

MILLEN COURT

BRIGHTON ROAD
PURLEY

A BRAND NEW COLLECTION OF 12 STYLISH
1 & 2 BEDROOM SHARED OWNERSHIP
APARTMENTS SET WITHIN LANDSCAPED
GARDENS IN PURLEY

redloft nuviva

MILLEN COURT

BRIGHTON ROAD
PURLEY

1 & 2 beds



Located just at the point where the urban buzz of London gives way to the natural beauty of the North Downs, the new community at Millen Court Purley is the perfect place to get on the housing ladder at an affordable price.

This eye-catching new development, set in landscaped grounds, features contrasting materials and colours to create a bold exterior. Large windows make a further design statement and allow ample natural light into each apartment

Homes are beautifully laid out with a streamlined, fitted kitchen, well proportioned bedrooms and a stylish bathroom with contemporary fittings. The neutral décor invites you to make your own style statement. Inside and out, this is a place you'll be proud to call home.

Computer generated image are for illustrative purposes only, plot specific elevations may vary. Gate omitted and landscaping amended. Please check with our Sales Consultant prior to reservation. Copyright and design by Hunters Architects and Building Consultants.

Shared Ownership

Under the Shared Ownership scheme you part-own and part-rent your home, making it possible for first-time buyers to get on the property ladder.

You could be within reach of owning your own home, even if you don't have a large deposit ready. With Shared Ownership, you need a much smaller deposit than when you buy on the open market – and it's already helped thousands of first-time buyers and families onto the property ladder. We have a number of properties available through Shared Ownership to help you get moving.

How does it work?

- The purchaser can purchase an initial share of the property, for example, 25%
- This means that they would own 25% of the property and pay rent on the remaining 75%
- 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 be eligible to purchase a Shared Ownership property, you must:

- Have a combined household income of no more than £90,000
- Not own a property at the time of completing on your purchase
- Have a good credit history
- Have a minimum of £5,000 to cover the costs of buying a home



Welcome
home



Good morning coffee

Out Early in Purley

With its leafy streets, laid back atmosphere and great location, Purley has always been a popular place to live. Whether you work locally or commute into London, you couldn't be better placed.

Purley offers the important things right on your doorstep. You'll have a good choice of shops – including a large Tesco – together with excellent local restaurants and bars. There's a wealth of open space on hand and the area even has its own nature reserve at Foxley Wood. Purley offers a range of highly regarded schools within easy distance and handy medical facilities, including a local hospital.

Whether you're after an early morning coffee with friends, a workout at the

gym, a round of golf, a quick swim, a leisurely lunch or a stroll down the High Street, everything is on hand.

Purley is also a great place to explore the beautiful countryside to the South. The Surrey Hills are an Area of Outstanding Natural Beauty and Kent, the Garden of England, is famous for its charming villages, complete with duck pond and traditional pub. The coast is easy to get to. Whether you fancy a day out in Brighton, or dinner in Whitstable, just make up your mind that morning.

