



ADMIRAL COURT

CR0 4GF



redloft



Computer generated image is indicative only and can be subject to change.

WELCOME

to Admiral Court

South of London's City centre,
Admiral Court is located just
outside the hustle and bustle of
vibrant Croydon and is perfectly
placed for living, leisure and work.

PREMIUM

1 and 2 bedroom apartments

The superb range of 1 and 2 bedroom apartments have all been individually designed to the highest standards of contemporary taste, incorporating premium specifications and brands with a reputation for both performance and aesthetics. This, combined with stunning panoramic views, make Admiral Court a truly spectacular development.



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Introducing CROYDON

Admiral Court is situated close to Croydon and its abundant transport choices. Jump on a train from East Croydon station and arrive at Gatwick Airport or London Bridge in just 15 minutes* or access the M25 by car.

Croydon has really taken off with business, shopping and leisure amenities and is now the place to be! To add to this vibrant London town, the Mayor of London has already committed £1 billion towards ensuring a flourishing future for Croydon. Investment is transforming Croydon into one of London's fastest growing economies with many companies relocating to the new offices being built thanks to the transport links and luxury living. Croydon also benefits from the new Box Park as a social and dining destination with its many restaurants. Westfield Shopping Centre will flood Croydon with many well-known retail brands such as John Lewis, Waitrose and Next.

The Masterplan for Croydon will bring new homes, retail development, leisure amenities, office/business space, along with new transport links and improved public spaces. The objective is to put Croydon firmly on the map as a world-class metropolitan centre.

*Train times taken from www.nationalrail.co.uk





Elegant
INTERIORS

The elegantly designed interiors have been brought together with luxurious fixtures and fittings. The modern design has large windows to maximise natural light and provide stunning, far reaching views across Croydon, creating the perfect space for both relaxation and entertaining.



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High-quality
KITCHENS

The high-quality fitted kitchens include a full range of BOSCH and Prima appliances and both flooring and finishes have been carefully selected from premium ranges. Everything you need to immediately feel at home.

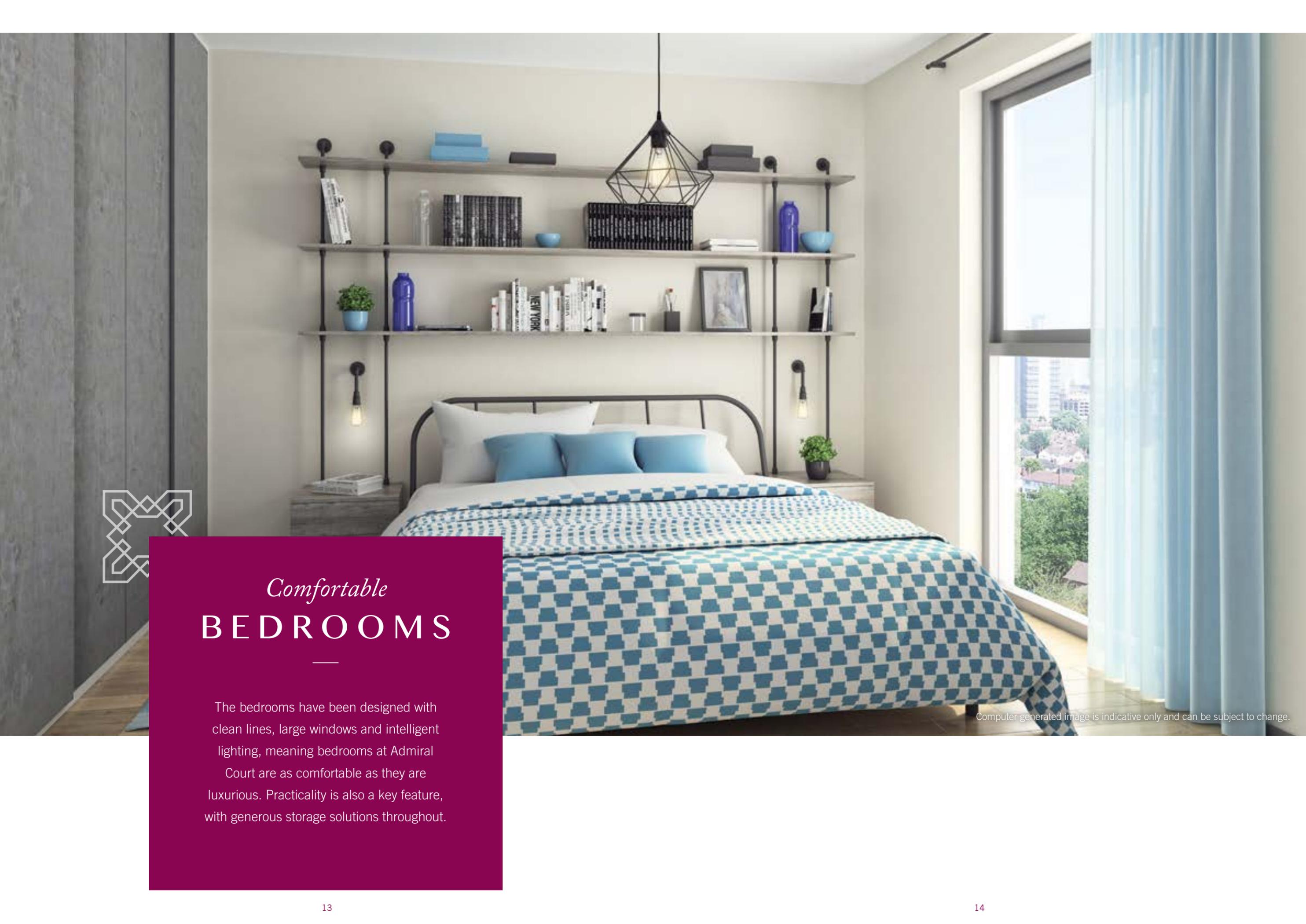
Computer generated image is indicative only and can be subject to change.



