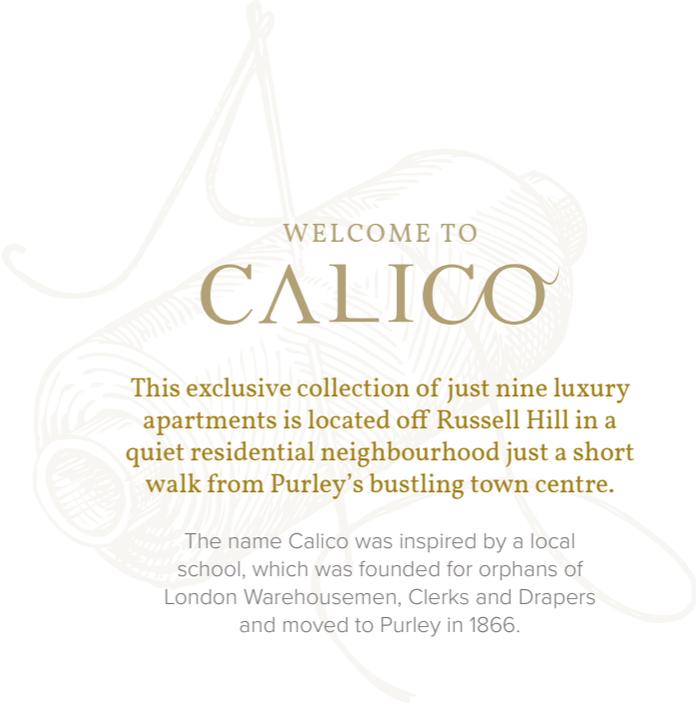


CALICO

PURLEY



WELCOME TO
CALICO

This exclusive collection of just nine luxury apartments is located off Russell Hill in a quiet residential neighbourhood just a short walk from Purley's bustling town centre.

The name Calico was inspired by a local school, which was founded for orphans of London Warehousemen, Clerks and Drapers and moved to Purley in 1866.

A HOME THAT HAS IT ALL

Calico's elevated position on More Close just off Russell Hill ensures you can enjoy the peace and quiet of one of Purley's most popular areas, but within easy reach of all the amenities that this popular commuter town offers.

These beautiful one and two bedroom apartments are set within a contemporary yet elegant building that is designed to make the most of its fantastic location.

Each apartment is flooded with natural light from the large picture windows and comes complete with all the features, fixtures and fittings of a brand-new home from award-winning Mantle Developments.

A beautifully designed contemporary apartment located in a tranquil but well-connected neighbourhood



Computer generated image



AN EVER-POPULAR LONDON VILLAGE

Purley's attractive tree-lined neighbourhoods, its near limitless selection of local shops, cafes restaurants and bars and its fantastic connectivity ensure that homes here are always sought after and desirable.

Just a short drive away you'll find Purley Way, home to the retail giants, with everything from IKEA to Costco. Head into Croydon and you will be spoilt for choice. Catch a movie at the multi-screen Vue cinema, sample the mouth-watering street food bars at Boxpark Croydon or catch some live music at one of the many music venues.

Head a little further afield and you'll discover why the area is renowned for its natural beauty. The Surrey Hills, ever popular with cyclists – is an Area of Outstanding Natural Beauty. The North Downs are also within easy reach. If you like a more active lifestyle there are a number of local golf courses to choose from including nearby Purley Downs. There is also a good choice of health and fitness clubs in the area.

Located off Russell Hill in a quiet residential neighbourhood just a short walk from Purley's bustling town centre

