

POST
CARD



THE
Address

STATION ROAD, BELMONT, SURREY, SM2

AN OUTSTANDING COLLECTION OF ONE AND TWO BEDROOM APARTMENTS AND FOUR BEDROOM TOWN-HOUSES
FOR SHARED OWNERSHIP, SET WITHIN THE PRESTIGIOUS BELMONT, SUTTON DISTRICT.



CGI of 4 Bedroom home at The Address, Station Road, Belmont. This CGI is for guidance only and features shown may vary.

Perfectly Placed



The Address in Belmont is Optivo's latest signature development offering residents the opportunity to live in a desirable country-feel atmosphere of Surrey just 5.3 miles from central Croydon.

The Address is a thoughtfully laid out development ensuring privacy within a setting full of character and charm. SM2 is one of Sutton's most desirable postcodes covering a large scope of the Belmont district.

These beautifully designed homes comprising of 7 one-bedroom apartments, 7 two-bedroom apartments and 4 four-bedroom town houses in an area popular with families that want to enjoy a close community atmosphere and being close to modern conveniences.

Out and About

Your new home at The Address- Belmont is ideally located to give you the opportunity to explore all that the local area has to offer as well as being in close proximity to all local amenities.

Sutton proudly boasts the title of the 6th busiest shopping hub, which includes a mile-long high street so all your day to day needs are catered for.

The area has a fantastic choice of eateries from fine dining to bistro pubs including the Haweli of Belmont which is a popular 5-star dining establishment amongst local residents and visitors.

A BREATH OF FRESH AIR

The area considered the Suburbia of Sutton also has vast greenery and parks for you to enjoy with your family. The Belmont Park is less than 2 miles away from the development and visitors can enjoy the use of a ball park, table tennis, designated picnic area and a youth centre.



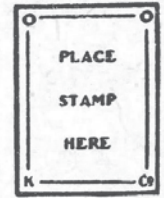


A scenic autumn landscape featuring trees with yellow and green foliage, a grassy field, and a path. A large blue rectangle is overlaid on the center of the image, containing the text "YOUR NEW AREA OFFERINGS" in white, bold, sans-serif capital letters.

YOUR NEW AREA OFFERINGS



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All images are for illustrative purposes only and of typical Optivo finish.

Your New Home

Our architects and interior designers have come together to build and create your home to our exceptionally high standards with you in mind. We ensure that every home is given the same attention to detail as we would lavish on our own homes, giving it a more personal and homely touch...

WE LAY THE FOUNDATION, YOU BUILD THE MEMORIES

We know how important it is to be comfortable and happy in your home and environment. You can have the peace of mind that you are in safe hands of one of the biggest housing providers in the UK who are responsible for housing many families and helping them create those perfect and lasting memories.



DAY NURSERY



Kings Rd

Belmont Rd

BELMONT PARK



STATION LINE

STATION WALK WAY

CONSERVATION CLUB



CHEMIST



tion Rd

Kings Rd

Belmont Rd

Bradley Cl

Pelton Ave

B2230

Station Rd

California Cl

The Crescent

Station Rd

Station Rd



BELMONT STATION

Station Approach

Downs Rd

Station Rd

Station Rd

Downs Rd

Commonside Cl



The Address

SAT NAV LOCATION:
SM2 6BH

Commonside Cl

Brighton Rd

Queens Rd

e Crescent

***FROM SUTTON STATIONS**

**TO
SUTTON
STATION**
5 MINS



***TO
LONDON
BRIDGE**
43 MINS



***TO
BLACKFRIARS
STATION**
50 MINS



***TO
FARRINGDON
STATION**
54 MINS



Duration, times and distances are approximate and are taken from maps.google.com

Transport

**VICTORIA
STATION**
45 MINS



**ST.
PANCRAS**
59 MINS



From [Belmont](#) Station, trains take about 45 minutes to [Victoria](#).

Thameslink services reach St Pancras International in about an hour, although many commuters change at Wimbledon for Waterloo.

**SUTTON
COMMON**
55 MINS



..... [Sutton Common](#) has trains to London Bridge taking around 55 minutes.

**SUTTON
BELMONT
WEST SUTTON**
ZONE 5



..... [Sutton](#), [Belmont](#) and [West Sutton](#) stations are placed within [Zone 5](#) of the travel hub.



**HARD
&
BE NICE
PEOPLE**

PENGUIN
BOOKS

**THE GREAT
GATSBY**

F. SCOTT FITZGERALD

NOV 1925

That was of a man who had enough money to buy the

✈️
LUGGAGE TAG

157-089

DESTINATION

LONDON

LONDON

2

QA

DALÍ

EAT DRINK NAP

05

PATCHOULI

GENERAL

- Apartments: Engineered wood flooring to Kitchen / Living area. Soft cut-pile fitted carpet to bedrooms and hall-way
- Town-houses: Engineered wood flooring to Kitchen / Dining area. Soft cut-pile fitted carpet to Living room / Lounge, Bedrooms, Hallways and Stairs
- Double glazed windows throughout
- Private balcony to all apartments. Private Garden to all Town-houses
- Gas boiler to each property
- Thermostat controlled central heating
- Landscaped communal areas
- Television: terrestrial and satellite points with SkyQ provisions to living room*
- Landline telephone and fibre optic data points in key areas*
- Secure cycle store
- 1 allocated parking space to all apartments and 2 allocated parking space to all apartments Town-houses*
- Garden shed to all houses

SECURITY+PEACE OF MIND

- Video intercom entry system to all apartments
- Wired smoke, heat and carbon monoxide detectors to all homes
- Dedicated fire protection measures, smoke detectors, sounders and automatic opening ventilation within communal areas
- Secure on-site bicycle storage facilities for apartments
- 125 Years lease
- 12 Year NHBC warranty