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Living SPACE

The architects have designed an interior that is clean and modern. The high-quality finish, combined with generous proportions make it a truly luxurious space.



Comfortable
BEDROOMS

The bedrooms have been designed with clean lines, large windows and intelligent lighting, meaning bedrooms at Admiral Court are as comfortable as they are luxurious. Practicality is also a key feature, with generous storage solutions throughout.

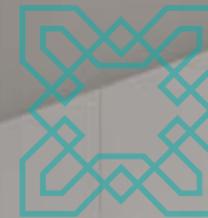
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BATHROOMS

The bathrooms at Admiral Court have been designed with luxury in mind. Quality tiles and finishes combined with stunning contemporary sanitaryware provide a stylish hotel-like feel.



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It's all in the **DETAILS**

ECONOMY AND EFFICIENCY

Nest Heating system

ATAG IC Economiser 27/35 PLUS boiler

High-quality aluminium radiators for instant heat with no rust and/or maintenance

Polypropylene fusion joined pipes to prevent potential leaks and for maximum efficiency

LUXURY

BOSCH and Prima appliances

Wi-Fi Booster System and Wi-Fi CCTV system

Multi-view aerial connection

Powder coated floor to ceiling windows for maximum light and views with no maintenance

Brushed Nickel door handles

Dark grey towel rail

Contemporary sanitaryware and taps

Specification correct at time of going to print, but is subject to change without notice. Please speak to a member of our Sales Team for more details.

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View of
CROYDON

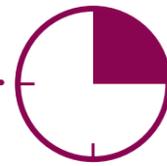
Local area photography is indicative only



*Croydon to:



