



BECK  
GARDENS

AT LANGLEY COURT



NEW HOMES  
BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES





#### **New beginnings**

Located in a beautiful green corner of Beckenham, Beck Gardens at Langley Court is a collection of modern 1, 2 & 3-bedroom flats, all available through Shared Ownership.

Beck Gardens offers an outstanding way to get on the property ladder in South East London, its location providing a unique lifestyle with the perfect balance of urban and rural.

Take the first step, with Optivo New Homes.



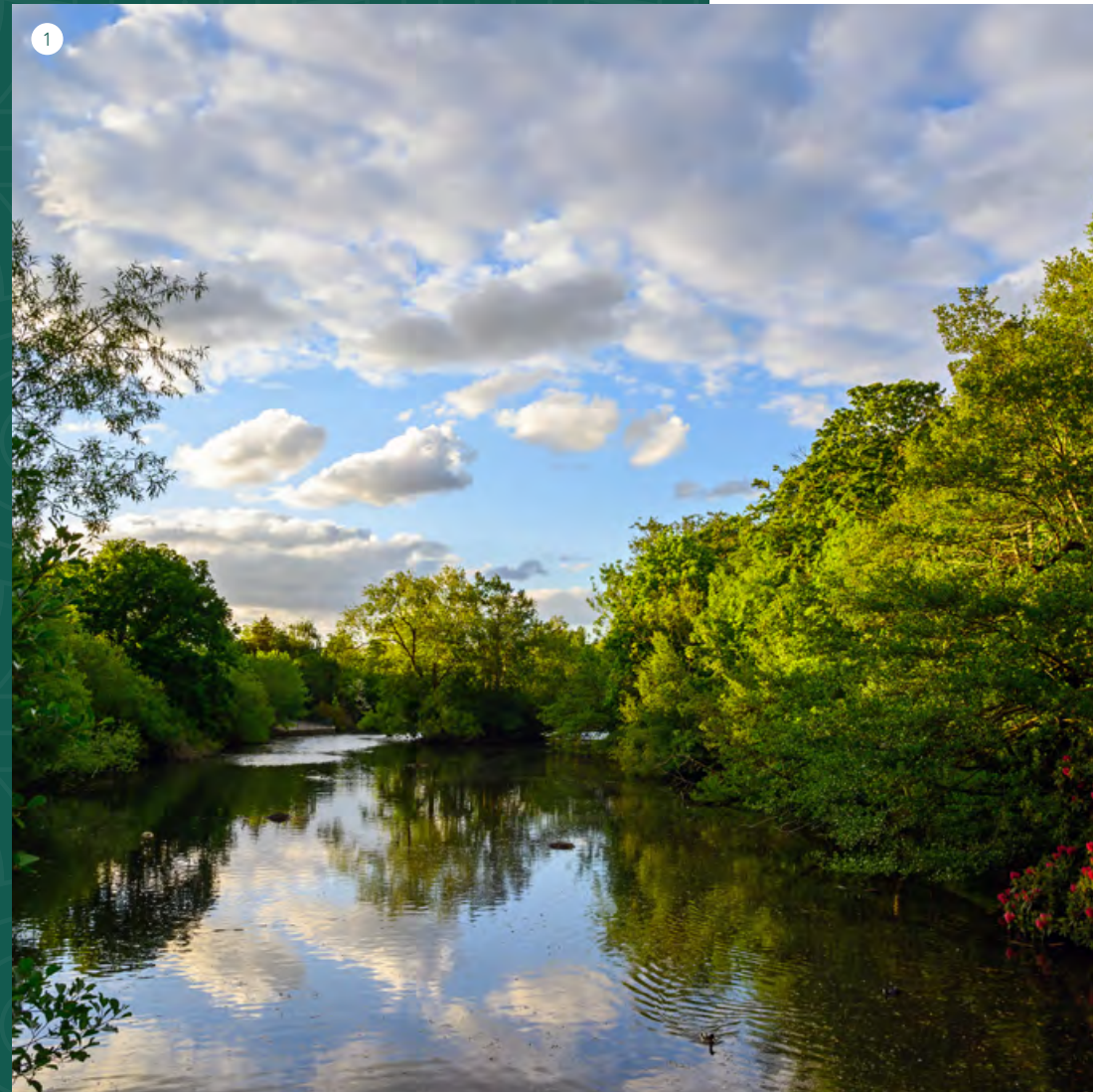


# The best of both worlds

Beck Gardens is an integral part of Langley Court, an innovative new community being developed by CALA Homes, an award-winning, 5-star home builder.

Lying just south of Beckenham, a London suburb with the feel of a traditional, small English town centre, Beck Gardens sits seamlessly within its surroundings, which once formed part of the historic county of Kent. Lush and green, with so much room to breathe. Here, you'll feel like you've got one foot in London and the other in the countryside.

With the surrounding parks and green spaces. Langley Court is a great place to escape the hustle and bustle of the city. The winding Beck River that runs adjacent, and a gorgeous sports pitch, with its own pavilion, on site, help give Langley Court the feeling of a small English village. Yet with good connections to Central London and beyond, you're never too far away from where you need to be. Beck Gardens is a wonderful place to grow, and with excellent schools nearby, the perfect place if you have a family, or are planning one.



1. Kelsey Park, north of Beck Gardens, is a landscaped park surrounding a beautiful lake, with tennis and mini-golf.