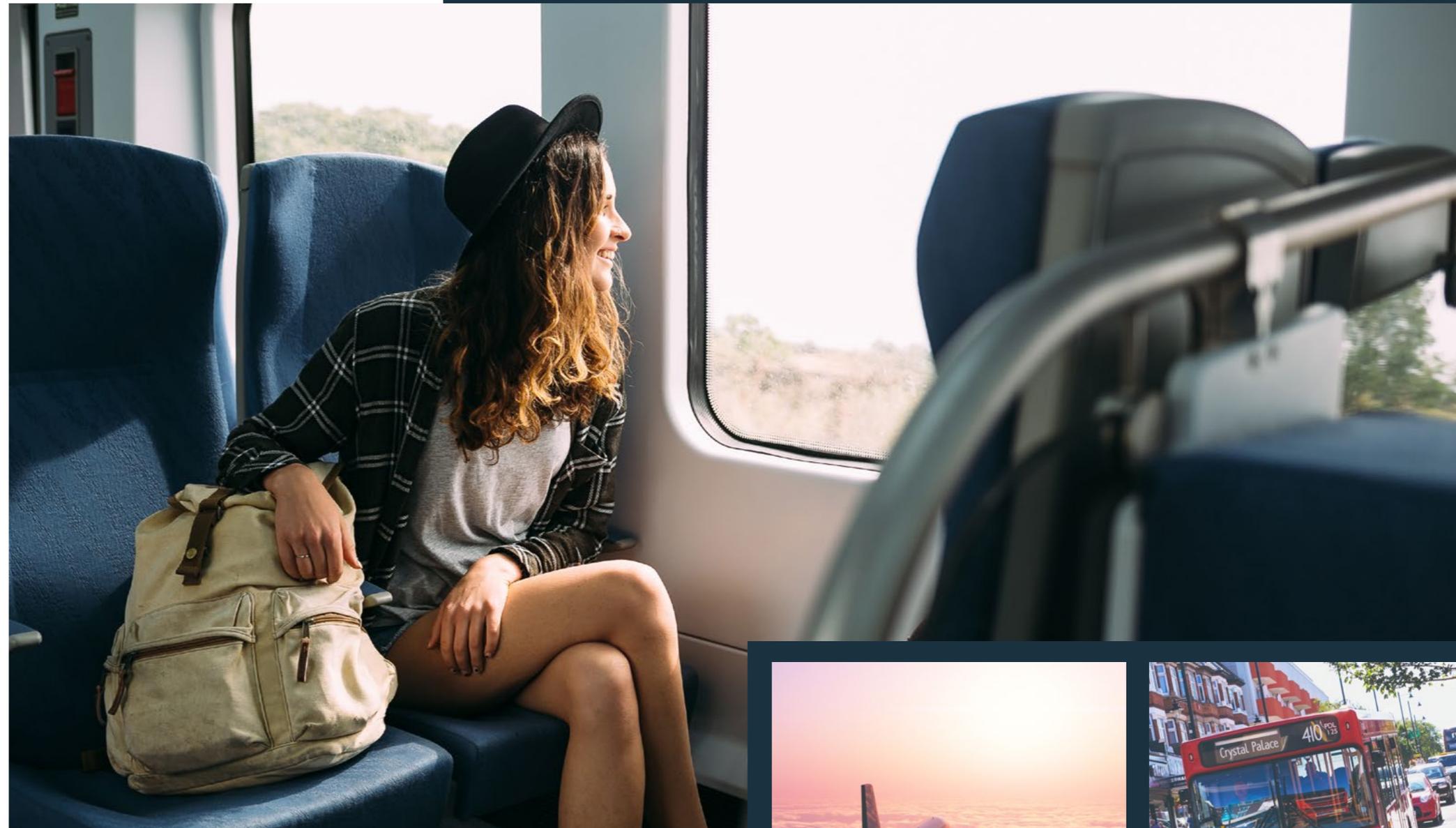
TIME TO EXPLORE

By train, there are regular services from Purley station to London Bridge (22 minutes), London Victoria (23 minutes), East Croydon (7 minutes) and Gatwick airport (24 minutes). The local bus and tram services offer good connections to Sutton and Croydon.

By road, the A23 runs through the heart of Purley, connecting you to Redhill and Brighton in the south, and Croydon and London in the north. The M25 is within quick and easy reach.

For international travel, Gatwick airport is just a 25 minute drive away, and Heathrow 45 minutes.

8



9

Whether staying close to home or travelling abroad, Purley is perfectly located for getting around



SPECIFICATION

We've selected the best in features, fixtures and fittings, so your new home is well equipped for the demands of contemporary living.