Clapham Junction
9 mins



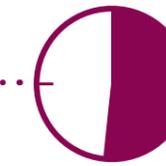
Gatwick Airport
15 mins



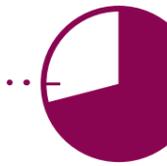
London Victoria
16 mins



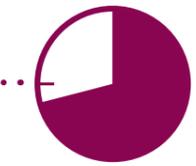
London Bridge
17 mins



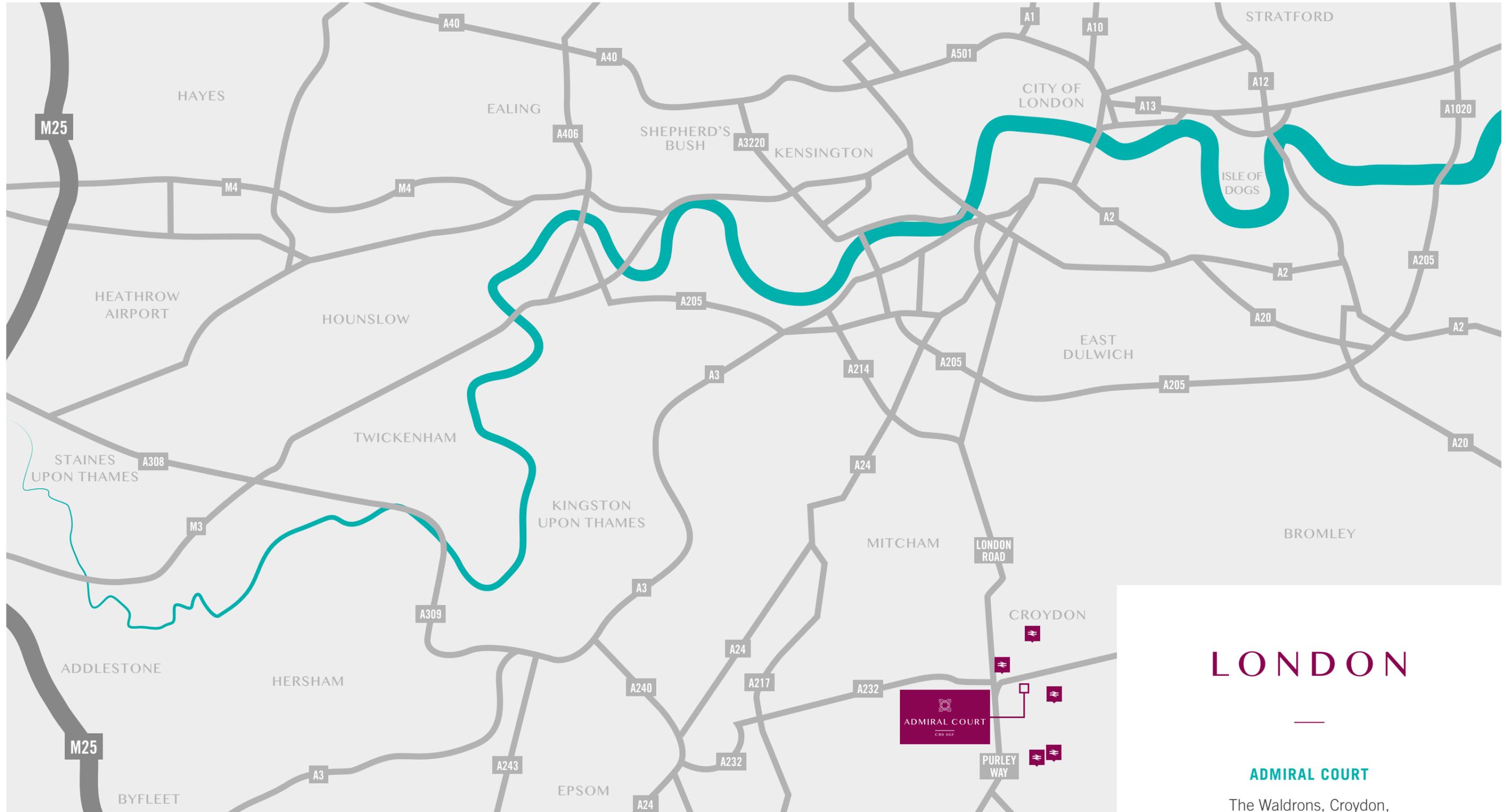
Canary Wharf
32 mins



Brighton
42 mins



King's Cross
St Pancras International
42 mins



LONDON

ADMIRAL COURT

The Waldrons, Croydon,
London, CR0 4GF

London

HELP TO BUY

Putting property ownership within reach of those who thought they couldn't afford to own their own home. London Help to Buy: Equity Loan* is a Government-backed equity loan for first-time buyers inside Greater London. Worth up to 40% of the purchase price. London Help to Buy enables buyers to purchase a new home with a deposit of only 5% and a mortgage for the remaining 55% of the purchase price.