BATHROOM

- Contemporary, brilliant white style sanitary ware and bath
- Hansgrohe EcoSmart thermostatic wall mounted over-bath shower
- Hansgrohe single lever basin mixer tap
- Single curved glass bath screen
- Polished chrome heated towel rail
- Dark grey slate colour tiles to flooring in bathrooms
- White wall tiles with glass mosaic accent border in bathrooms
- Recessed LED down lights

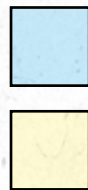
KITCHEN

- Contemporary handle-free gloss kitchen cabinets in Luna Beige with under cabinet lightings
- Rustic stone design laminate work surface and matching upstand
- Single lever easy-handle sink mixer tap in steel
- Integrated appliances:
 - Multi-function stainless steel oven with easy-clean enamel interior with extractor hood
 - Stainless steel gas hob with matching splashback
 - Fridge freezer
 - Dish-washer
 - Washer / Dryer

*Service providers connection/ installation fee's may apply. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications and any dimensions are supplied as a guide. Optivo reserves the right to amend the specification, layout and dimensions as necessary without notice. Each property is allocated with 1 parking space. Parking spaces cannot be exchanged, sub-let, sold or purchased additionally. Residents will not be entitled to transfer or apply for residents permit through the borough council.

THE CRESCENT

VEHICLE ACCESS



14 Apartments
4 Town Houses

STATION ROAD

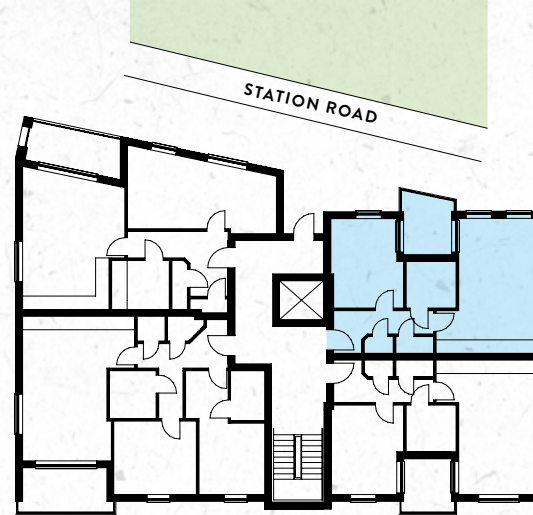
TRAIN TRACKS

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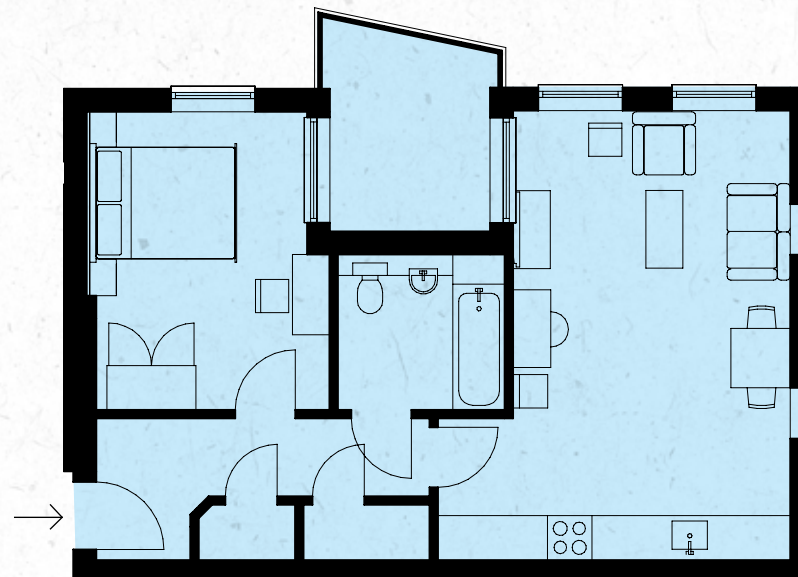
1 *Bedroom Apartments*

Type 1

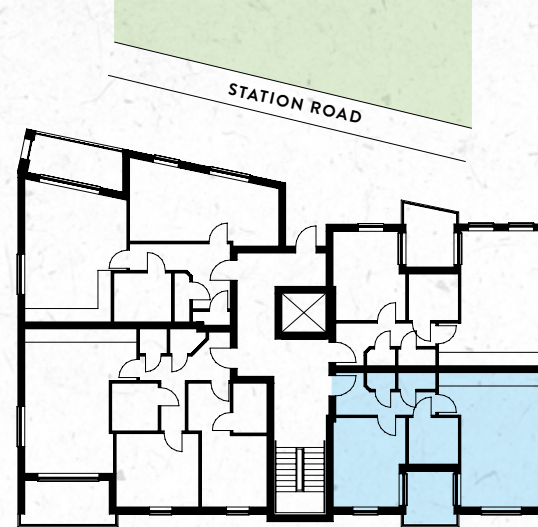


1 BEDROOM APARTMENT

Apartments	4	8	12
Floor	Upper Ground	1st	2nd
Total internal area	51.3m ² / 552ft ²		
Living / Dining / Kitchen	6.05m x 4.75m		
Bedroom	4.02m x 2.97m		
Bathroom	2.24m x 2.09m		