KITCHEN

- ✔ Bespoke German designer kitchen
- ✔ Quartz stone worktop
- ✔ Quartz stone splash back

BUILT IN APPLIANCES:

- ✔ Smeg Cucina multi-function oven
- ✔ Smeg Cucina microwave
- ✔ Smeg touch control induction hob
- ✔ Smeg integrated fridge freezer
- ✔ Smeg integrated dishwasher
- ✔ Smeg integrated washer-dryer
- ✔ Concealed extractor
- ✔ Stainless steel Inset Sink
- ✔ Blanco chrome monoblock mixer tap
- ✔ Impervia Luxury plank flooring

BATHROOM

- ✔ Geberit Aspect bath
- ✔ Merlyn Glass Shower screen over bath
- ✔ Vado concealed thermostatic mixer valve and diverter
- ✔ Vado round shower head and handset
- ✔ Vado clicker bath waste overflow and filler
- ✔ Geberit Xeno2 washbasin
- ✔ Geberit Xeno2 vanity unit
- ✔ Vado basin mixer

- ✔ Geberit concealed push button cistern & WC Frame
- ✔ Geberit wall mounted WC and soft close seat
- ✔ Stainless steel electric towel rail
- ✔ Shaver Socket
- ✔ Wall Mirror
- ✔ Porcelain tiles to floor and walls
- ✔ Under floor heating

EN SUITE

- ✔ Contemporary white stone resin shower tray
- ✔ Merlyn shower enclosure
- ✔ Vado concealed thermostatic mixer valve and diverter
- ✔ Geberit washbasin with exposed chrome trap
- ✔ Vado basin mixer
- ✔ Geberit concealed push button cistern & WC Frame
- ✔ Geberit wall mounted WC and soft close seat
- ✔ Stainless steel electric towel rail
- ✔ Wall Mirror
- ✔ Shaver socket
- ✔ Porcelanosa tiles to floor and wall
- ✔ Under floor heating



COMFORT & WELLBEING

- ✔ Gas fired condensing combination boiler
- ✔ Under-floor heating with individual room thermostats
- ✔ Plastered walls and ceiling
- ✔ Crown Paint colour choice to walls (depending on stage of build)
- ✔ Crown white Satinwood to skirtings and architraves
- ✔ Contemporary painted timber doors
- ✔ Chrome ironmongery to all doors and windows
- ✔ Cormar home counties 80/20 wool carpet
- ✔ Impervia Luxury plank flooring to hall and living room
- ✔ Alternative flooring options dependent of stage of build (surcharge may apply)
- ✔ Double glazed window system and patio doors
- ✔ Ducted ventilation system to kitchen and bathrooms

TECHNOLOGY & COMMUNICATION

- ✔ Video entry phone system
- ✔ Dedicated TV, Sky and BT points in living room and master bedroom
- ✔ Pre-wired for sky plus or sky Q with communal satellite dish
- ✔ Pre-wired for Virgin Media fibre broadband
- ✔ USB charger sockets to living room, kitchen and bedsides
- ✔ Heatmiser Neokit smart heating control



SECURITY & PEACE OF MIND

- ✔ Structural defect insurance (10 years) <http://www.i-c-w.co.uk>
- ✔ Double glazed window system incorporating multi-point locking system for added security
- ✔ Security alarm
- ✔ Mains wired smoke alarms and heat detectors
- ✔ Secure by design front doors
- ✔ Robust detail sound insulation system reducing sound transference between properties



EXTERNAL FEATURES

- ✔ Marshalls paving slabs to pathways and private patios
- ✔ Landscaped communal garden
- ✔ Outside tap to bin store
- ✔ Recycling facilities
- ✔ Cycle storage
- ✔ Off street parking for selected units
- ✔ Electric car charging point

ENERGY SAVING FEATURES

- ✔ Sedbuk A rated condensing boilers
- ✔ Internal LED low energy light fittings
- ✔ External LED low energy light fittings
- ✔ Double glazed window system is A rated in terms of energy saving performance
- ✔ Use of increased insulation to floor, walls and roof
- ✔ All kitchen appliances have excellent eco ratings for reduced energy and water usage
- ✔ Low flush toilets and aerated taps provided to reduce water consumption
- ✔ Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

PROTECT THE ENVIRONMENT

- ✔ We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- ✔ For avoidance of contamination during construction we always operate air and ground water pollution policies
- ✔ All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management & recycling scheme is always operated during construction