2. The George Inn in Beckenham – the last coaching inn on the route into London – dates back to the seventeenth century.

3. London Bridge, the gateway to the delights of the Southbank and Borough Market, is a short train ride away.

4. Central London's shopping streets, famous the world over, such as Carnaby Street and Oxford Street, are within easy reach.

*Peaceful and vibrant*







Constantine House & Trevi House. Computer generated image for illustrative purposes only.





Sistine House



Computer generated images for illustrative purposes only.



# Home comforts beckon

Part of the larger Langley Court development, Beck Gardens comprises of 74 one, two and three bedroom apartments.

The apartments are modern and urban in design, with as much emphasis on comfort as on style. You'll notice the abundant green space, with beautiful landscaping in harmony with the flora of the surroundings, and its very own pond and sports pitch. Children are well served by play areas. This is an environment that evokes peace, comfort and a quality lifestyle, all at once.

This lifestyle extends to the inside of the homes, which have outstanding specifications. Bathed in light, these spacious homes have a contemporary feel, with excellent fittings and appliances, and high-quality surfaces throughout.

You won't have to sacrifice on quality or style to get on the property ladder at Beck Gardens. And at only a three minute drive ride from Eden Park Station, there's no sacrificing your access to the places you know and love. It really does all begin at home.

*Relax in style*





# The place to be

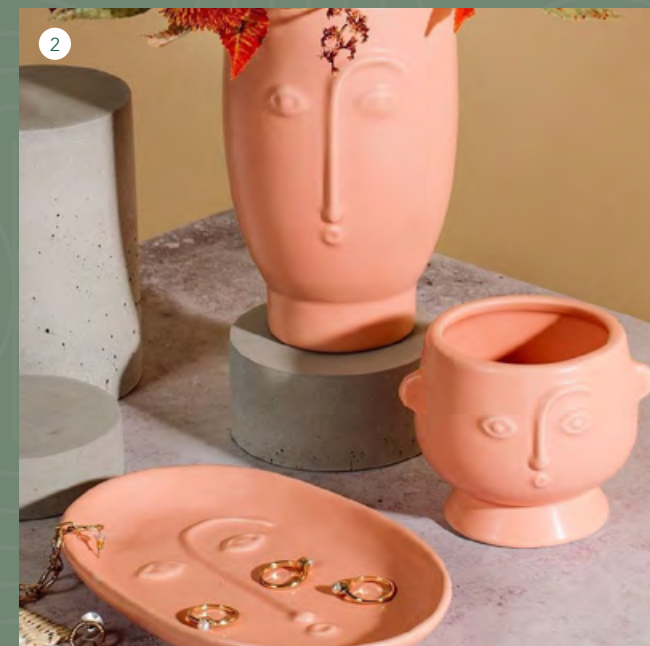
Beck Gardens at Langley Court sits in a lush green belt just south of Beckenham and north of West Wickham.

