



ACER HEIGHTS

Purley



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RIDDLEDOWN ROAD PURLEY CR8 1FB

A Luxury development of nine 1,2 & 3 bedroom apartments



KEMPTON
-HOMES-



Backed by
HM Government

Key features - all plots include:-

- Island or Breakfast bar in kitchen
- Balcony or outside patio / garden area
- London Help to Buy Available
- Luxury Karndean flooring to kitchen / living room
- Car Park space
- 10 year building warranty



Front Elevation
CGI for illustrative purposes only.

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Nine exclusive apartments now available with the option to purchase off plan, all constructed to a high standard using the best materials with both kitchens and bathrooms finished to your specification.*

All ground floor apartments have the private amenity of a patio and garden whilst the first and second floor apartments each have their own balcony.

Each apartment enjoys private parking with electric car charging point, outdoor lighting to the balcony / patio areas and access to the landscaped communal gardens complete with secure bicycle storage.

Every apartment benefits from a high specification fully fitted kitchen with either an island or breakfast bar return, Villeroy & Boch sanitaryware to bathrooms and en suites plus fitted wardrobes to the main bedrooms and underfloor heating throughout.

All apartments come with a 10 year building warranty and the development qualifies for the [London Help to Buy](#) scheme (details overleaf).

*Depending on stage of construction.
CGI for illustrative purposes only.



Rear Elevation



Plot 3 Kitchen/Living area



Plot 2 Kitchen/Living area



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London Help to Buy Equity Loan Scheme explained:-

- Only 5% deposit required
- Government funding for up to 40% of the value of the property
- Interest free for 5 years
- Leaving mortgage for just 55% of the property value
- Property being purchased up to £600,000
- Open to First Time Buyers and existing owners buying a newly built property (providing it is their only residence on completion)

What is London Help to Buy?

London Help to Buy is a government scheme designed to help you to get on to or advance up the property ladder in the London area. Help to Buy is an equity loan from the government of up to 40% of the value of the property you wish to buy, provided you have a 5% deposit, therefore requiring only a 55% mortgage on your new home.

What are the criteria for applying?

To use **London Help to Buy**, the property you are buying must:

- Be a new build
- Have a purchase price of up to £600,000
- Be the only property you own
- Not be let or sublet once purchased

Banks offering London Help to Buy

The majority of high street banks offer the scheme including: Aldermore, Bank of Scotland, Barclays, Halifax, Leeds, Lloyds, Nationwide, NatWest, Newcastle, Royal Bank of Scotland, Santander, Teachers and TSB.

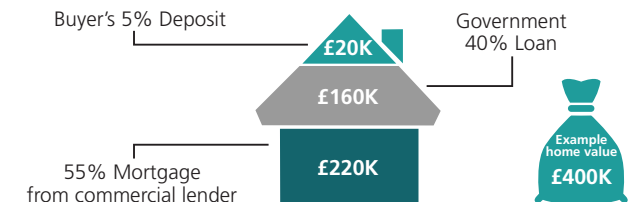
How do I pay back my loan?

- You must pay the loan back after 25 years or when you sell your home whichever comes first
- You will not be charged interest on your 40% loan for the first 5 years of owning your home
- From year 6, a fee of 1.5% is payable on the equity loan, which rises annually by RPI (Retail Price Index) + 1%

How to Apply

You apply directly to the house builder for the loan and then apply separately for a mortgage via your chosen lender or mortgage broker, letting them know you intend using the **London Help to Buy** scheme.

Example Calculation



For more information, visit:
helptobuy.gov.uk/equity-loan/london-help-to-buy



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ARTISTIC SITE PLAN





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GROUND FLOOR

PLOTS 1-3 DIMENSIONS



Plot 1

Living/Dining/Kitchen	8900 x 3700
Bedroom 1	4900 x 2900
Bedroom 2	3400 x 2650
Total Area	66 sq m / 711 sq ft

Plot 2

Living/Dining/Kitchen	3700 x 9200
Bedroom 1	3650 x 3400
Bedroom 2	3450 x 2500
Bedroom 3	1750 x 3550
Total Area	76 sq m / 819 sq ft

Plot 3

Living/Dining/Kitchen	6750 x 3800
Bedroom 1	4100 x 3600
Bedroom 2	2450 x 3800
Bedroom 3	1750 x 3650
Total Area	78 sq m / 840 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate.