Those already using London Help to Buy have been able to purchase our apartments with a salary starting from £38,000 as a single person or £20,000 each if purchasing as a couple.

TYPICAL EXAMPLE:

5% deposit	£20,250
40% equity loan	£162,000
55% mortgage	£222,750

TOTAL COST OF YOUR HOME £405,000

*London Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a London Help to Buy: Equity Loan at www.helptobuy.gov.uk. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.



SHARED OWNERSHIP

Shared Ownership[†] is becoming an increasingly popular way for first-time buyers and even second or third-time property buyers to get on the property ladder.

We have a number of properties available with Shared Ownership to help you get moving:

HOW DOES IT WORK?

- The purchaser can purchase an initial share of the property, for example, 35%
- This means that they would own 35% of the property and pay rent on the remaining 65%
- The purchaser has the option to increase their share during their time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%, thereby owning the property outright
- To qualify for Shared Ownership, the purchaser needs to either be a first-time buyer, earn a combined household income of less than £90,000 or rent a council or housing association property



[†]Shared Ownership – Terms and conditions apply. This scheme with Red Loft is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.

Unit Type 01



PLOTS: 53, 56, 59 & 62

KITCHEN/LIVING/DINING AREA

7.56m x 2.88m 24'8" x 9'4"

BEDROOM 1

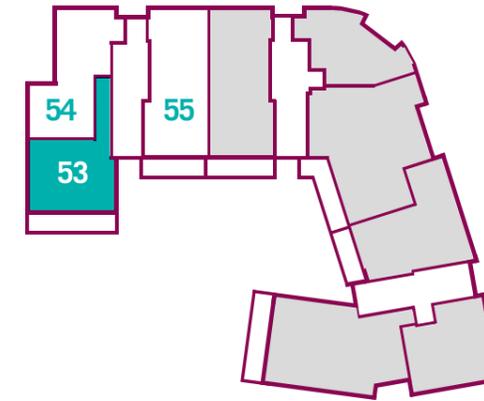
3.20m x 3.15m 10'4" x 10'3"