The first thing you will notice is the abundance of parklands, such as Harvington Park. If you like hiking, the South East London green chain walk crosses through the area. There's also Beckenham Park Place, one of the few remaining areas in greater London with ancient woodland, and the nearby Croydon Road Recreation Ground, where David Bowie organised a one-day festival back in 1969. This wasn't the first time that history was made here – this was where the first manned flight in Britain took off from in 1902.

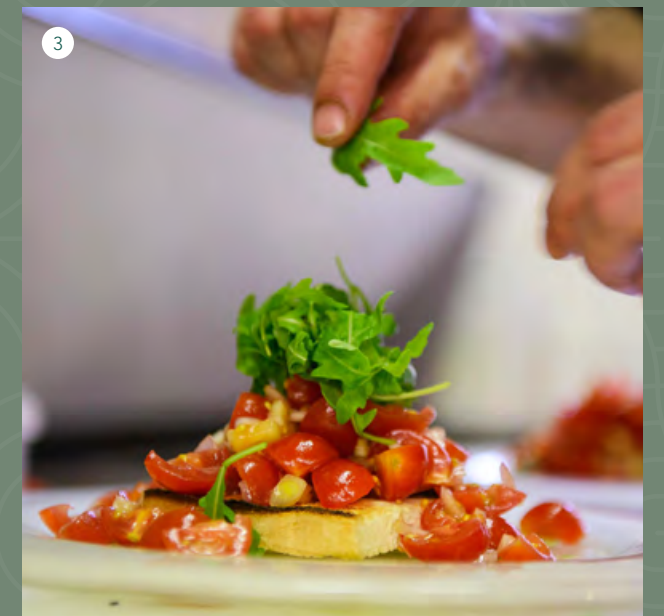
For culture and recreation, Beckenham has an enviable reputation. Home to the famous Beckenham Theatre Centre and the Beckenham Concert Band, the town hosts an annual arts festival in the beautiful Church of St. George. The high street is the focal point for the area, with boutique shopping, independent stores, as well as bars, restaurants and cafés. The shopping delights of Bromley are nearby, as is Croydon with its famous BOXPARK.

There are five schools nearby with Ofsted ratings of Good or above, including Harris Academy Beckenham, which rates Outstanding. If you like playing sports, you'll be spoiled for choice, with golf and tennis and a local David Lloyd's. When in West Wickham, check out the stunning views from the common over the local countryside. The area around Beck Gardens at Langley Court offers so much to do, so much to explore and so much to enjoy.