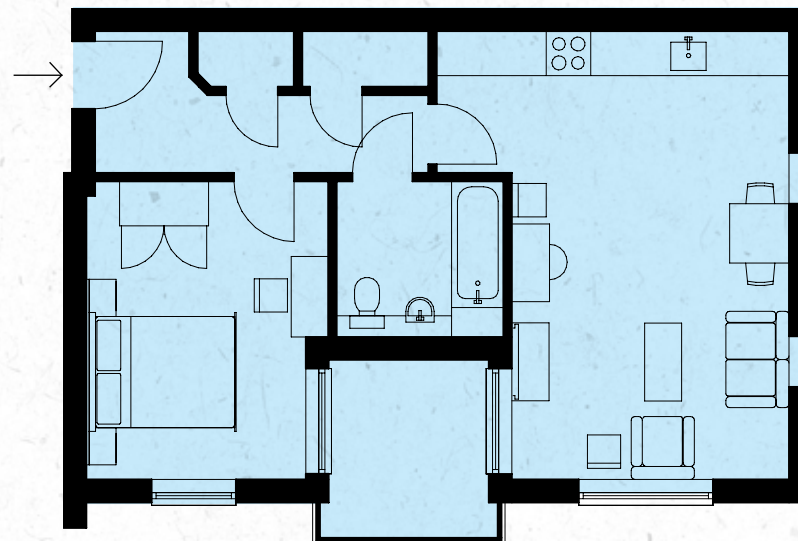


Type 2

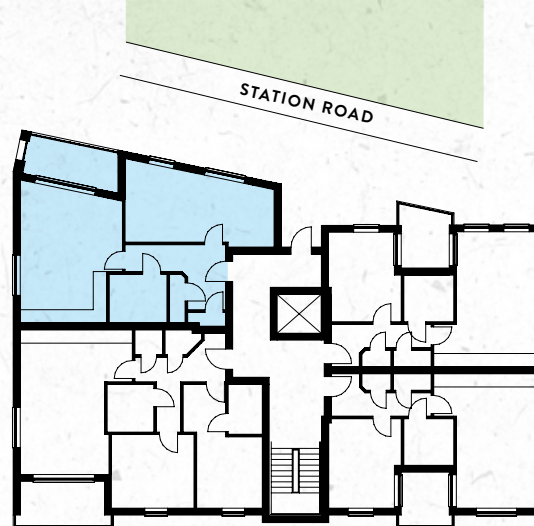


1 BEDROOM APARTMENT

Apartments	3	7	11
Floor	Upper Ground	1st	2nd
Total internal area	51.8m ² / 558ft ²		
Living / Dining / Kitchen	6.04m x 4.76m		
Bedroom	4.02m x 3.28m		
Bathroom	2.24m x 2.09m		

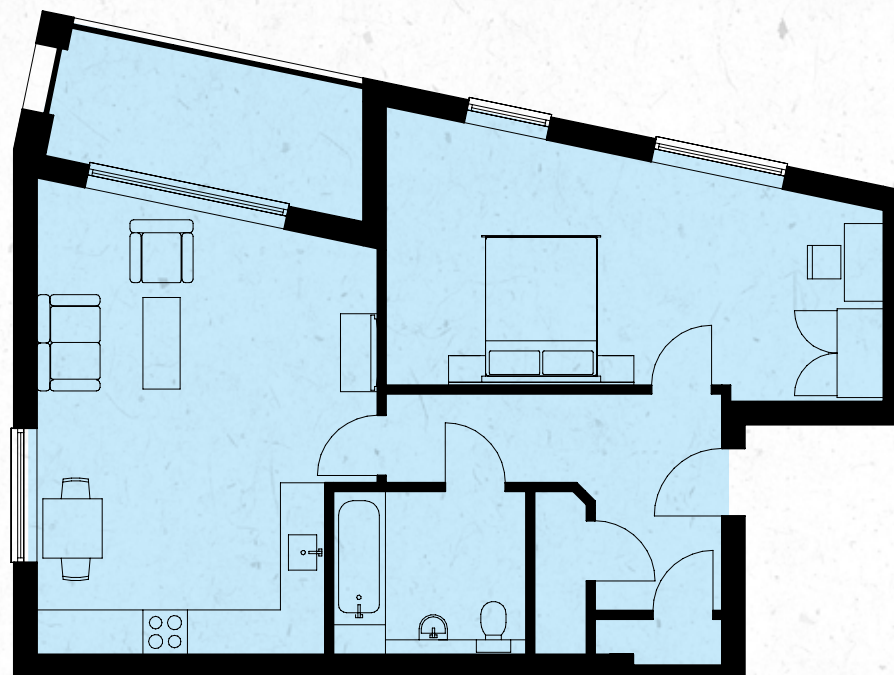


Type 3



1 BEDROOM APARTMENT

Apartments	1
Floor	Upper Ground
Total internal area	65.7m ² / 707ft ²
Living / Dining / Kitchen	6.70m x 3.71m
Bedroom	5.72m x 3.85m
Bathroom	2.58m x 2.18m

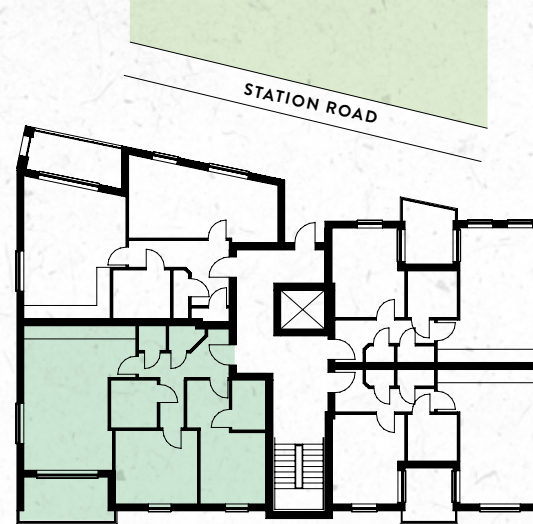


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2 *Bedroom Apartments*

Type 4

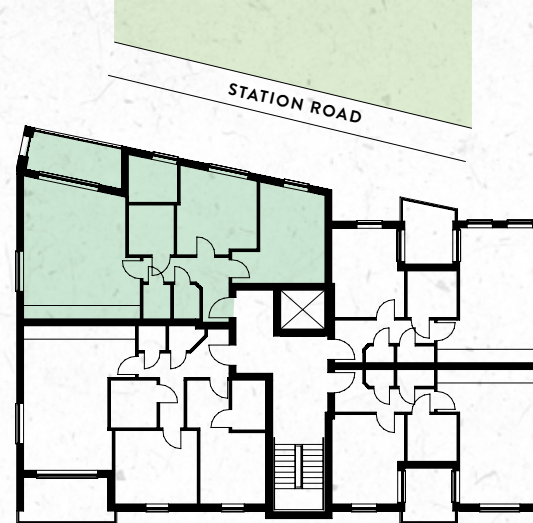


2 BEDROOM 2 BATHROOM APARTMENT

Apartments	2	6	10
Floor	Upper Ground	1st	2nd
Total internal area	77.3m ² / 832ft ²		
Living / Dining / Kitchen	6.95m x 5.04m		
Master bedroom	3.70m x 3.31m		
En suite	2.24m x 1.53m		
Bedroom 2	5.58m x 2.95m		
Bathroom	2.14m x 2.09m		

