



*Ashcroft*







**WORK WELL**

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**PLAY WELL**

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# LIVE WELL

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Croydon is where it's happening. And Ashcroft is where you want to be. Close to the heart of town, this collection of contemporary one, two and three-bedroom apartments is affordable living at its best. Each apartment offers the latest in modern design and renewable and green energy solutions. All have access to a private landscaped garden.

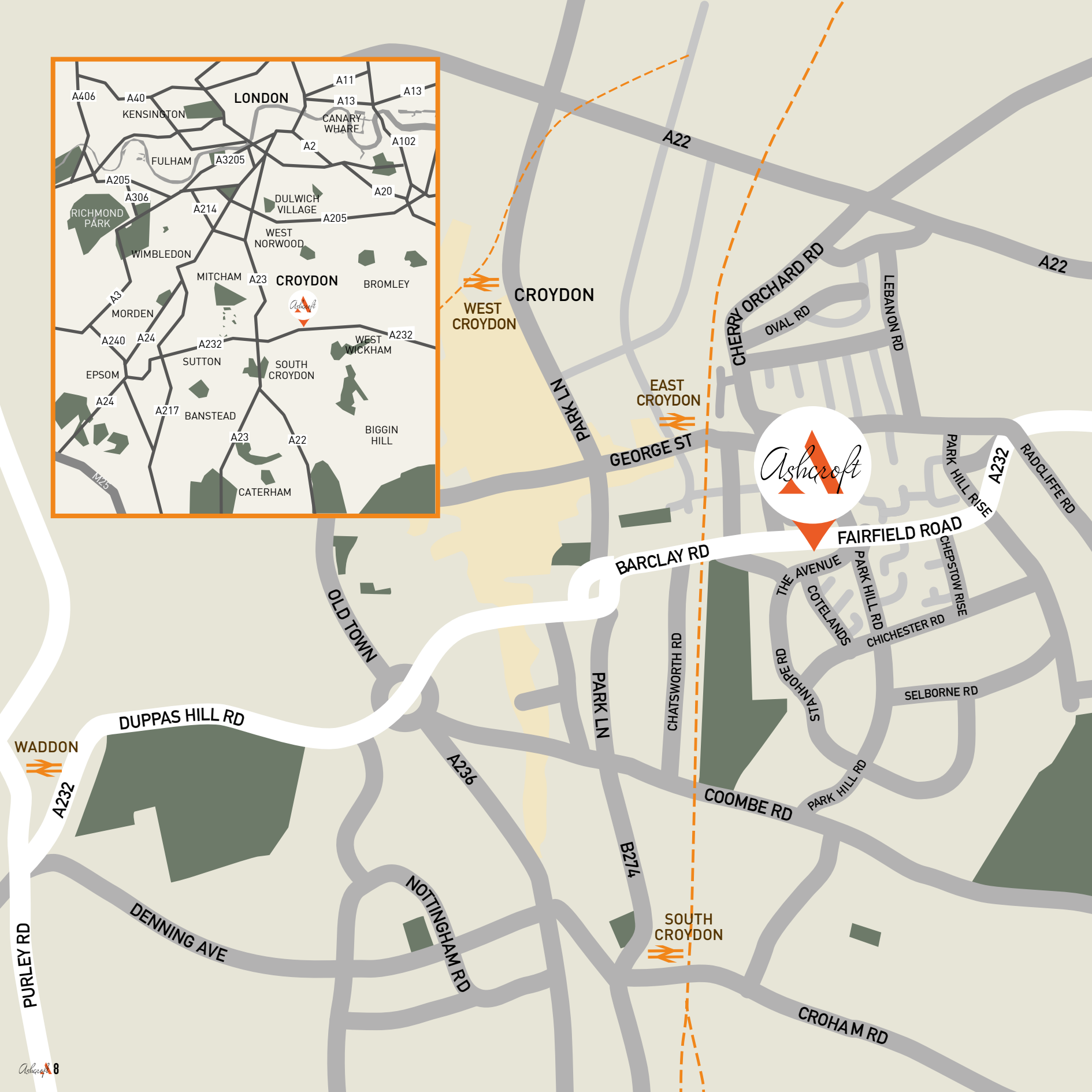


*Everything you want  
your home to be.*

# DESIGNER STYLE MEETS SUSTAINABLE LIVING









# CROYDON: STREETS AHEAD

## Central convenience

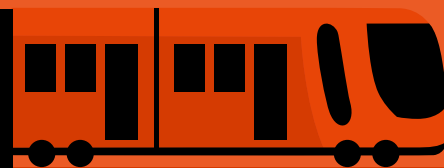
The centre of Croydon is only a 13-minute walk, entertainment at the Fairfield Halls a mere 8 minutes and East Croydon station with rapid access all over the South East just 7 minutes walking time. Living at Ashcroft places you right at the heart of your travel desires.



## TAXI OR DRIVE:

Gatwick Airport - **30 mins**

Heathrow Airport - **53 mins**



## EAST CROYDON STATION TO:

Clapham Junction - **9 mins**

Gatwick Airport - **15 mins**

London Victoria - **16 mins**

London Bridge - **17 mins**

Canary Wharf - **32 mins**

Kings Cross

St. Pancras International - **42 mins**

Brighton - **42 mins**

# CROYDON CALLING

On-trend shopping. Seriously cool coffee culture. Happening clubs and bars. Craft breweries and gastro pubs. World foods, light bites and posh nosh. Big screens and big entertainment. Hip health spas and fab fitness centres. From art and culture to fashion and dining, Croydon is the new hotspot. And your new home is in one of the best places to work, shop and live in South London.

Croydon is thriving, thanks to a multi-billion-pound investment, close proximity to the city and excellent transport links. The Silicon Valley of London is home to a thriving tech and engineering industry, with thousands of new jobs being created across all sectors, including finance, retail and leisure.