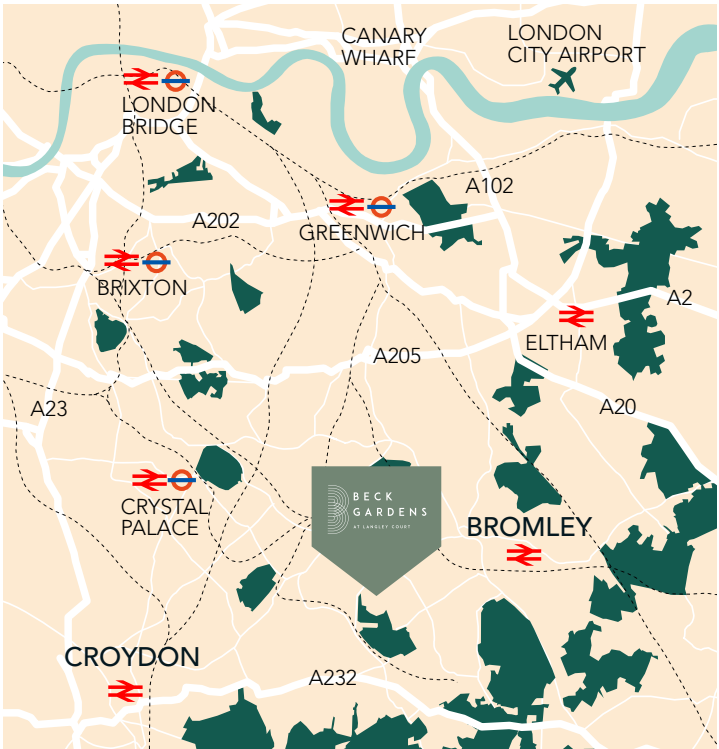
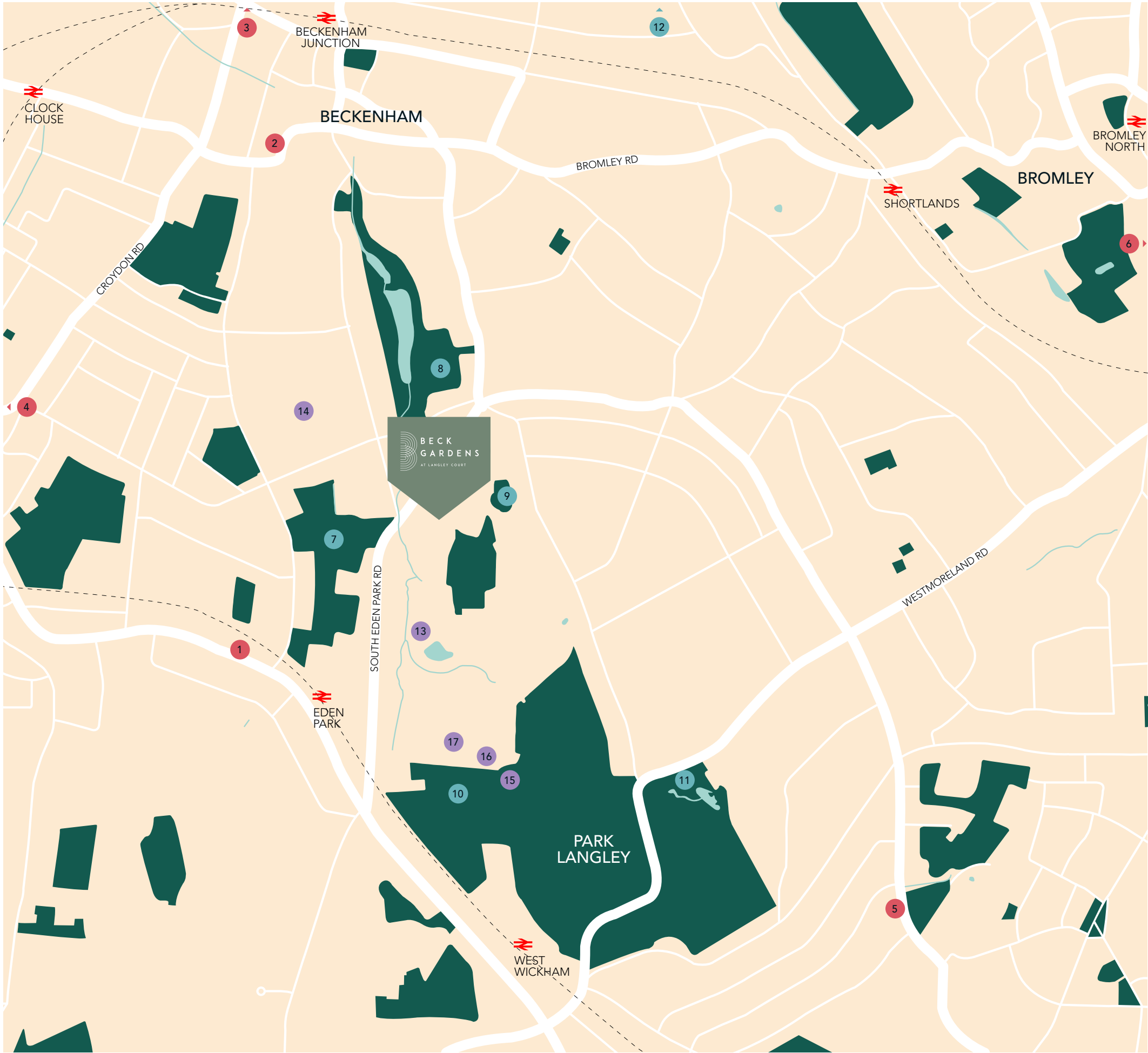
*So many delights*