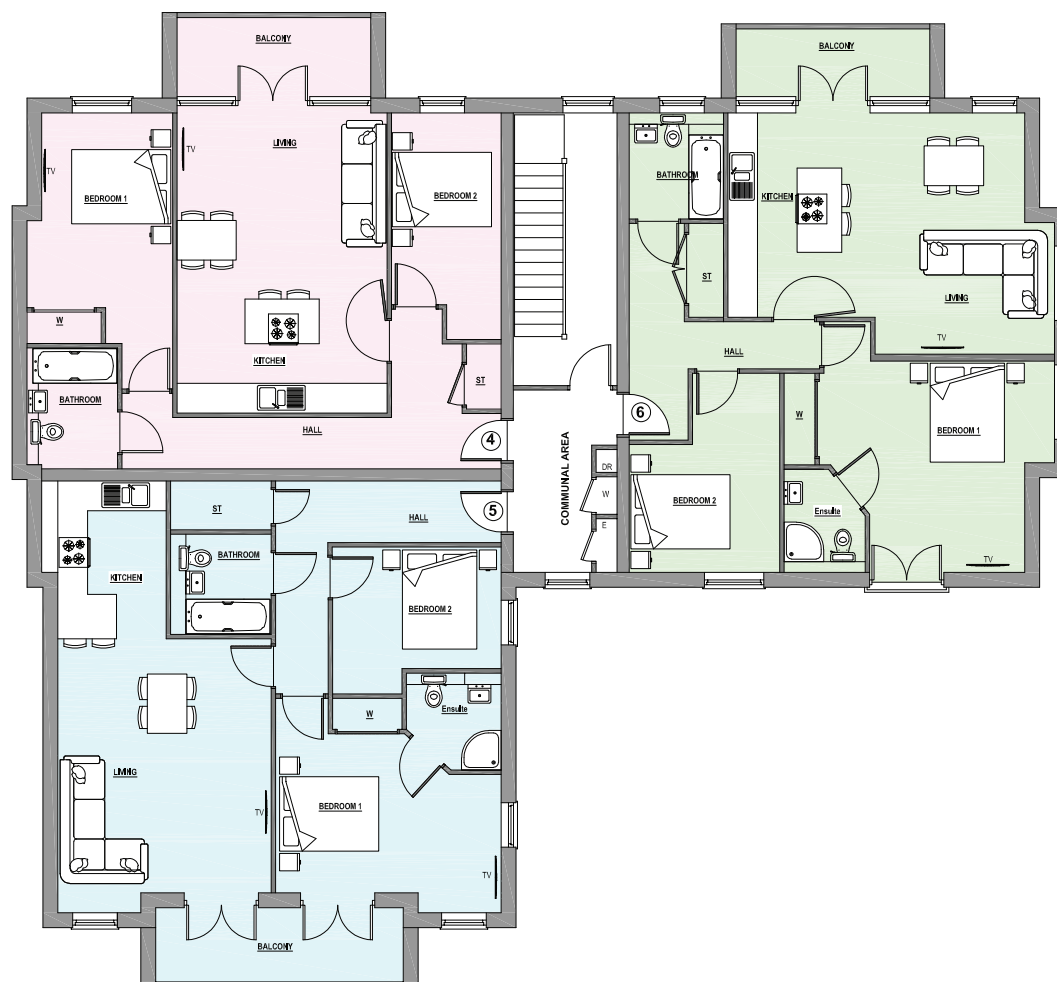


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FIRST FLOOR

PLOTS 4-6 DIMENSIONS



Plot 4

Living/Dining/Kitchen	4250 x 6050
Bedroom 1	2900 x 4600
Bedroom 2	2200 x 4500
Total Area	65 sq m / 700 sq ft

Plot 5

Living/Dining	4250 x 5500
Bedroom 1	3200 x 4500
Bedroom 2	3400 x 2950
Kitchen	2200 x 3150
Total Area	75 sq m / 808 sq ft

Plot 6

Living/Dining/Kitchen	6600 x 4900
Bedroom 1	4750 x 4200
Bedroom 2	3000 x 4000
Total Area	76 sq m / 819 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate.