*This is Croydon. This is you.*









# FAIRFIELD ROAD GROUND FLOOR

## Flat 1 – 2 Bedroom 4 People Approx 76.3m<sup>2</sup>

**Kitchen / Living / Dining** 8370mm x 3810mm

**Bedroom 1** 4040mm x 3565mm

**Bedroom 2** 413mm5 x 3265mm

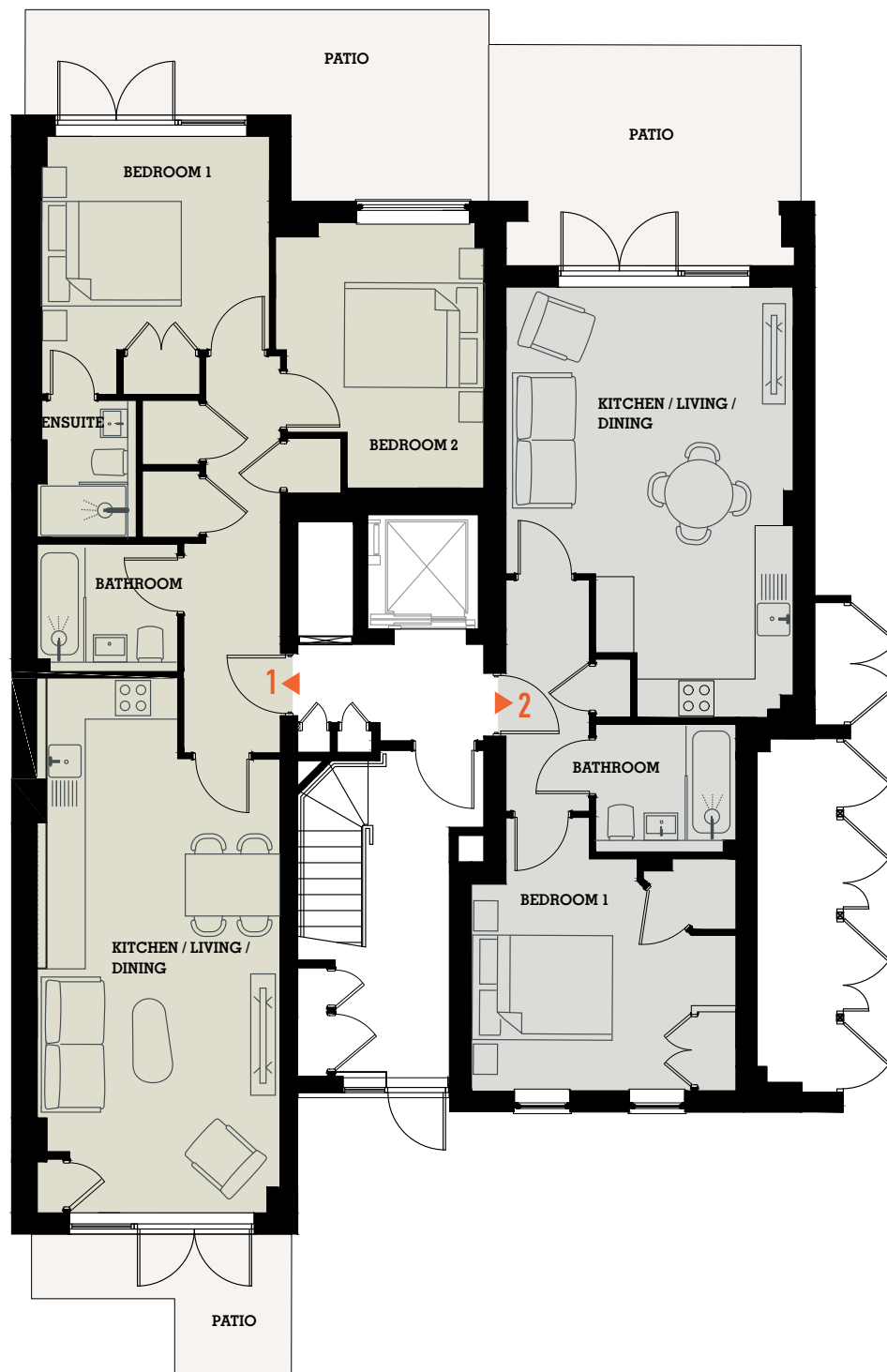
**Front and Rear Patio**

## Flat 2 – 1 Bedroom 2 People Approx 52.9m<sup>2</sup>

**Kitchen / Living / Dining** 6745mm x 