1. A short tram ride takes you to BOXPARK Croydon, where you can enjoy street food from all four corners of the globe.
2. Get lost in the beautifully-styled Bunka in Beckenham, a family-run boutique with an amazing range of clothes, accessories and gifts.
3. Pierluigi's in Beckenham has been serving their delicious take on authentic home cooked Italian food for over 25 years.
4. St. George's Church, from 1340, is a spectacular example of a medieval church and a defining monument in the community.







Food, drink & shopping

- 1 Sainsbury's Local – 0.8 miles
- 2 Beckenham High Street – 1.2 miles
- 3 Waitrose – 1.6 miles
- 4 The Elm Tree – 1.7 miles
- 5 Miller & Carter, Bromley – 2.1 miles
- 6 The Glades, Bromley – 2.2 miles

Fitness, leisure & parks

- 7 Harvington Park – 0.3 miles
- 8 Kelsey Park – 0.4 miles
- 9 The Parklangley Club – 0.7 miles
- 10 Langley Park Sports Ground – 0.8 miles
- 11 Langley Park Golf Course – 1.4 miles
- 12 Beckenham Place Park – 2.9 miles

Education

- 13 Unicorn Primary School – 0.4 miles
- 14 Harris Academy, Beckenham – 0.8 miles
- 15 Langley Park Primary School – 0.8 miles
- 16 Langley Park School for Girls – 0.9 miles
- 17 Langley Park School for Boys – 1 mile

\*Walking distances obtained from Google Maps





# Local connections and beyond

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## By Rail From Eden Park

London Bridge  
25 mins  
London Cannon Street  
34 mins  
London Charing Cross  
35 mins



## By Car From Beck Gardens

Bromley  
6 mins  
East Croydon  
18 mins  
London Bridge  
46 mins



## By Rail From Beckenham Junction

Bromley South  
6 mins  
London Victoria  
23 mins  
London Bridge  
36 mins



## By Tram From Beckenham Junction

East Croydon  
23 mins  
West Croydon  
32 mins  
Wimbledon  
49 mins

Distances and journey times are approximate and are taken from AA.com, Google Maps and www.thetrainline.com



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Whatever your destination, Beck Gardens at Langley Court is a convenient stepping-off point.

With excellent road and public transport connections, including six nearby rail stations, enjoy a trip into Central London in just over 20 minutes, or a relaxing commute to work across the entire capital. Shopping trips to Bromley or sampling delicious street food at Croydon BOXPARK are both within easy reach. And with the M25 so close, Beck Gardens provides an excellent gateway to the delights of the home counties, and the rest of the world. Gatwick can be reached in around 45 minutes by car, and in just over an hour you can be on the Eurostar on your way to Paris.





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# About the homes

Beck Gardens at Langley Court homes have been fitted out and styled to truly make you feel at home.

You will feel this every time you walk in the front door. With glorious light and with ample room to grow. Contemporary kitchens with high-spec Electrolux and Zanussi appliances. Beautifully tiled bathrooms and bedrooms designed for your comfort and practicality. With a built-in wardrobe in each main bedroom, and ample storage throughout.

