220
Bedroom 3	2174 x 4130

---

Total Area 79.0 m<sup>2</sup>/850 sqft

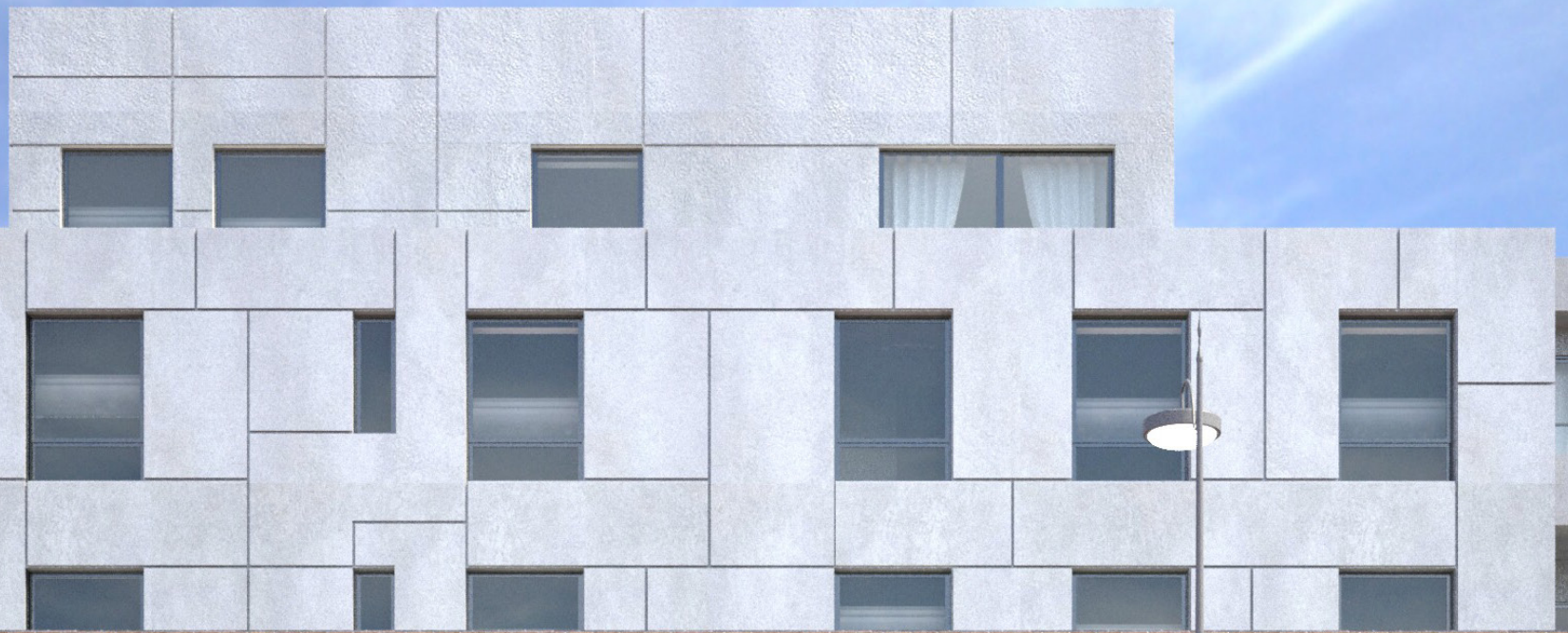
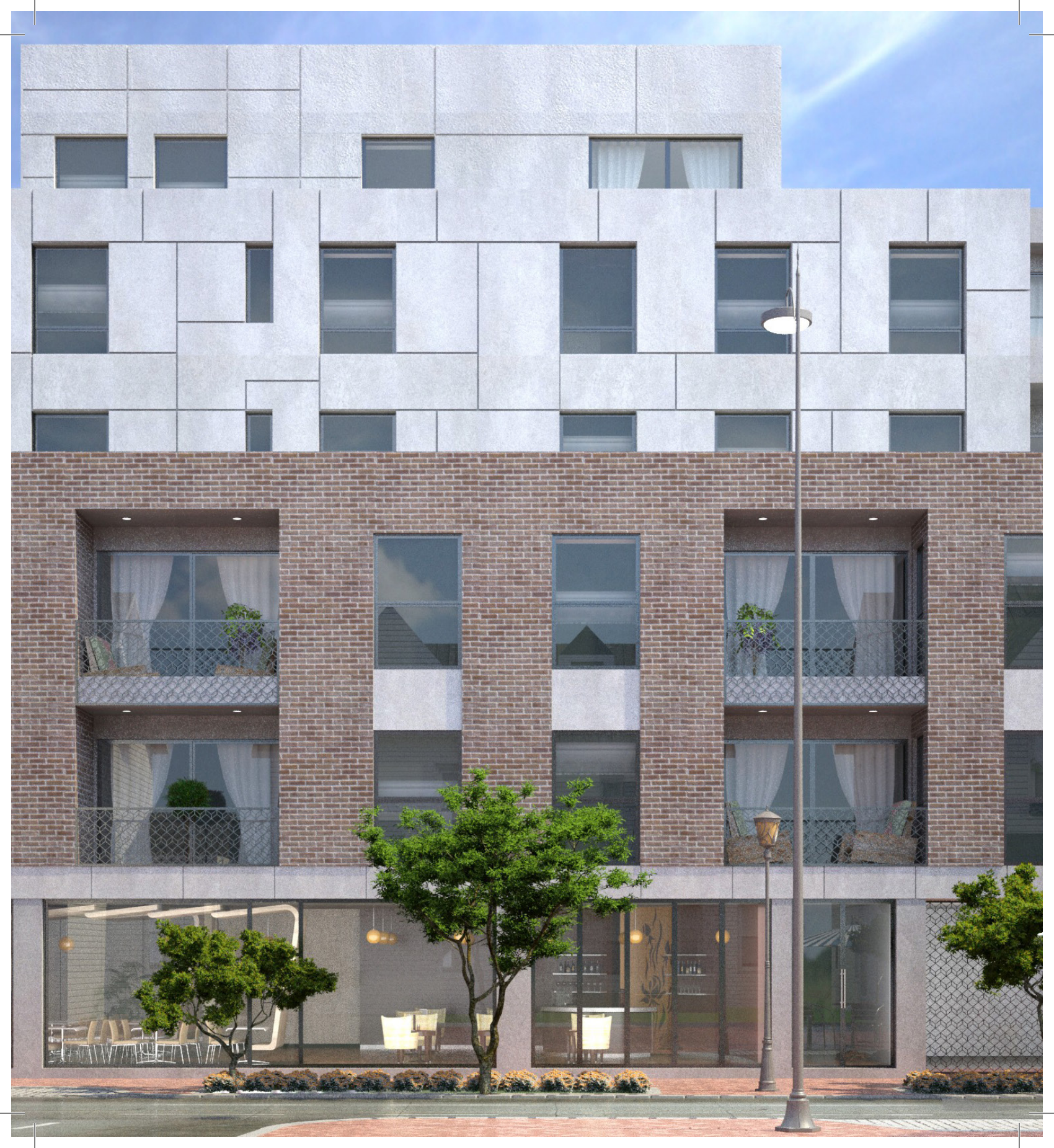
## Flat 32 - 1 Bed