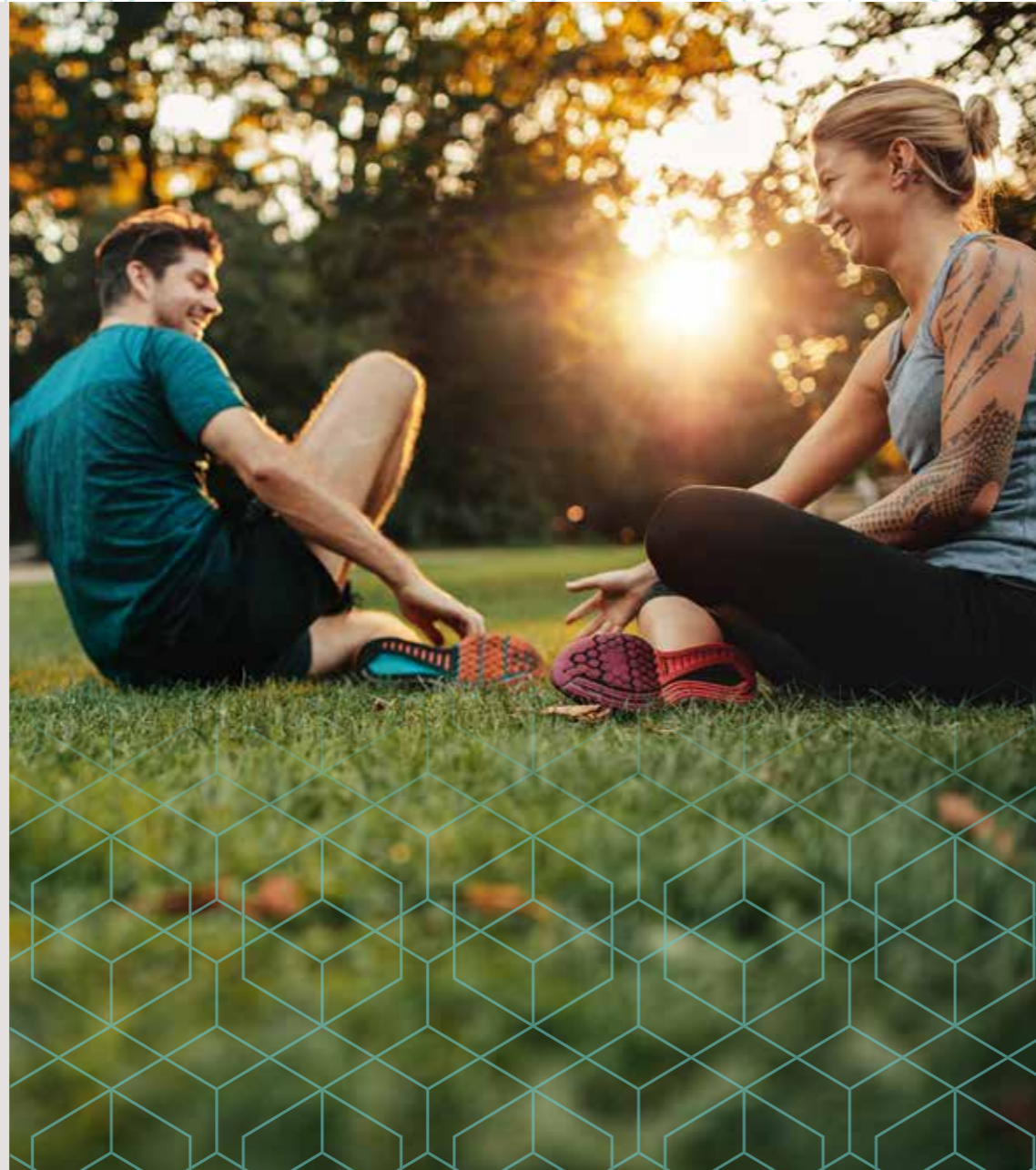


Croydon calling

Head North from Millen Court and you're only minutes away from Croydon, with its vibrant culture and outstanding facilities.

Croydon is famous for its shopping. Whether it's the big stores along Purley Way, the fashion boutiques of the Centrale & Whitgift Centre or the search for a bargain in the Surrey Street Market, people flock from across South London.

The Fairfield Halls feature live theatre together with a world class music venue. From Christmas panto to summer concerts, there's always an exciting programme to enjoy. Croydon also offers cinema, clubs, bars and a thriving night-time atmosphere.



When it comes to food, the Croydon Boxpark is the place to discover cuisines from around the world. One day you might be tempted by a Meatliquor burger, the next by some Karachi street food. Or a Brazilian brunch. The choice seems to go on forever.

LONDON LIVING

Keep on heading North and you'll soon be in the centre of London. Whether you fancy the latest exhibition at the Tate, an afternoon at the football, a trip to a museum, seeing your favourite band play live or a night at the theatre, it's all so easy to do when you have Millen Court as your starting point.



Get connected

Purley is served by no less than four handy railway stations and Reedham, your closest, is just a short walk from your front door. From here you can get to Croydon in under fifteen minutes and reach London Bridge in just over half an hour.