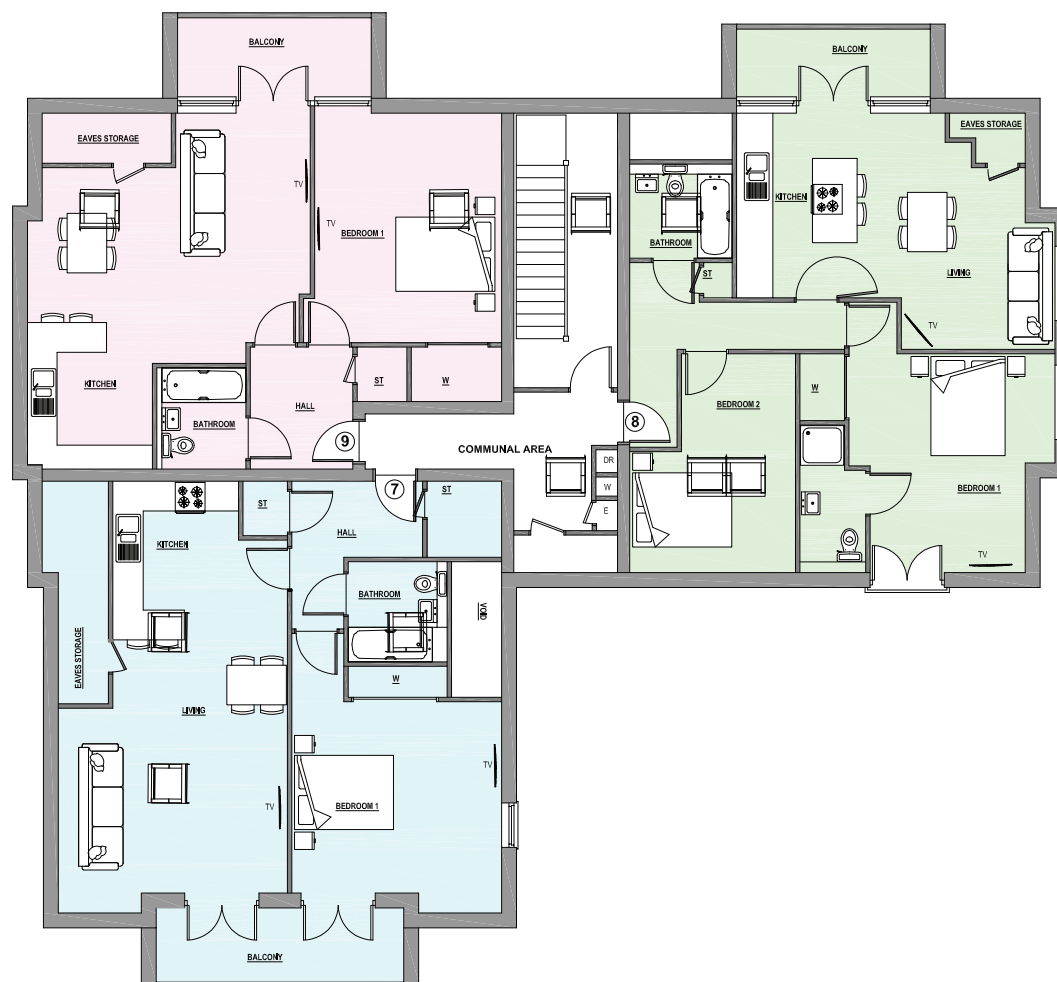


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SECOND FLOOR

PLOTS 7-9 DIMENSIONS



Plot 7

Living/Dining/Kitchen	8300 x 3500
Bedroom 1	4200 x 3650
Total Area	61 sq m / 657 sq ft

Plot 8

Living/Dining/Kitchen	6400 x 4700
Bedroom 1	4100 x 4400
Bedroom 2	3350 x 3300
Total Area	67 sq m / 722 sq ft

Plot 9

Living/Dining	5700 x 5000
Bedroom 1	3700 x 4600
Kitchen	2600 x 2100
Total Area	59 sq m / 635 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate.