4505mm

**Bedroom** 4285mm x 4145mm

**Rear Patio**



# **FAIRFIELD ROAD** **FIRST, SECOND & THIRD FLOOR**

**FLAT 3, 5 & 7 – 1 Bedroom 2 People 52.1m<sup>2</sup>**

**Kitchen / Living / Dining** 6275mm x 4815mm

**Bedroom** 3310mm x 3805mm

**Rear Balcony**

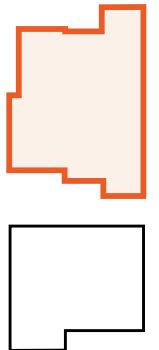
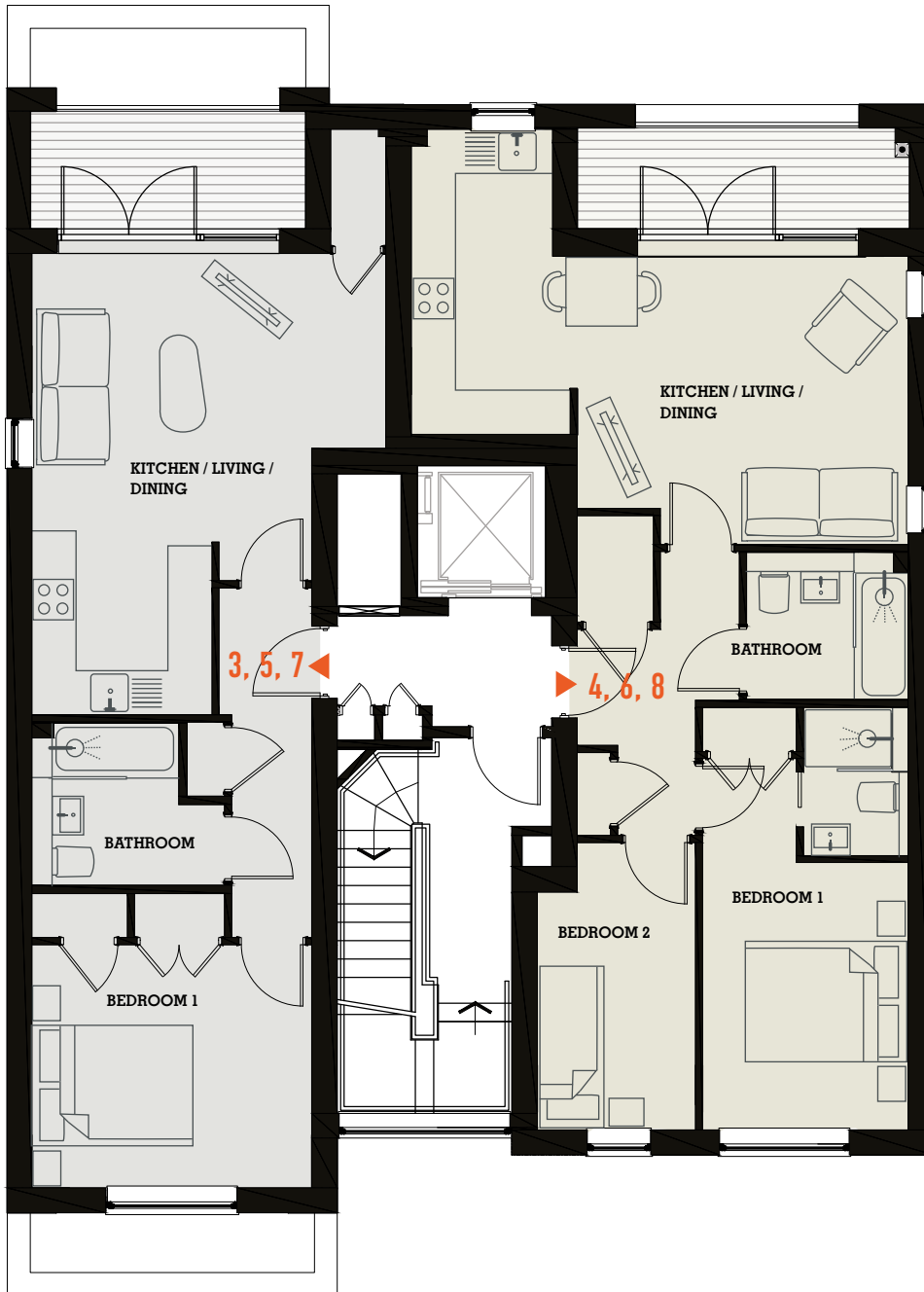
**Flat 4, 6 & 8 – 2 Bedroom 3 People Approx 64.1m<sup>2</sup>**