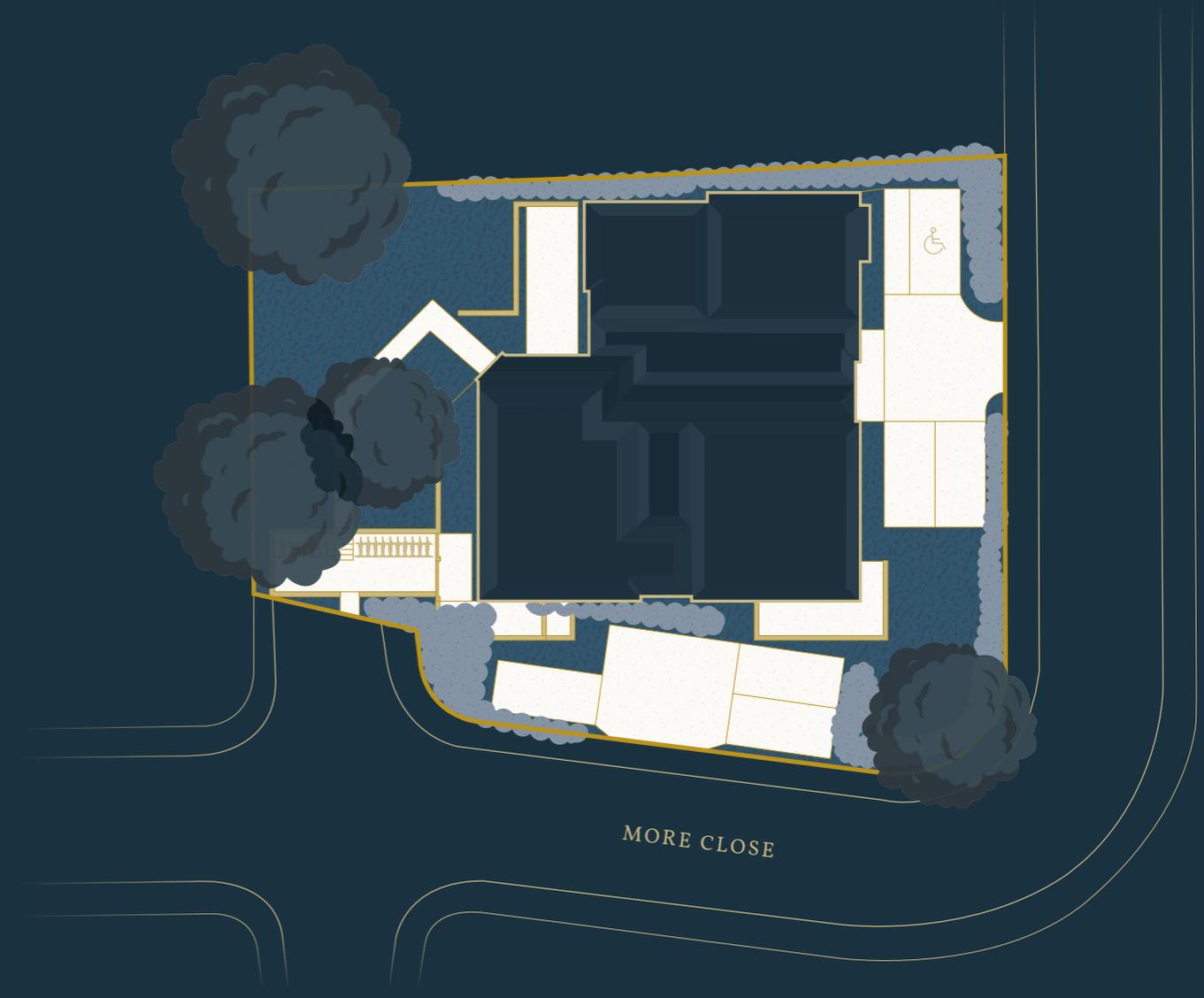






THE DEVELOPMENT

An exclusive collection of just nine luxury apartments



Plots 01, 02 & 03

Ground Floor Apartments



◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

Kitchen layouts are indicative only, please request full design information on selected unit

PLOTS 01, 02 & 03

Ground Floor Apartments



PLOT 1

Kitchen / Living / Dining	7500mm x 4300mm
Bedroom 1	3500mm x 3400mm
Terrace / Patio	5600mm x 2700mm
Gross Internal Area	55.2 sq m / 594.1 sq ft

PLOT 2

Kitchen / Living / Dining	9100mm x 4600mm
Bedroom 1	4900mm x 3400mm
Bedroom 2	5700mm x 3600mm
Terrace / Patio	7200mm x 2800mm
Gross Internal Area	87.2 sq m / 938.6 sq ft