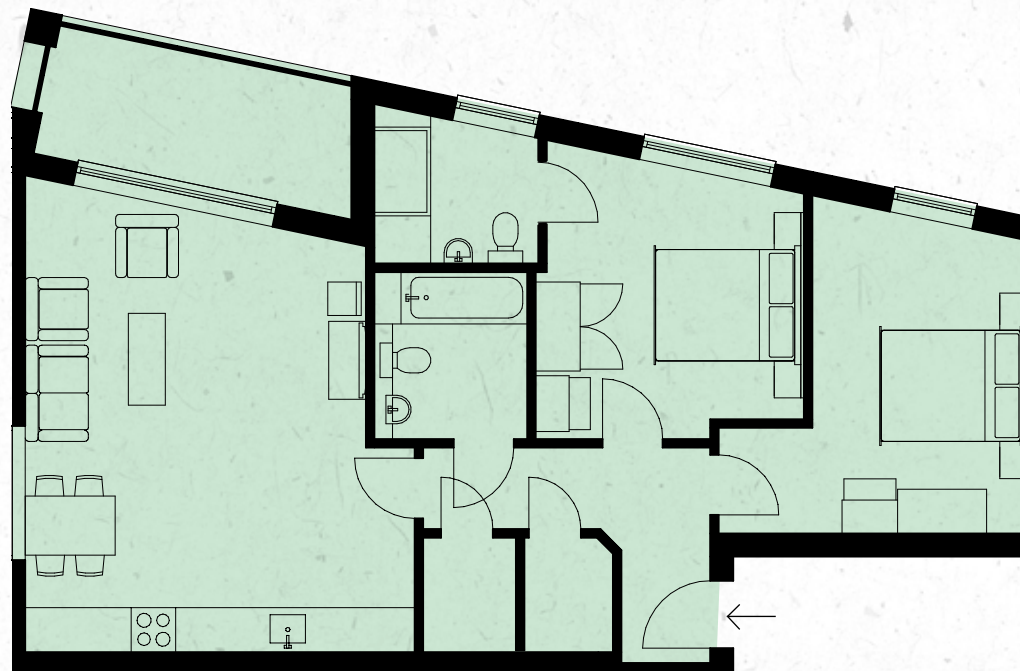


Type 5

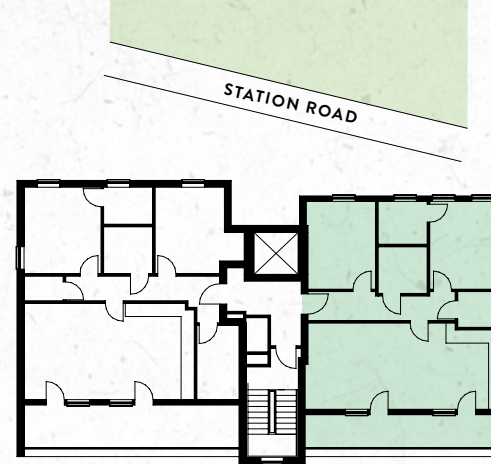


2 BEDROOM 2 BATHROOM APARTMENT

Apartments	5	9
Floor	1st	2nd
Total internal area	77.5m ² / 834ft ²	
Living / Dining / Kitchen	6.30m x 5.29m	
Master bedroom	4.00m x 3.45m	
En suite	2.24m x 1.53m	
Bedroom 2	4.32m x 4.20m	
Bathroom	2.14m x 2.09m	