**Kitchen / Living / Dining** 6760mm x 3915mm

**Bedroom 1** 5745mm x 2800mm

**Bedroom 2** 3910mm x 2150mm

**Rear Balcony**



# FAIRFIELD ROAD FOURTH FLOOR

**Flat 9 – 3 Bedroom 4 People Approx 85.5m<sup>2</sup>**

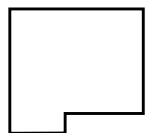
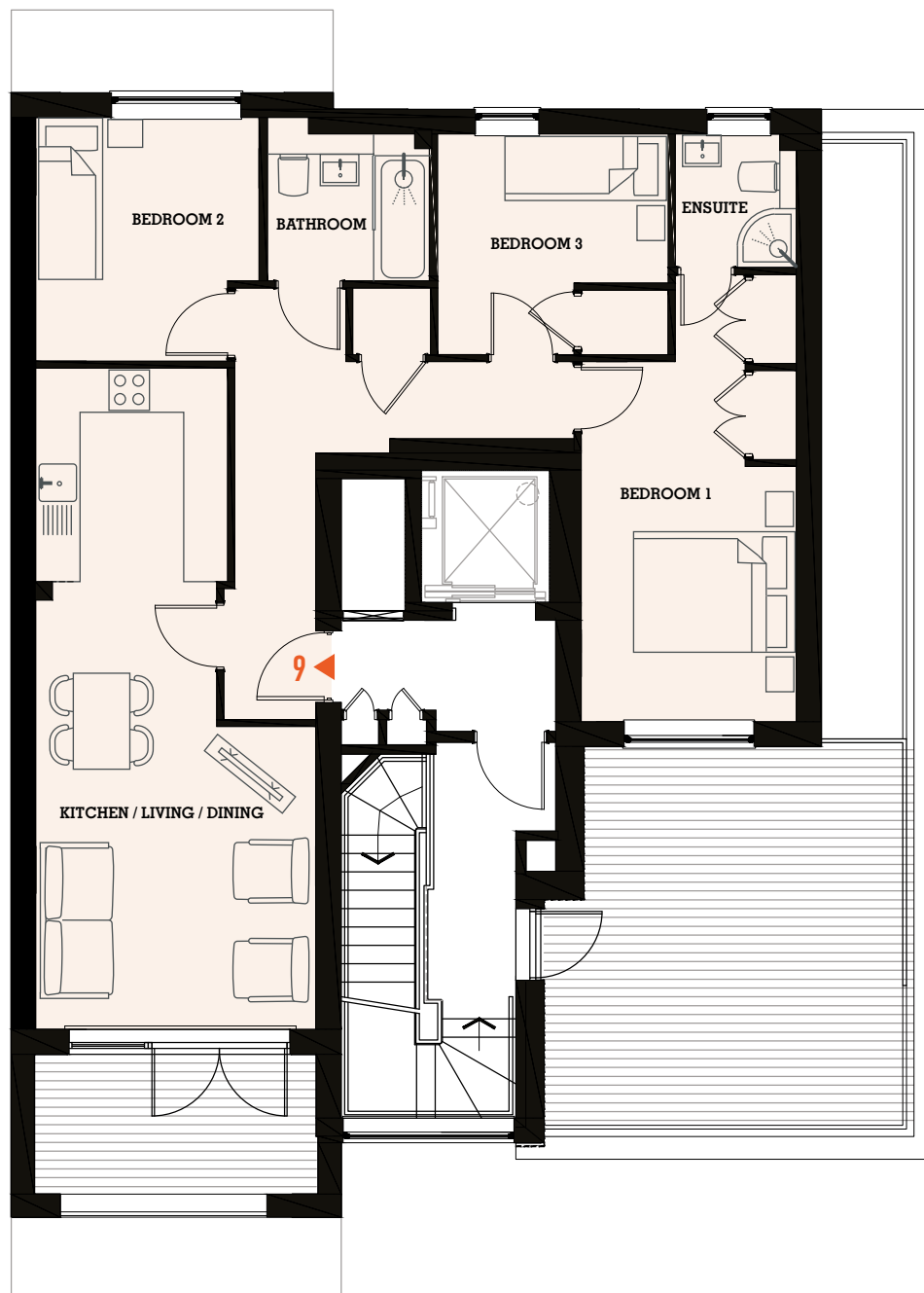
**Kitchen / Living / Dining** 8990mm x 3805mm