PLOT 3

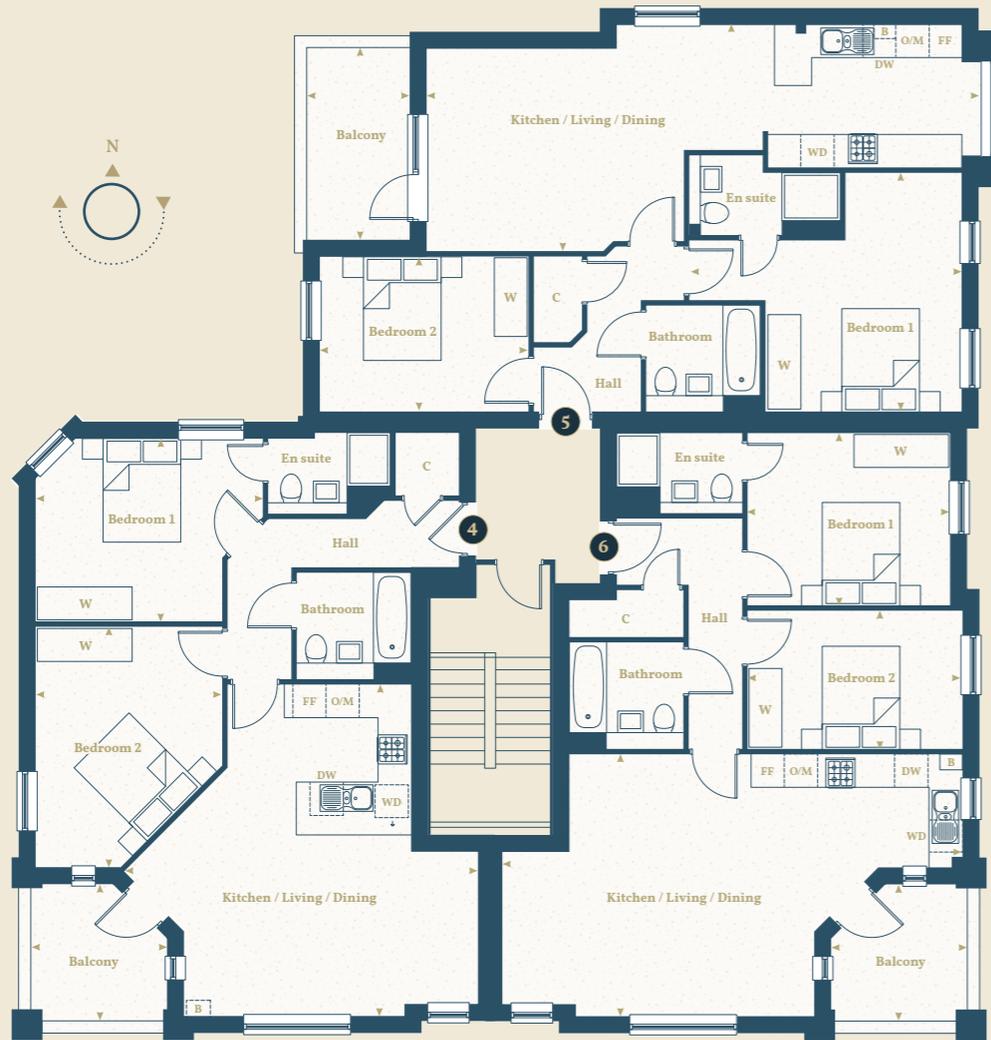
Kitchen / Living / Dining	9700mm x 3500mm
Bedroom 1	3700mm x 3400mm
Bedroom 2	3800mm x 2800mm
Terrace / Patio	6100mm x 4800mm
Gross Internal Area	73.6 sq m / 792.2 sq ft

◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

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PLOTS 04, 05 & 06

First Floor Apartments

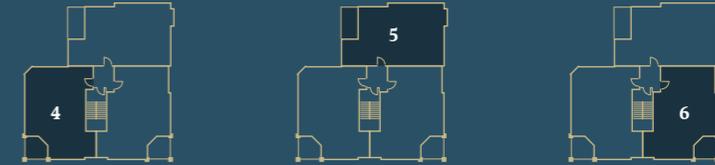


◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

Kitchen layouts are indicative only, please request full design information on selected unit