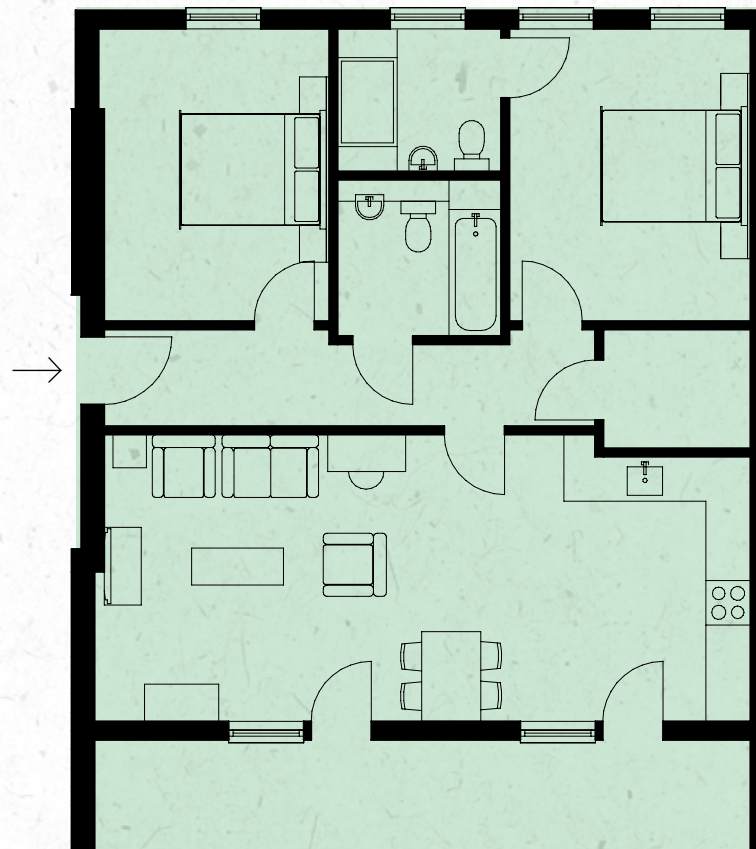


Type 6

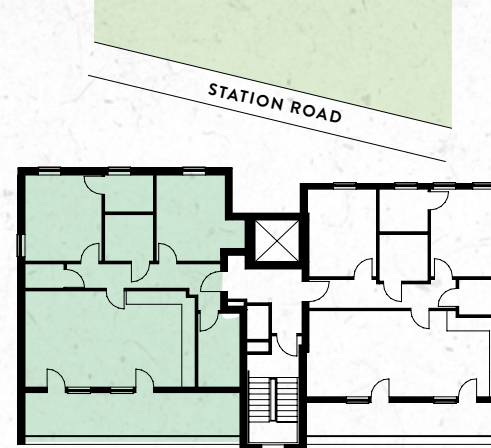


2 BEDROOM 2 BATHROOM APARTMENT

Apartments	14
Floor	3rd
Total internal area	81.4m ² / 876ft ²
Living / Dining / Kitchen	8.84m x 3.57m
Master bedroom	3.92m x 3.23m
En suite	2.10m x 1.90m
Bedroom 2	3.92m x 3.05m
Bathroom	2.19m x 2.10m

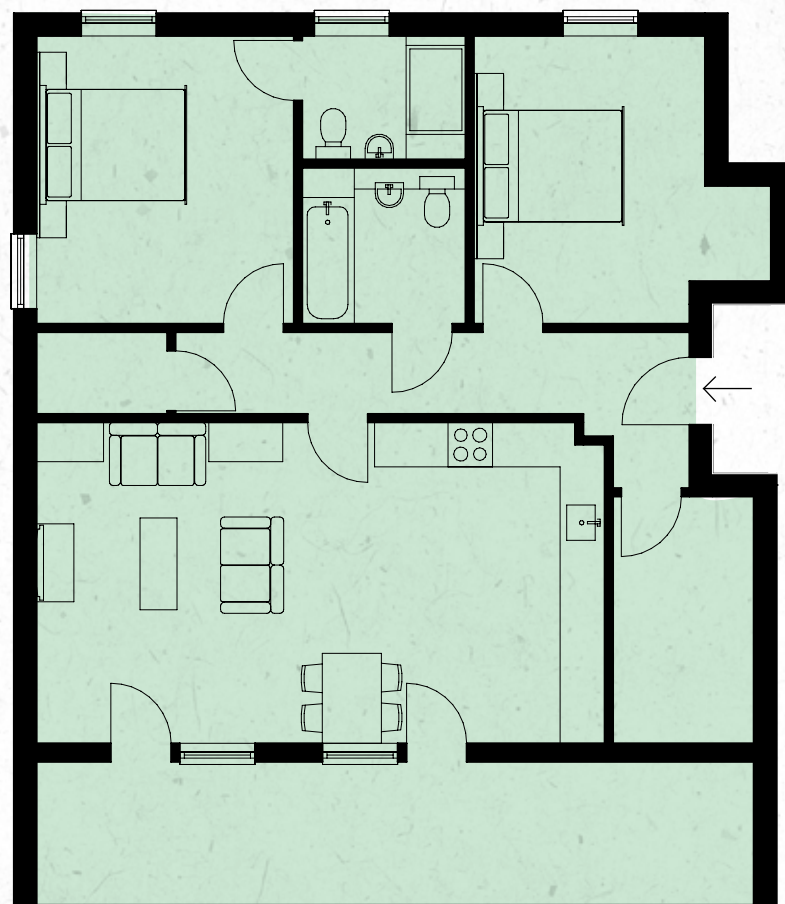


Type 7



2 BEDROOM 2 BATHROOM APARTMENT

Apartments	13
Floor	3rd
Total internal area	89.50sqm / 963ft ²
Living / Dining / Kitchen	7.71m x 4.33m
Master bedroom	3.93m x 3.50m
En suite	2.20m x 1.70m
Bedroom 2	4.14m x 3.93m
Bathroom	2.19m x 2.10m
Store room	3.35m x 1.90m