**Bedroom 1** 4895mm x 2930mm

**Bedroom 2** 3315mm x 3035mm

**Bedroom 3** 3135mm x 3000mm

**Front Balcony**





# **THE AVENUE LOWER GROUND FLOOR**

## **FLAT 1 – 1 Bedroom 2 People 50.8m<sup>2</sup>**

**Kitchen / Living / Dining** 5895mm x 3100mm

**Bedroom** 4610mm x 2800mm

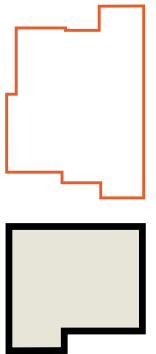
**Rear Patio**

## **Flat 2 – 1 Bedroom 2 People Approx 50.9m<sup>2</sup>**

**Kitchen / Living / Dining** 7090mm x 3685mm

**Bedroom** 4500mm x 3210mm

**Rear Patio**



# **THE AVENUE** **UPPER GROUND FLOOR**

## **Flat 3 – 1 Bedroom 2 People Approx 50.8m<sup>2</sup>**

**Kitchen / Living / Dining** 5685mm x 4610mm

**Bedroom** 4610mm x 3000mm

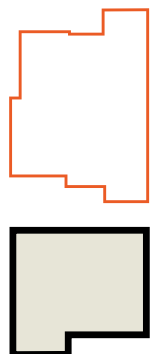
**Balcony**

## **Flat 4 – 1 Bedroom 2 People Approx 50.0m<sup>2</sup>**

**Kitchen / Living / Dining** 6290mm x 4500mm

**Bedroom** 4845mm x 2850mm

**Balcony**



# THE AVENUE

## FIRST & SECOND FLOOR



**Flat 5 & 7 – 1 Bedroom 2 People Approx 50.8m<sup>2</sup>**

**Kitchen / Living / Dining** 5685mm x 4610mm

**Bedroom** 4610mm x 3000mm

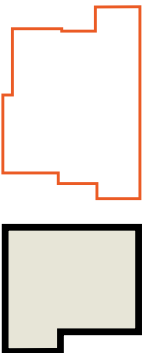
**Balcony**

**Flat 6 & 8 – 1 Bedroom 2 People Approx 50.0m<sup>2</sup>**

**Kitchen / Living / Dining** 6290mm x 4500mm

**Bedroom** 4845mm x 2850mm

**Balcony**





# QUALITY THAT DOESN'T COST THE EARTH



## Great for you

Your new Ashcroft shared ownership apartment combines contemporary interior design and the highest standard of building techniques and materials to ensure your home is one of quality. Each apartment is bathed in natural light, letting the outdoors in. Living areas are designed for the life you want to live.



## Kitchen (fully fitted)

- Soho Gloss Light Grey units with square edged laminated worktop
- Handle – Chrome keyhole bar
- Integrated white goods
- Stainless steel bowl sink with single lever mixer kitchen tap
- LED down lights

## Flooring

- Timber effect Amtico

## Bathrooms

- Fully fitted white bath
- Roca Gap basin
- WC with soft close seat and cover
- Vado celcius thermostatic bath shower mixer with shower kit
- Porcelanosa Rivoli Blanco wall tiling
- Wall mirror above sink\*
- Chrome ladder heated Tower Rail