Living / Kitchen	5344 x 4837
Bedroom 1	3428 x 5132

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Total Area 60.0 m<sup>2</sup>/645 sqft









Los Fuentes

# FIFTH FLOOR

## Flat 33 - 2 Bed

Living / Kitchen	3802 x 8839
Bedroom 1	3122 x 4479
Bedroom 2	3510 x 4479

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Total Area	71.0 m <sup>2</sup> /764 sqft
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## Flat 34 - 1 Bed

Living / Kitchen	6076 x 5988
Bedroom 1	3558 x 3549

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Total Area	51.0 m <sup>2</sup> /549 sqft
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## Flat 35 - 2 Bed

Living / Kitchen	4474 x 6136
Bedroom 1	4366 x 3132
Bedroom 2	2557 x 3381

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Total Area	66.0 m <sup>2</sup> /710 sqft
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## Flat 36 - 1 Bed

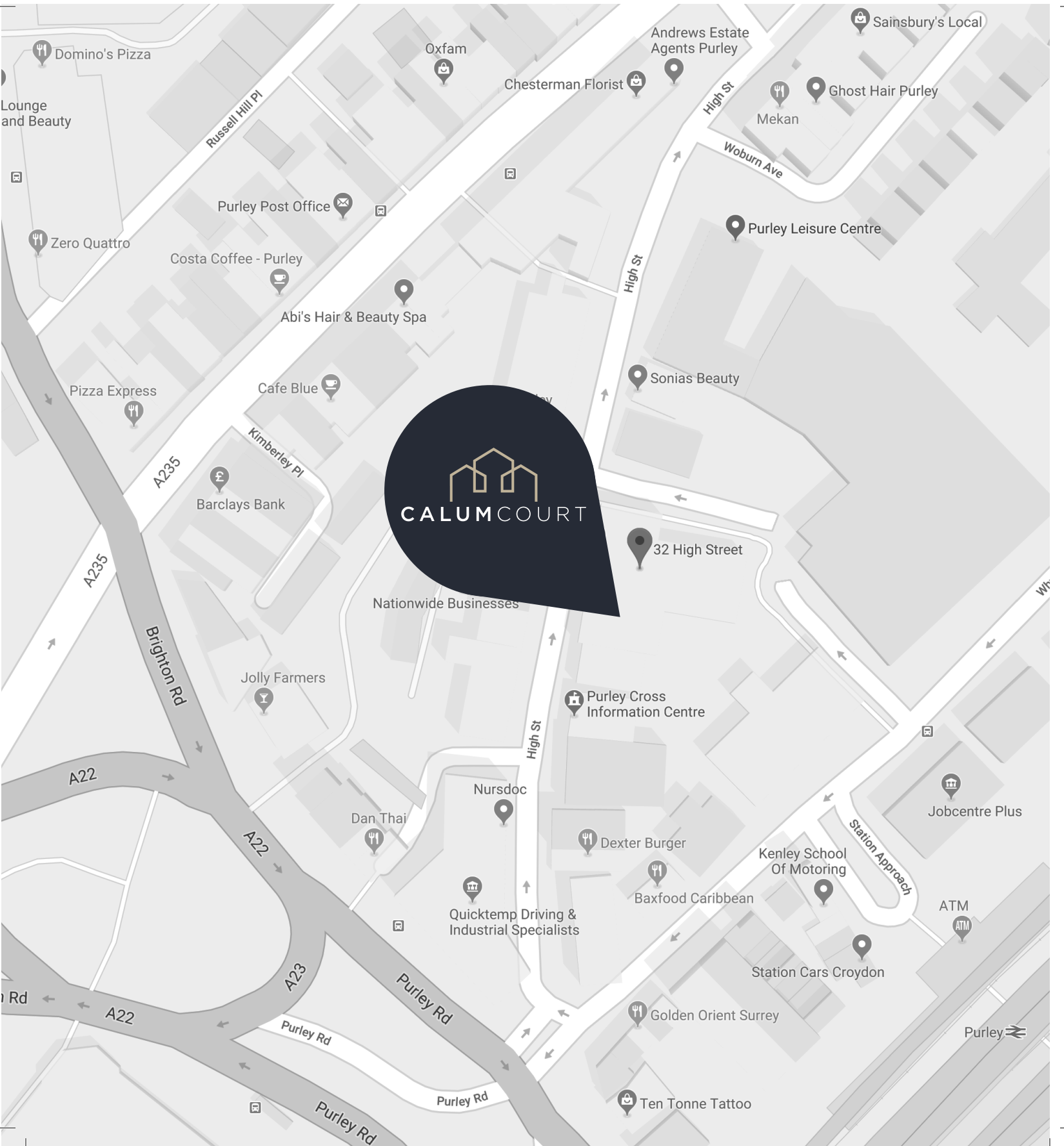
Living / Kitchen	4426 x 5729
Bedroom 1	3644 x 4340

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Total Area	53.0 m <sup>2</sup> /571 sqft
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# ABOUT FS PROPERTIES

FS Properties are a highly successful, independent, family-owned business based in the South East of England, with a corporate feel that's focused exclusively on land development and property management. The strategies we use are based on our passion for creating safe residential properties with optimal operating costs that represent an asset providing an excellent return on investment. We have always relied upon our own working capital to develop our property portfolio and it's an ethos that remains central to our business today.

With more than 35 years of experience in property-related sectors and fields, we are passionate about real estate. We are known within the industry for offering innovative and integrated solutions, using an ambitious, yet trustworthy approach. The fact that that we are not externally funded means that we enjoy the independence and freedom to operate according to our core beliefs.

We align ourselves with and develop our teams to include people who share our dedication to going the extra mile and who are equally passionate about property. We are proud to be able to say that we are viewed by many as outstanding in our field as investment, development and management market leaders.

Essentially, we have a dedication to high-quality real estate and everything it entails and there's nothing that fills us with more joy than watching our portfolio grow whilst providing premium living spaces for people to invest in and enjoy as residents. Our unique approach to property development and management has served us well and will continue to do so well into the future.







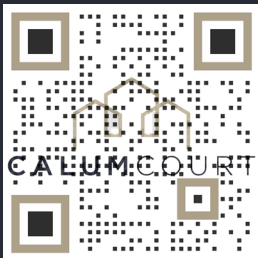






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