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4 Bedroom Houses

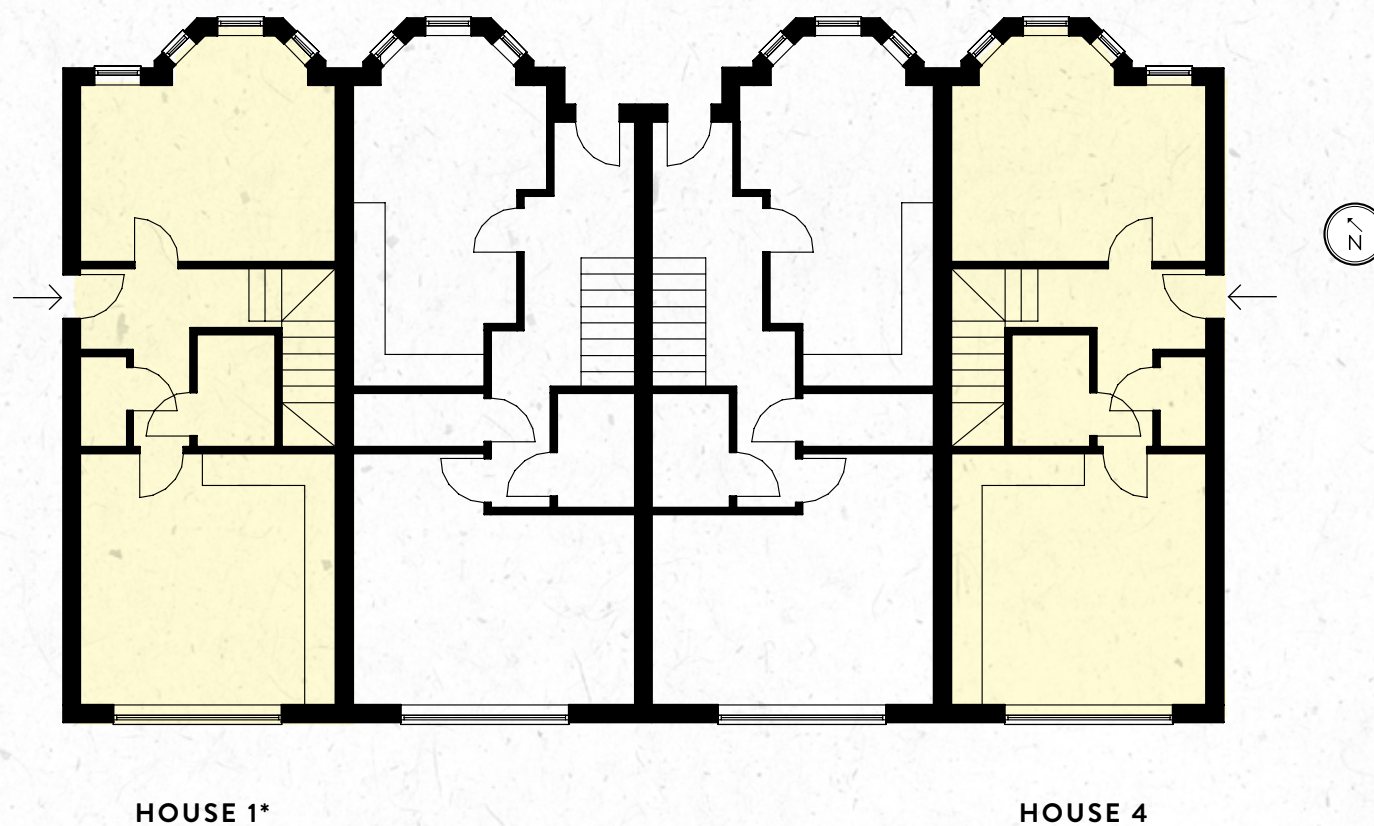


Type 8

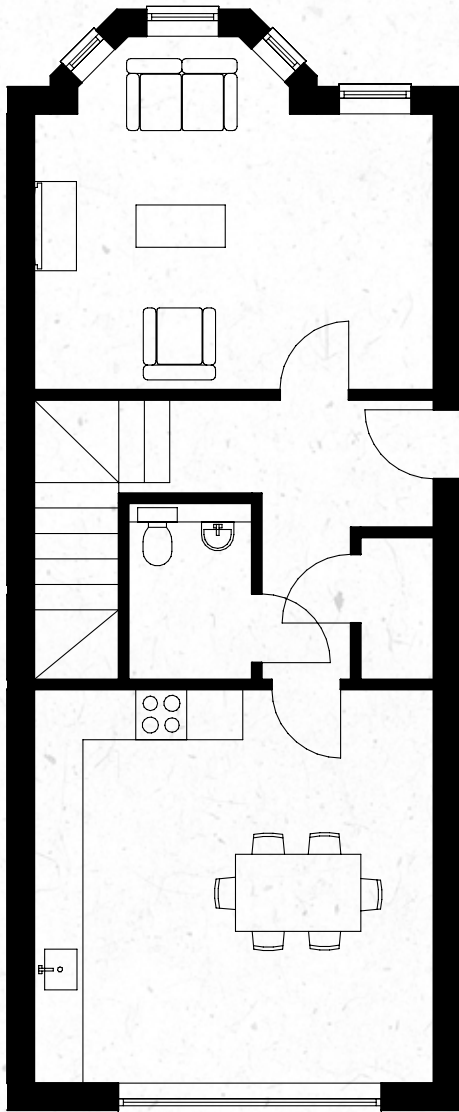
TOWN-HOUSES 1 + 4 / Layout

HOUSES 1 + 4 4 Bedroom, 2 Bathroom

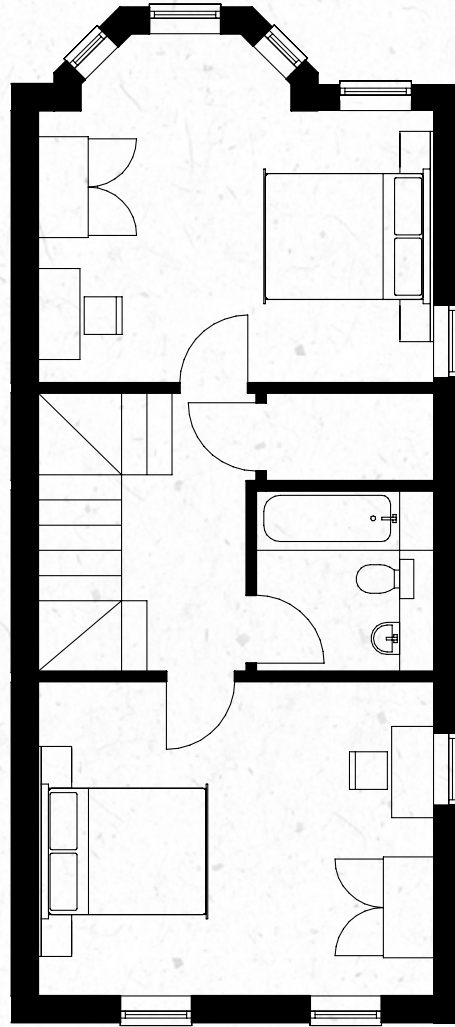
Houses	1	4
Total internal area	147.9m ² / 1592ft ²	
Living / Lounge	4.72m x 4.62m	
Kitchen / Dining	4.47m x 4.13m	
Ground floor WC	2.07m x 1.44m	
Bedroom 1 (1st floor)	4.71m x 4.16m	
Bedroom 2 (1st floor)	4.71m x 3.72m	
Bathroom	2.12m x 2.10m	
Bedroom 3 (2nd floor)	4.71m x 3.36m	
Bedroom 4 (2nd floor)	4.72m x 2.78m	
Bathroom	2.13m x 1.86m	