PLOTS 04, 05 & 06

First Floor Apartments



PLOT 4

Kitchen / Living / Dining	6600mm x 6300mm
Bedroom 1	4300mm x 3500mm
Bedroom 2	4600mm x 3500mm
Balcony	2500mm x 2500mm
Gross Internal Area	76 sq m / 818 sq ft

PLOT 5

Kitchen / Living / Dining	10500mm x 3900mm
Bedroom 1	5100mm x 4500mm
Bedroom 2	3900mm x 3000mm
Balcony	3600mm x 2000mm
Gross Internal Area	79.3 sq m / 853.5 sq ft

PLOT 6

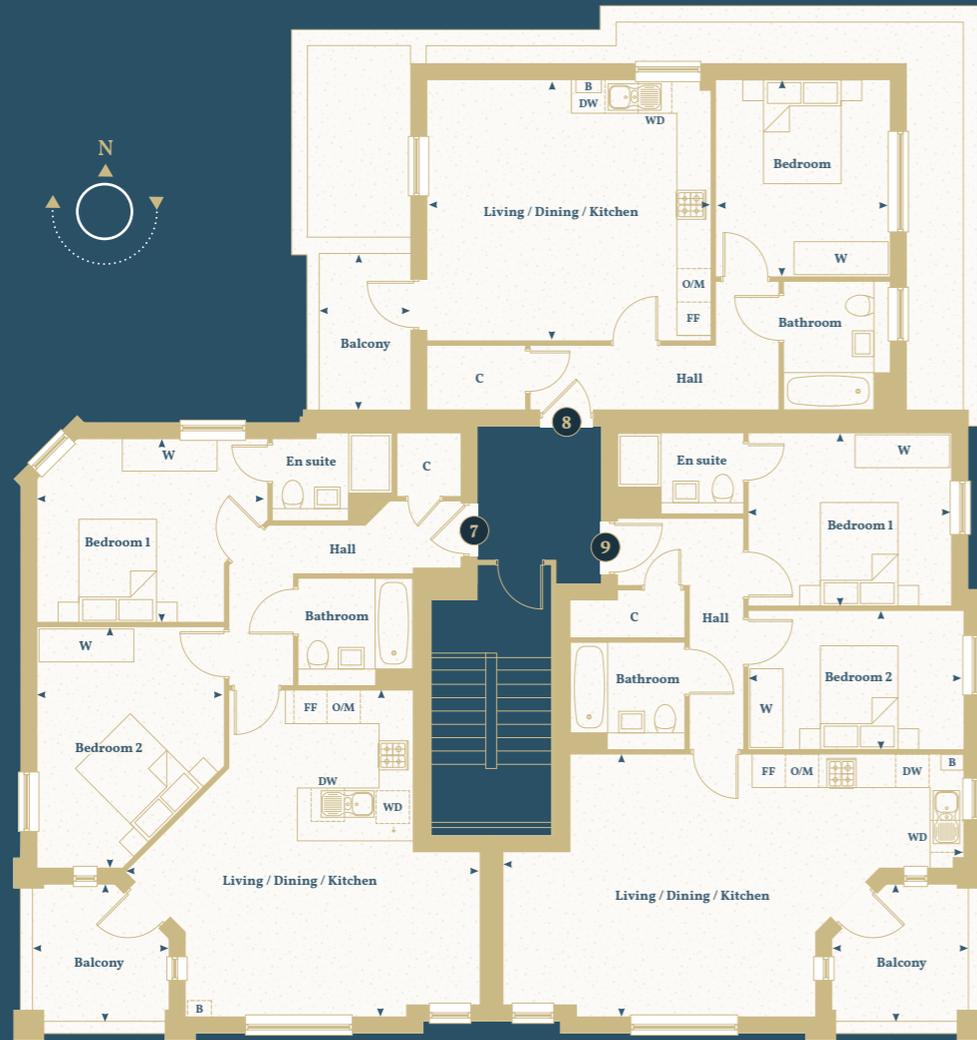
Kitchen / Living / Dining	8700mm x 5000mm
Bedroom 1	3900mm x 3300mm
Bedroom 2	4000mm x 2600mm
Balcony	2500mm x 2500mm
Gross Internal Area	75 sq m / 807.8 sq ft

◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

Kitchen layouts are indicative only, please request full design information on selected unit

PLOTS 07, 08 & 09

Second Floor Apartments

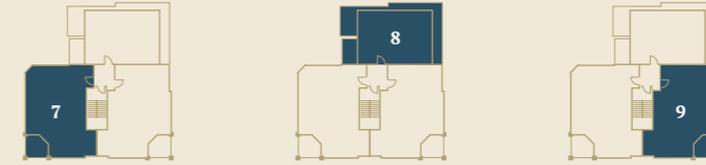


◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

Kitchen layouts are indicative only, please request full design information on selected unit.

PLOTS 07, 08 & 09

Second Floor Apartments



PLOT 7

Kitchen / Living / Dining	6600mm x 6200mm
Bedroom 1	4400mm x 3500mm
Bedroom 2	4600mm x 3500mm
Balcony	2500mm x 2500mm
Gross Internal Area	76 sq m / 818 sq ft

PLOT 8

Kitchen / Living / Dining	5400mm x 4900mm
Bedroom	3700mm x 3300mm
Balcony	2900mm x 1700mm
Gross Internal Area	54.6 sq m / 587.7 sq ft

PLOT 9

Kitchen / Living / Dining	8700mm x 5000mm
Bedroom 1	3900mm x 3300mm
Bedroom 2	4000mm x 2600mm
Balcony	2500mm x 2500mm
Gross Internal Area	75 sq m / 807.8 sq ft

◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 B Boiler
 O/M Oven/Microwave
 FF Fridge Freezer
 DW Dishwasher
 WD Washer Dryer

Kitchen layouts are indicative only, please request full design information on selected unit.

MANTLE DEVELOPMENTS

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected” and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

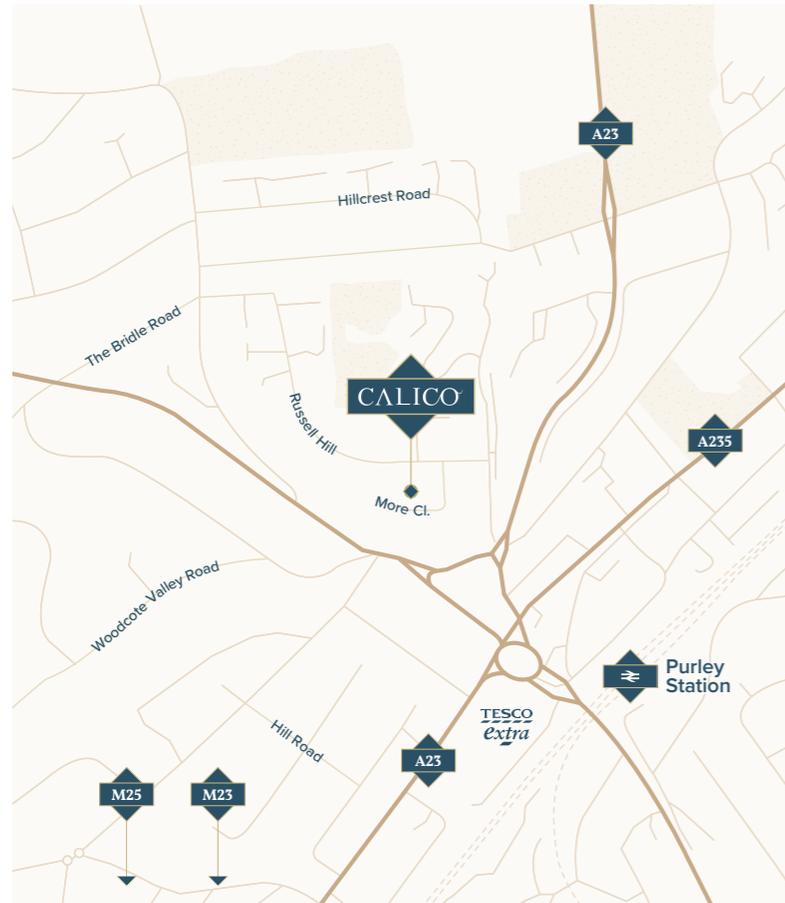
Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build. Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.

An excellent reputation for quality, craftsmanship and homeowner care.



HOW TO FIND US

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