Unlike most Shared Ownership homes, each property comes with an allocated parking space, all included in the price. So you can take advantage of Beck Gardens' location at the gateway to the South East and beyond.

From entertaining friends and family to settling into a quiet night in front of the television, the apartments at Beck Gardens are designed to help you get the most out of your lifestyle, at home.

*Practical comfort*





# Specifications

## Kitchen

- Matt kitchen units by Symphony in light grey with stainless steel handles
- Symphony laminate worktops in pale grey with matching upstand and black glass splashback behind hob
- One and a half bowl Blanco silgranit sink in black with chrome mixer tap
- Integrated appliances including:
  - Electrolux single electric oven
  - Electrolux ceramic hob
  - Zanussi canopy extractor hood
  - Zanussi fridge/freezer
  - Zanussi dishwasher
  - Zanussi washer/dryer
- LED lighting under wall units
- Amtico luxury vinyl tile flooring in white oak to open plan kitchens
- Porcelain tiles in grey to separate kitchens

## Cloakroom\*

- Porcelain tiles in greige to walls
- Porcelain tiles in grey to floor
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Mirror above basin

## Bathroom

- Porcelain tiles in greige to walls; full height to bath/shower and half height to vanity area
- Porcelain tiles in grey to floor
- White bath with frameless glass shower screen
- Ideal Standard chrome thermostatic bath and shower mixer tap with matching shower kit
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin and WC with shaver socket in chrome

## Shower room\*\*

- Porcelain tiles in greige to walls
- Porcelain tiles in grey to floor
- Shower tray with glass enclosure and Alto Ecotherm chrome thermostatic shower set
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin with shaver socket in chrome



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## Electrical

- LED downlights to kitchen, bathroom, and utility cupboard
- Pendant lights to hallway/landing, living room and bedroom(s)
- Brushed chrome light switches throughout
- White sockets throughout
- Hyperoptic high speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ<sup>†</sup>
- TV point to main bedroom

## Interior Finishes

- Built-in wardrobe to main bedroom with sliding mirrored doors, upper shelf storage, and rail
- Amtico luxury vinyl tile flooring in white oak to open plan living and hallway areas
- 80:20 wool mix carpet in soft greige to bedroom(s)
- White roller blinds to all windows
- Chrome finish ironmongery throughout
- White satin wood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

## Security & Peace of Mind

- Front door with spy hole and chain
- Video entry system
- Mains operated smoke and carbon monoxide detectors with battery backup
- 12-year NHBC warranty

## Energy

- Heating and hot water provided by Ideal Logic combination boiler
- Thermostatic radiator valves throughout
- Predicted Energy Assessment (PEA) rating between 83 and 86 (B)
- Double glazing throughout

## Exterior

- Private balcony/terrace to each apartment
- Lift access
- 1 allocated parking space to each apartment
- Secure communal cycle store

<sup>†</sup>Cloakroom to selected apartments only, refer to floorplans for more information.

<sup>\*\*</sup>Shower Room to wheelchair accessible apartments only, refer to floorplans for more information.

<sup>†</sup>Subject to a separate subscription.

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Optivo reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.