BALCONY

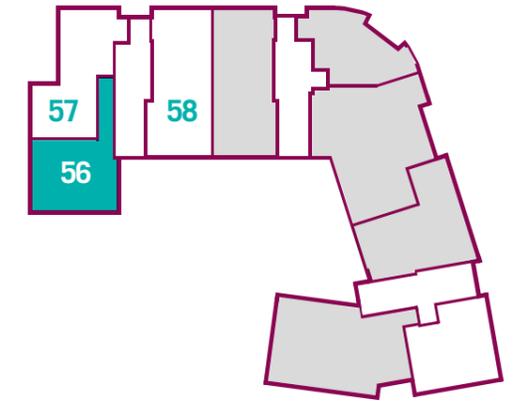
4.4 sq m 47.3 sq ft

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

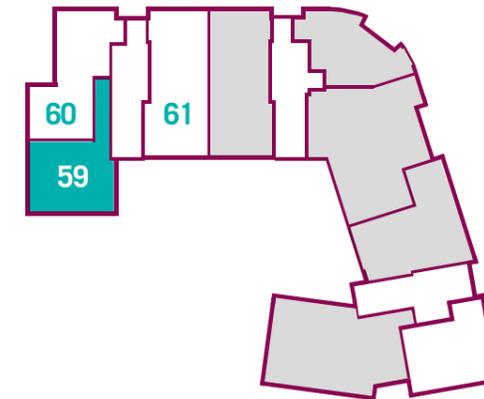
THIRD FLOOR



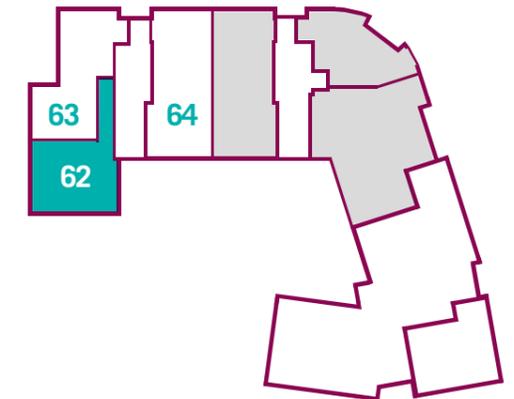
FOURTH FLOOR



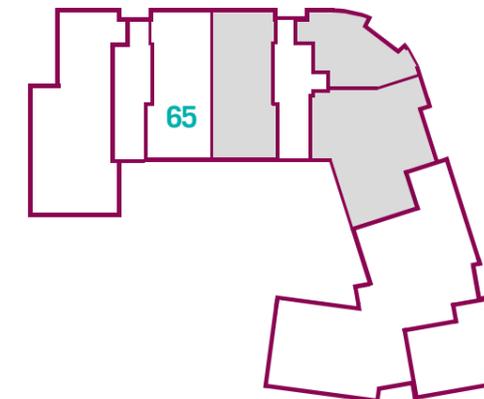
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



Unit Type 02



PLOTS: 54, 57, 60 & 63

KITCHEN/LIVING/DINING AREA

5.73m x 4.37m 18'7" x 14'3"

BEDROOM 1

4.78m x 3.15m 15'6" x 10'3"

BEDROOM 2

3.57m x 2.70m 11'7" x 8'8"

BALCONY

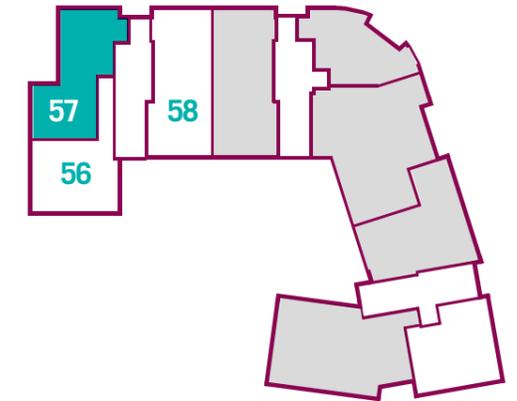
2.4 sq m 25.8 sq ft

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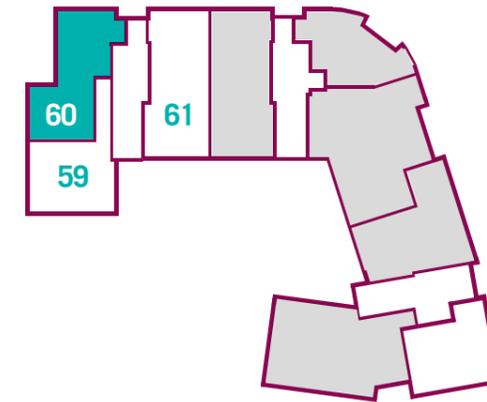
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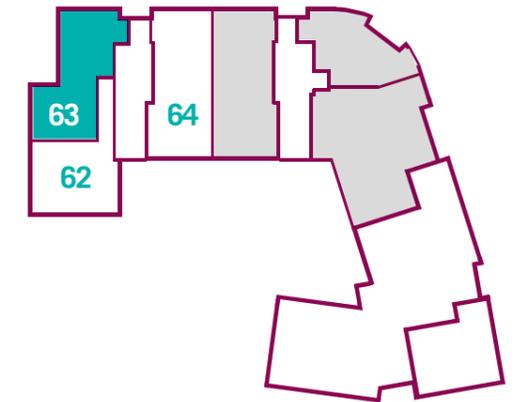
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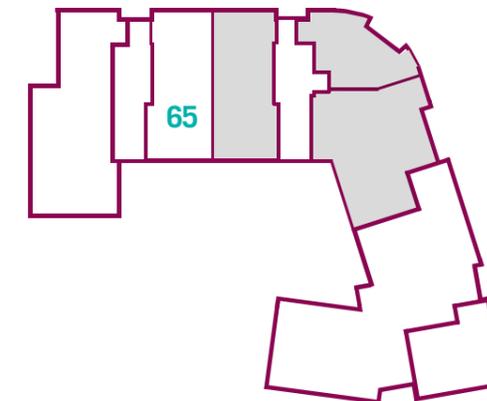
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