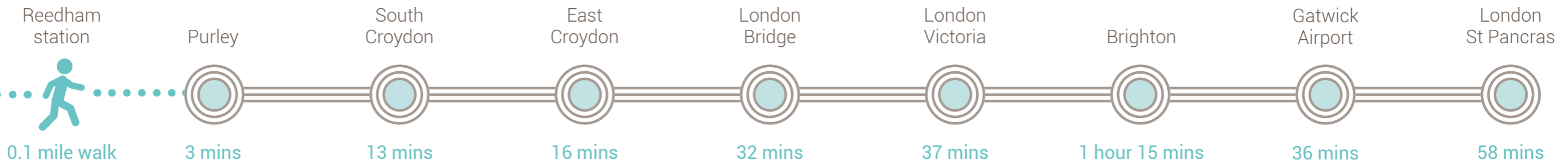
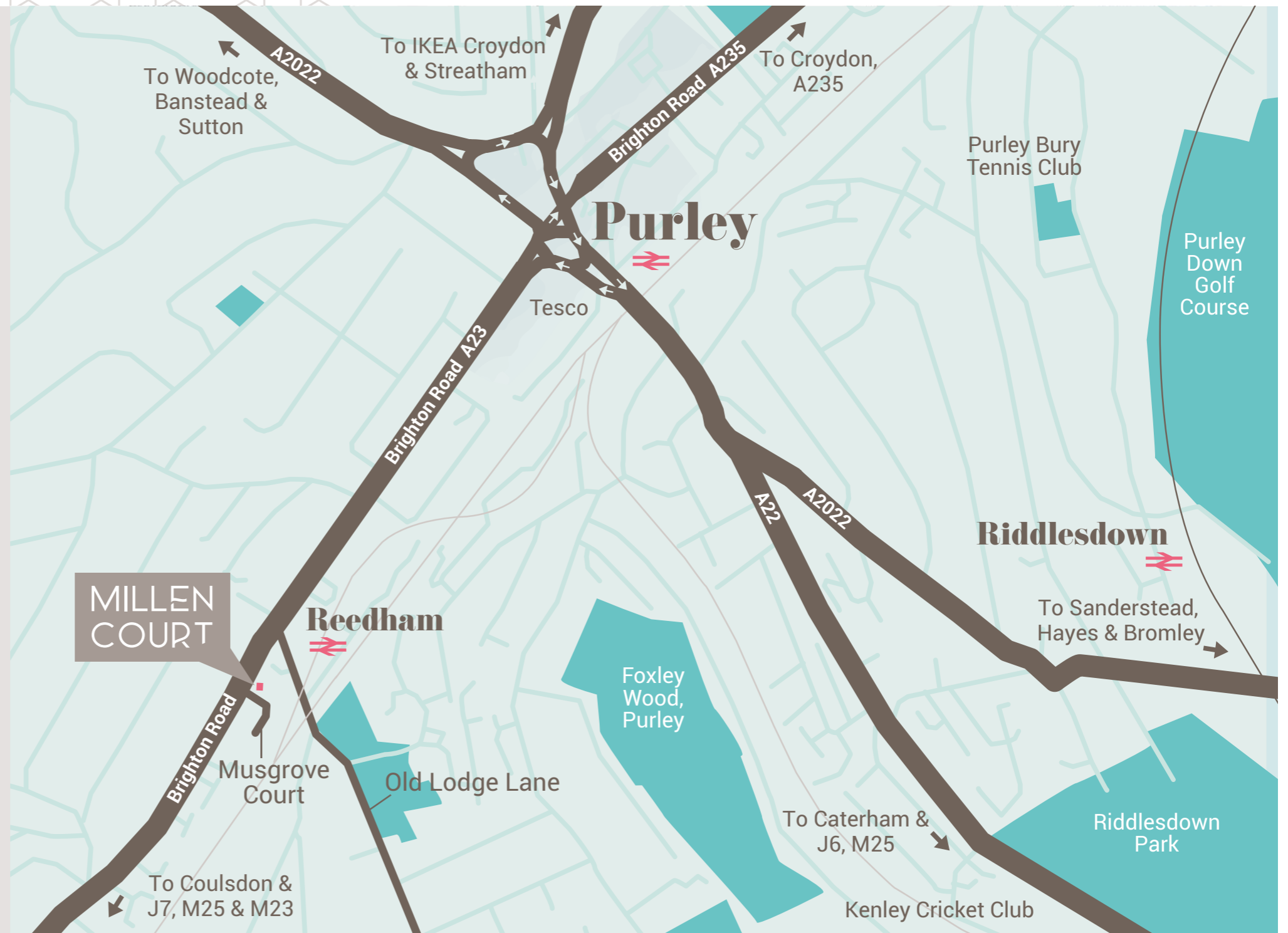
There are regular, direct rail services throughout the day and Purley has long been a favourite with people working in the financial districts of the City. There are also commuter services to London Victoria for West End workers.