### Internal Features

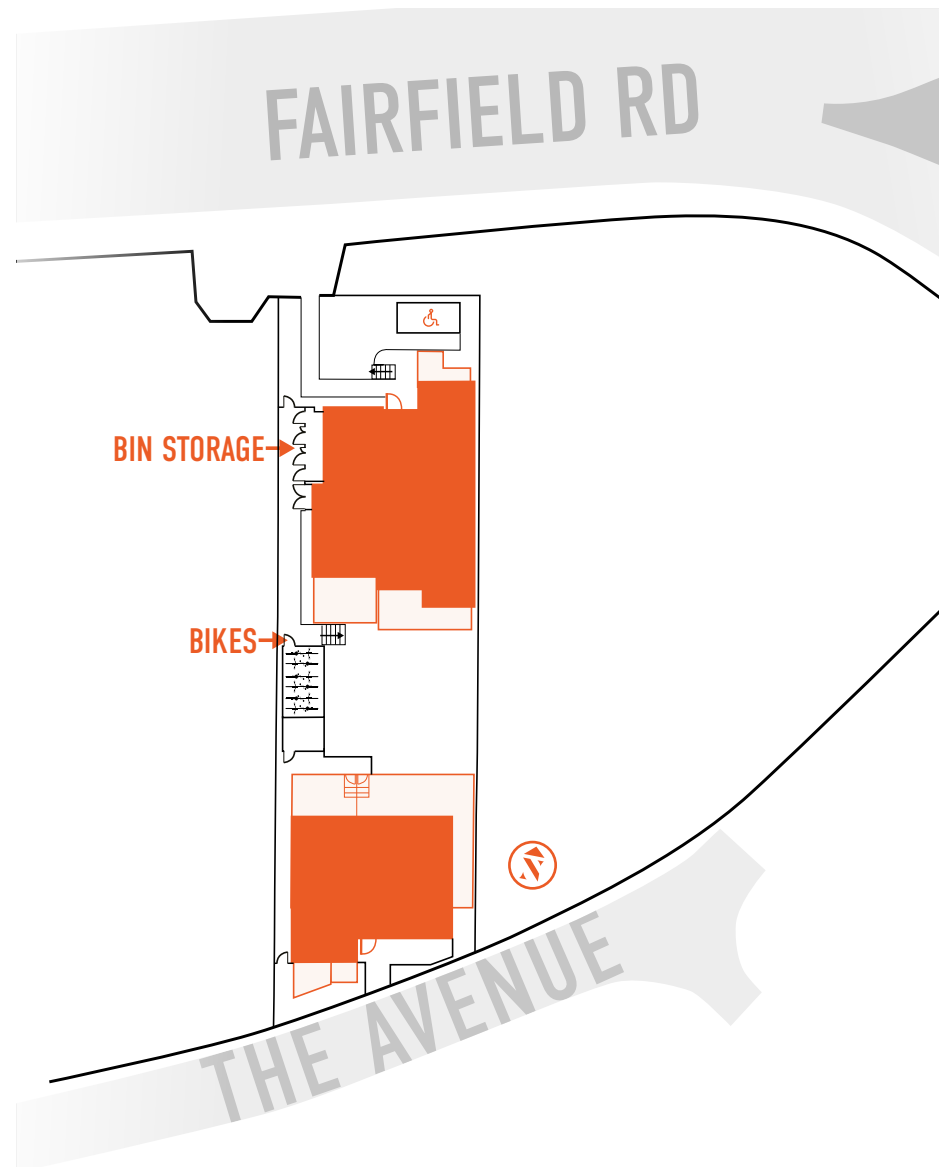
- Flooring to hallway
- Carpet to bedrooms and built-in wardrobe
- Double glazed windows
- Private balcony or terrace to all apartments\*\*
- Walls painted white throughout
- Heat detectors
- Individual boilers in each apartment

### Externally

- Refuse storage area

\*Mirror position may vary in some plots, ask the sales adviser for further information.

\*\*Please ask the sales adviser for further information.



## GREAT FOR THE ENVIRONMENT

Storing your bike is easy using the dedicated cycle stores.

**PA Housing is an award-winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.**

## **What is Shared Ownership?**

It is a Government run initiative that enables you to buy a share of a property and pay rent on the remaining share that you don't own. You need to purchase the maximum share that you can afford, between 25% and 75% of the full market value, generally funded through a mortgage, and pay rent on the unsold equity. The combined monthly cost of your rent and your mortgage will usually be less than buying a property outright. You are able to buy additional shares of your property at any time after your initial purchase. This process is known as staircasing.

## **Eligibility**

**You may be eligible for this property if:**

You have a gross household income of no more than £90,000 per annum.

You are unable to purchase a suitable home to meet your housing needs on the open market.

You do not already own a home or you will have sold your current home before you purchase or rent.

## **FIND OUT MORE**

**E: [sales@pahousing.co.uk](mailto:sales@pahousing.co.uk)**

**W: [sales.pahousing.co.uk/ashcroft](https://sales.pahousing.co.uk/ashcroft)**

**T: 0203 3940 078**

## **Plans Disclaimer**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

## **General Disclaimer**

All photography is indicative of typical home styles only. Internal finishes at this development may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Please check with the Sales & Marketing Team.