# Site map



## The Development



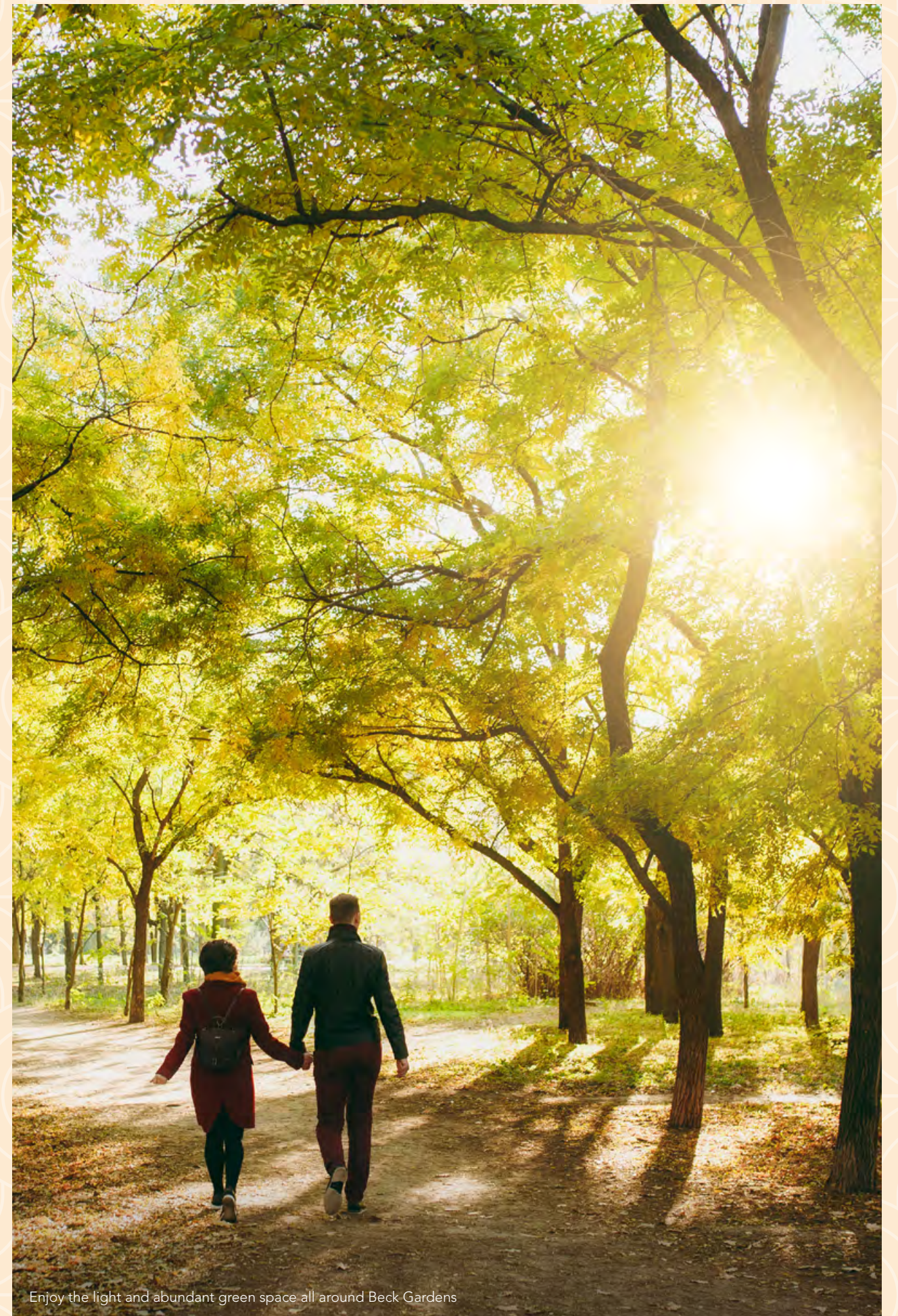
Apartments  
(Sistine House)



Apartments  
(Constantine House & Trevi House)



Langley Court  
Development



Enjoy the light and abundant green space all around Beck Gardens





# Shared Ownership

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

**How does it work?**

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

**The details**

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## About Optivo

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team

manage all of our new home developments for both Shared Ownership and Open Market sale. Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

**Want more information? You can:**

**Email us: [sales@optivo.org.uk](mailto:sales@optivo.org.uk)**  
**Call us: 0800 012 1442**  
**Visit our website: [optivosales.co.uk](https://www.optivosales.co.uk)**



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