Whether travelling by rail or road, the seaside always beckons for a great day out. Millen Court is close to the Brighton Road which links to the M23, the big road down to the South Coast. The Brighton Road is also your link to the M25 and the national motorway network. It makes reaching the M20

and Channel Tunnel a straightforward journey when you're heading abroad.

Talking of foreign travel, Gatwick Airport is within easy reach by road or rail, while Heathrow is a simple journey around the M25.

Purley is well served by buses too. Whether you're heading locally, into London or out into the countryside, this is a part of the world that enjoys great connections.



Beautiful Interiors

Homes built to the highest standards to create a sense of freedom and space, complementing your contemporary lifestyle.



KITCHEN

- Contemporary Onyx Grey kitchen units with under unit lighting
- Chromix white worktop and upstands with stainless steel splashback
- Handleless wall units and stainless steel integrated handles on base units
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- AEG Integrated fridge/freezer
- AEG stainless steel electric oven
- AEG Four zone ceramic hob
- AEG stainless steel extractor hood
- AEG integrated dishwasher
- Zanussi washer/dryer

GENERAL

- Mirrored wardrobe to master bedroom
- Crystal Grey sensation twist carpet in all bedrooms
- Quickstep Impressive soft oak grey laminate flooring to kitchen, reception room and hallways
- Door entry system in all apartments

BATHROOM

- Contemporary white sanitaryware including steel bath with thermostatic shower and curved glass shower screen
- White floor standing vanity unit with single lever monoblock basin mixer and full width mirror above basin
- Large format ceramic wall and floor tiles
- Close coupled WC with push button flush
- Chrome ladder style heated towel rail
- White shaver point to bathroom

SHOWER ROOM

- Corner entry shower cubicle with low profile stone resin shower tray
- Pedestal basin with single lever monoblock tap
- Large format ceramic wall and floor tiles
- Mirror above basin

HEATING & ELECTRICAL

- White sockets with USB points
- Ultimate3 Combi Boiler - Glow-Worm
- Stelrad Softline range radiators
- TV / Telephone socket to all bedrooms



Site Plan

Block A

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS

Block B

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS



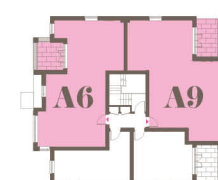
Block A



GROUND FLOOR



1ST FLOOR

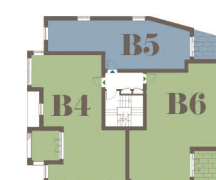


2ND FLOOR

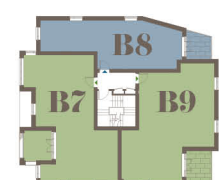
Block B



GROUND FLOOR



1ST FLOOR



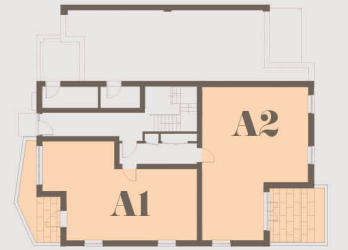
2ND FLOOR

Floor Plans

Block A

GROUND FLOOR APARTMENTS

Block A



One Bedroom Apartment

Plot A1

Living / Kitchen / Dining Area
6.54m x 4.75m 21' 5" x 15' 7"

Bedroom
4.72m x 2.80m 15' 6" x 9' 2"

Total Area
51.8 sq.m 557 sq.ft.

One Bedroom Apartment

Plot A2

Living Room
4.94m x 4.10m 16' 3" x 13' 6"

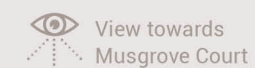
Kitchen / Dining Area
3.71m x 3.00m 12' 2" x 9' 10"

Bedroom
4.62m x 3.22m 15' 2" x 10' 7"

Total Area
60.1 sq.m 647 sq.ft.