Unit Type 03



PLOTS: 55, 58, 61, 64 & 65

KITCHEN/LIVING/DINING AREA

5.95m x 5.76m 19'5" x 18'8"

BEDROOM 1

4.81m x 2.59m 15'7" x 8'4"

BEDROOM 2

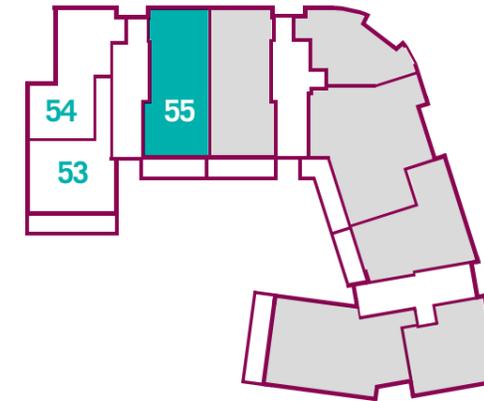
3.25m x 2.54m 10'6" x 8'3"

BALCONY

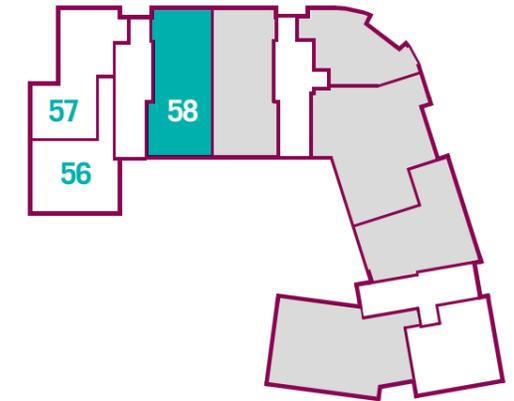
4.4 sq m 47.3 sq ft

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

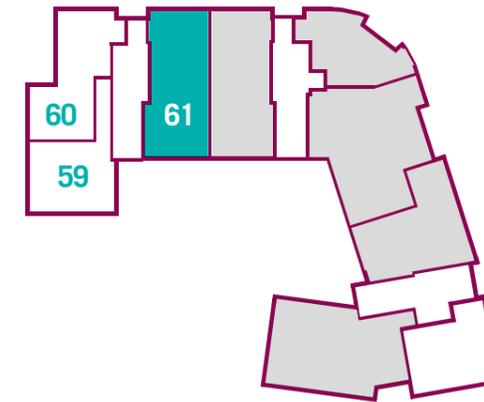
THIRD FLOOR



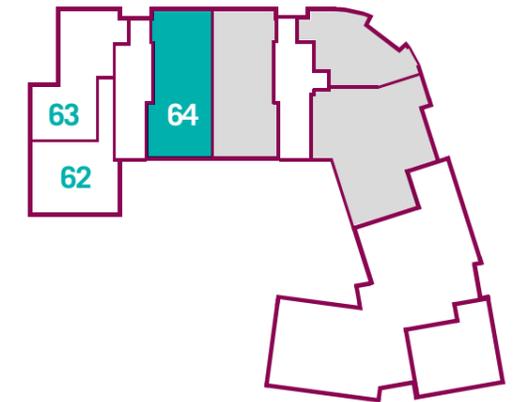
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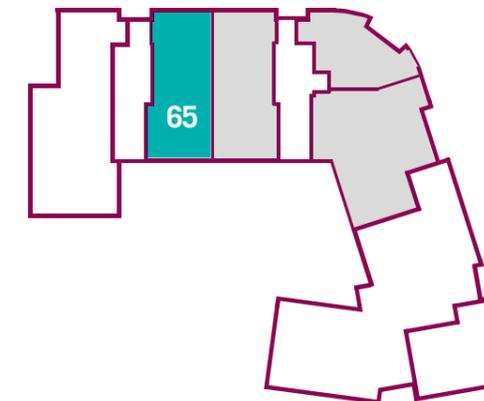
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR





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CR0 4GF

Find out more today

020 7018 8562

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SAT NAV: CR0 4HB