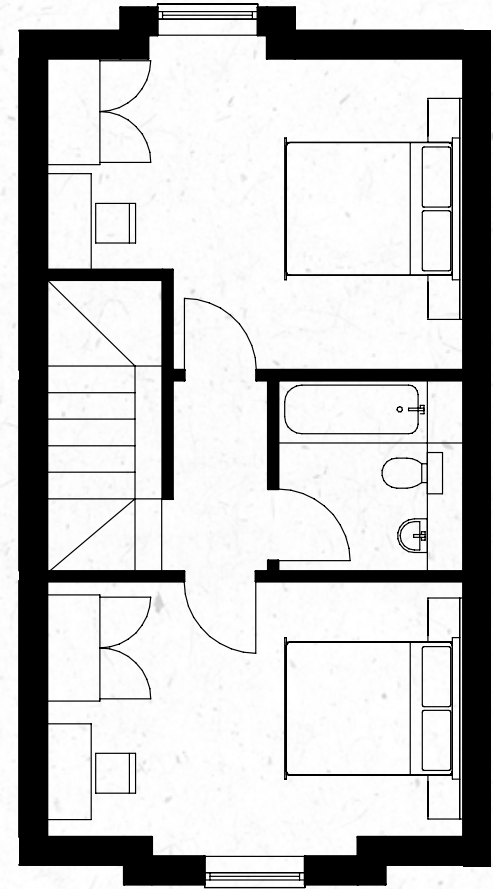
*Floorplans are mirrored



Level G



Level 1



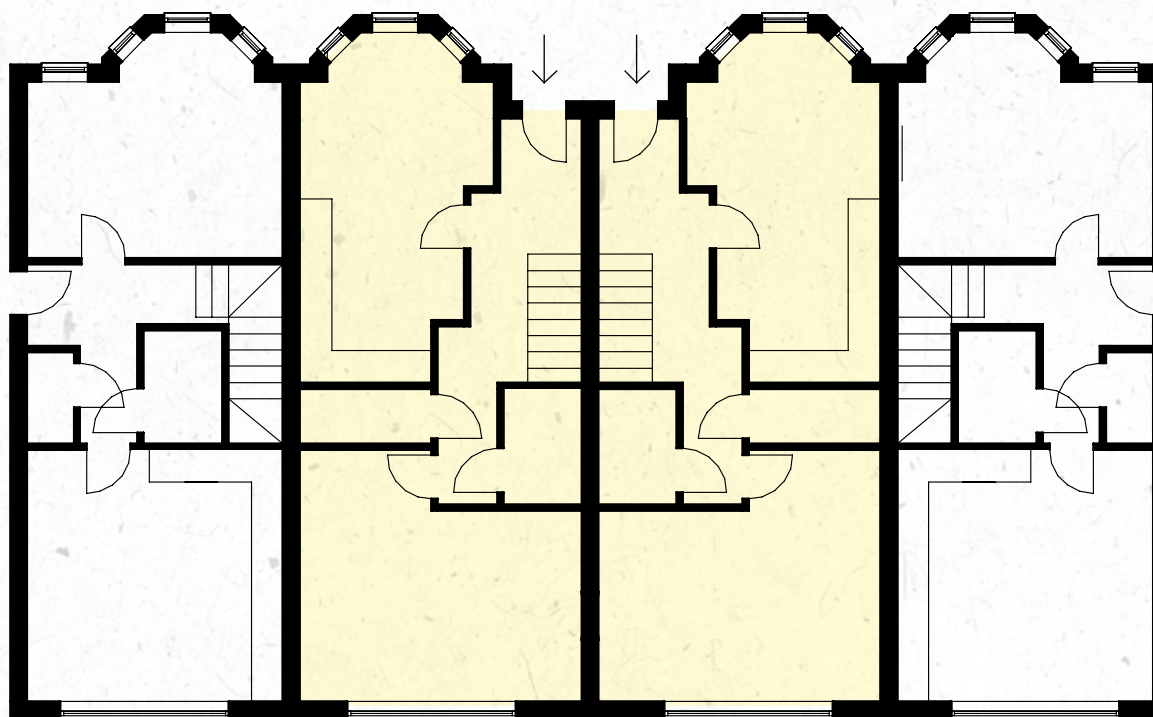
Level 2

Type 9

TOWN-HOUSES 2 + 4 / Layout

HOUSES 2 + 3 4 Bedroom, 2 Bathroom, Additional WC

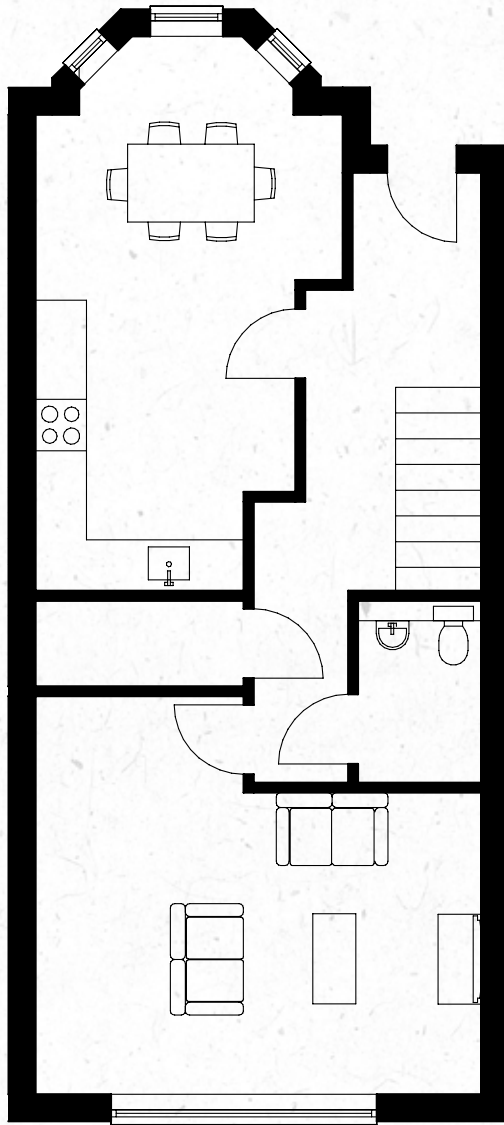
Houses	2	3
Total internal area	160m ² / 1722ft ²	
Living / Lounge	5.21m x 4.64m	
Kitchen / Dining	6.47m x 3.57m	
Ground floor WC	2.10m x 1.46m	
Bedroom 1 (1st floor)	5.19m x 4.15m	
Bedroom 2 (1st floor)	5.19m x 3.74m	
Bathroom	2.14m x 2.09m	
Bedroom 3 (2nd floor)	5.19m x 3.53m	
Bedroom 4 (2nd floor)	5.19m x 2.85m	
Bathroom	2.14m x 2.09m	