View towards
Brighton Road



View towards
Musgrove Court

KEY

W - Wardrobe

Block A

FIRST FLOOR APARTMENT

Block A



One Bedroom Apartment

Plot A4

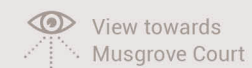
Living / Kitchen / Dining Area
5.37m x 4.72m 17' 8" x 15' 6"

Bedroom
4.99m x 2.93m 16' 5" x 9' 8"

Total Area
51.5 sq.m 554 sq.ft.



View towards
Brighton Road



View towards
Musgrove Court

KEY
W - Wardrobe

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Block A

SECOND FLOOR APARTMENTS

Block A



Two Bedroom Apartment

Plot A6

Living / Kitchen / Dining Area

6.59m x 4.73m 21' 8" x 15' 7"

Bedroom 1

4.04m x 3.29m 13' 3" x 10' 10"

Bedroom 2

3.72m x 3.50m 12' 3" x 11' 6"

Total Area

70.2 sq.m. 755 sq.ft.

Two Bedroom Apartment

Plot A9

Living / Kitchen / Dining Area

6.15m x 4.73m 20' 3" x 15' 7"

Bedroom 1

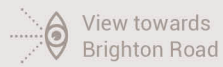
3.85m x 3.58m 12' 8" x 11' 9"

Bedroom 2

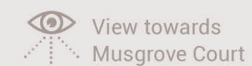
3.87m x 3.31m 12' 9" x 10' 11"

Total Area

74 sq.m. 796 sq.ft.



View towards Brighton Road



View towards Musgrove Court

KEY

W - Wardrobe

Block B

GROUND FLOOR APARTMENT

One Bedroom Apartment

Plot B1

Living / Kitchen / Dining Area

5.89m x 4.74m 19' 4" x 15' 7"

Bedroom

4.85m x 2.90m 15' 11" x 9' 6"

Total Area

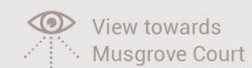
50.4 sq.m.m 542 sq.ft.



Block B



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View towards
Musgrove Court

KEY

W - Wardrobe

Block B

FIRST FLOOR APARTMENTS

One Bedroom Apartment

Plot B5

Living / Kitchen / Dining Area
5.04m x 4.59m 16' 7" x 15' 1"

Bedroom
5.19m x 2.93m 17' 1" x 9' 8"

Total Area
50.2 sq.m. 540 sq.ft.

Two Bedroom Apartment

Plot B4

Living / Kitchen / Dining Area
7.32 x 4.85m 24' 1" x 15' 11"

Bedroom 1
4.42m x 3.06m 14' 7" x 10' 1"

Bedroom 2
3.61m x 3.30m 11' 10" x 10' 10"

Total Area
72.6 sq.m. 781 sq.ft.

Block B



View towards communal gardens

Two Bedroom Apartment

Plot B6

Living / Kitchen / Dining Area
5.69m x 4.85m 18' 8" x 15' 11"

Bedroom 1
3.85m x 3.00m 12' 8" x 9' 10"

Bedroom 2
3.94m x 2.96m 13' 0" x 9' 9"

Total Area
74.3 sq.m. 799 sq.ft.

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View towards Musgrove Court

KEY

W - Wardrobe

Block B

SECOND FLOOR APARTMENTS

Block B



One Bedroom Apartment

Plot B8

Living / Kitchen / Dining Area
5.04m x 4.59m 16' 7" x 15' 1"

Bedroom
5.19m x 2.93m 17' 1" x 9' 8"

Total Area
50.2 sq.m. 540 sq.ft.

Two Bedroom Apartment

Plot B7

Living / Kitchen / Dining Area
7.32 x 4.85m 24' 1" x 15' 11"

Bedroom 1
4.42m x 3.06m 14' 7" x 10' 1"

Bedroom 2
3.61m x 3.30m 11' 10" x 10' 10"

Total Area
72.6 sq.m. 781 sq.ft.

Two Bedroom Apartment

Plot B9

Living / Kitchen / Dining Area
5.69m x 4.85m 18' 8" x 15' 11"

Bedroom 1
3.85m x 3.00m 12' 8" x 9' 10"

Bedroom 2
3.94m x 2.96m 13' 0" x 9' 9"

Total Area
74.3 sq.m. 799 sq.ft.



View towards communal gardens

View towards Musgrove Court

KEY
W - Wardrobe

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PURLEY

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