SPECIFICATION

KITCHENS

- Contemporary matt finish, handleless
- Including either island or breakfast bar
- Four zone induction hob
- Built in oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Integrated microwave (plots 2,3,5,6 & 8 only)
- Undermounted sink with chrome mixer tap
- Stone worktop with upstands

BATHROOM/EN SUITES

- Modern Villeroy & Boch sanitaryware
- Wall hung vanity units to en suites only
- Chrome taps
- Thermostatic showers
- Chrome heated towel rails
- Porcelanosa ceramic tiling to floors and shower areas - otherwise half height

INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedrooms
- Hallway storage cupboards
- Double glazed windows and bi-fold or patio doors (where applicable)
- Karndean flooring to kitchen / living room
- Flooring to hallway and bedroom(s) included*

Options

Flooring and kitchen colour options are available off plan depending on stage of construction.

*Subject to achieving full asking price.



Example of a previous Kempton Homes development



HEATING & ELECTRICAL

- Underfloor heating throughout
- Gas Combi Boiler
- Mains operated smoke detectors
- Burgler alarms (ground floor plots only)
- Telephone Entry System
- Multi room TV with points to lounge and all bedrooms
- Broadband capability

EXTERNAL FEATURES

- Private parking space with each plot
- Own private patio or balcony
- Bi fold doors to ground floor plots
- Patio doors to balconies
- Outdoor lights to balconies / patio areas
- External communal lighting
- Secure communal bicycle storage
- Bin store
- Landscaped communal gardens
- Multi point locking front door with spy hole

ADDITIONAL INFORMATION

- 10 year warranty
- Electric car charging point
- London Help to Buy available

Images of previous Kempton Homes developments.



LOCAL AREA



Purley is a leafy London suburb, situated between Croydon and Central London business and entertainment hubs on the one side, and open countryside and greenbelt land on the other.

The surrounding area provides plenty of entertainment facilities, including large cinema complexes, leisure centres, gyms and a vast array of restaurants and bars.

The renowned Box Park complex is situated in East Croydon and the restaurant district of South Croydon is a local spot frequented by those looking for a variety of cuisines and Purley itself has a good range of restaurants on the High Street.

Purley Way lists a number of out of town retailers including Ikea, John Lewis, Next, B&Q and many more.

Croydon town centre has many of the major high street stores and for those looking for more designer labels and free out of town parking then Bluewater Shopping Centre is 40 minutes away on the M25.




For those enjoying the outdoors, there is easy access to the nearby North Downs and Vanguard Way where you will find both open, beautiful countryside and far reaching views over fields, meadows and farmland.

Closer to home, within walking distance of Acer Heights is the sprawling Riddlesdown Common, which provides a green tranquil space for hikes, walks and cycling.



WELL CONNECTED



		
RIDDLESDOWN STATION 11mins	EAST CROYDON 10mins	M25 JUNCTION 6 15mins
PURLEY STATION 12mins	LONDON VICTORIA 29mins	GATWICK AIRPORT 34mins
PURLEY TOWN CENTRE Shops, Supermarkets, Leisure Centre etc. 12mins	LONDON BRIDGE 45mins	HEATHROW AIRPORT 50mins
RIDDLESDOWN COMMON 13mins		

Purley is perfectly placed for road, rail and air travel. Trains from Purley Station run directly to both London Victoria and London Bridge stations, with local station Riddlesdown also running a regular service direct to London Victoria. The M25 (junction 6) is 10 minutes drive giving access to both Gatwick and Heathrow airports.

*All travel times and distances are approximate



At Kempton Homes we are committed to producing well designed new homes using quality materials.

Our ethos is to provide an excellent customer service along with creating a living space you will enjoy and be proud to own.



CGI for illustrative purposes only.

We reserve the right to amend the specification or floor plans, as necessary, at any time.
This brochure and the details contained herein do not form any part of the contract of sale.
The dimensions stated may for example include fitted wardrobes, skellings and other features.
All dimensions and measurements are approximate, although we try to make these as accurate as possible.
The contents of this brochure are intended solely to give an indication of the development and the floor plan layouts.



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