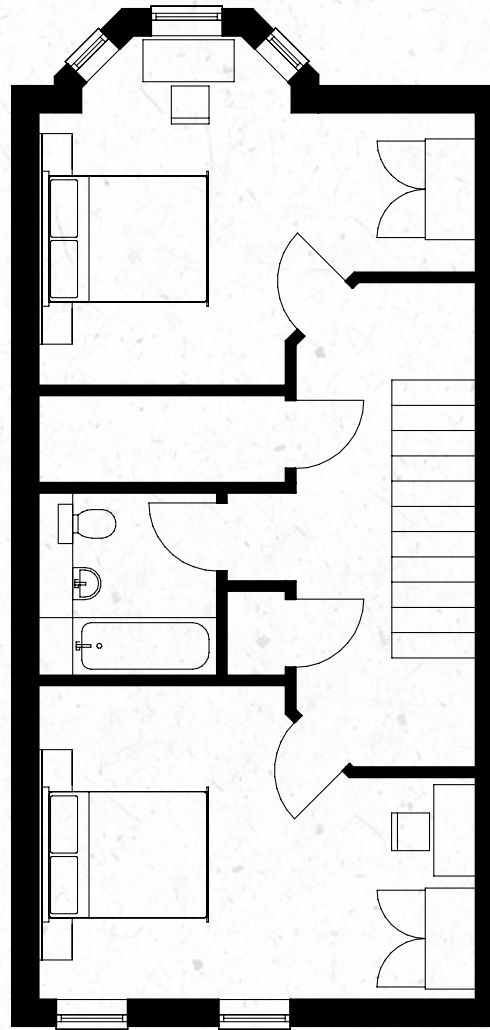
HOUSE 2 *

HOUSE 3 *

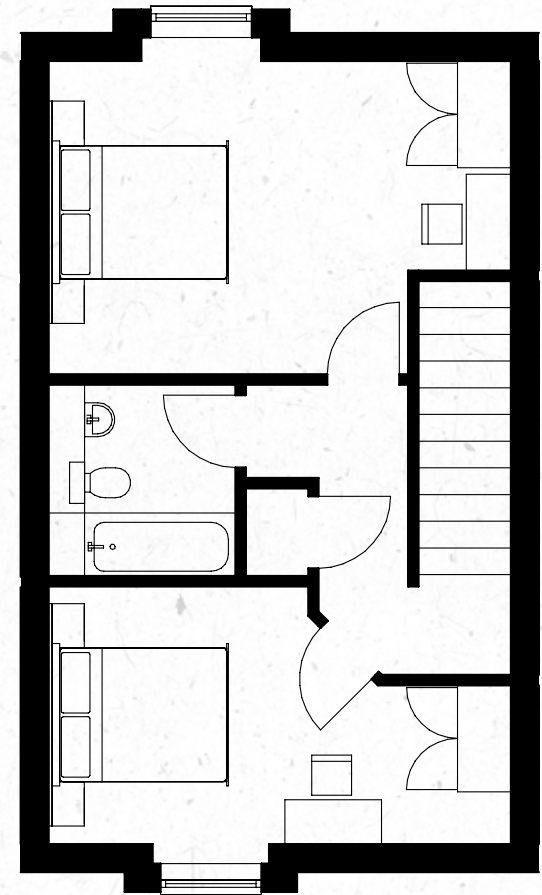
*Floorplans are mirrored




Level G



Level 1



Level 2



WHAT IS SHARED OWNERSHIP?

The Shared Ownership Scheme is an excellent initiative introduced to help first time buyers get onto the property ladder.

The dynamics are simple: you purchase between 25% - 75% share* of your home and pay a subsidised rent on the remaining. It's possible to buy additional shares as and when you can afford – and you may find your mortgage and rental payments are less than renting privately*.

A key advantage to this scheme is that by part owning your property, you have a security of tenure that renting cannot offer. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. Depending on your circumstances you may still be eligible.

You can buy with confidence from Optivo, one of the UK's largest housing providers, committed to creating safe, sustainable communities and helping residents make the most of their lives.

To be eligible for Shared Ownership the following criteria must be met:

- **You must** be 18 years and older
- **You cannot** afford to buy a suitable home for your needs on the open market
- **You will** need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage
- **Your annual household income must** be less than £90,000
- **You must** be a first-time buyer or soon no longer a home owner

Get in touch with Optivo sales team for full details and eligibility

*** Minimum share purchasable for apartments: between 35% - 75%. Minimum share purchasable for Town-houses: 25% - 75%. Purchasers can staircase to full ownership. Subject to affordability. Criteria's may apply. Get in touch with Optivo sales team for full details and eligibility criteria.**

POST
CARD



The particulars within this document are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. All images and CGI in this brochure are for illustrative purposes only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Furniture, kitchen and bathroom layouts shown are indicative only. All apartments and homes are offered with whitewashed walls. Please be sure to check the plans and specification with a member of the Optivo sales team. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: March 2019. Design by: troov Media

FOR MORE INFORMATION

SALES@OPTIVO.ORG.UK

0800 012 1442



**BUILDING HOMES
MAKING PLACES
ENHANCING LIVES**