



# FOUNT SPRING PLACE

PURLEY, CR8



**SOUTHERN  
HOUSING**  
*new homes*




# FOUNT SPRING PLACE

PURLEY, CR8



A collection of 1 & 2 bedroom  
Shared Ownership apartments in  
Purley, Croydon.

These beautiful homes, adjacent  
to Purley Cross, are positioned  
in a convenient, accessible, and  
quieter part of the leafy London  
Borough of Croydon.



# H-O I I M-E

## NO PLACE I'D RATHER BE

Designed by award winning architects Proctor & Matthews, each carefully considered apartment benefits from its own private balcony.

Set back from the main road, the secluded courtyard at the centre of the development provides calm and greenery in this popular area.

Plentiful transport links mean you can get around with ease. Though, with the contemporary specification and comforts of your new home, you may just want to put your feet up and order in!

A photograph of a man with glasses and a teal shirt relaxing on a grey sofa in a modern apartment. He is smiling and looking towards the camera. The room features a red brick wall, a large window with sheer curtains, and a potted plant on a stand. A lit candle is on a side table next to him.

EVERYTHING  
YOU NEED  
NEARBY,  
EVERYTHING  
YOU WANT  
INDOORS





Computer generated image of Fount Spring Place is indicative only. Landscaping is indicative and subject to change. Further developments are in planning on Banstead Road.





LIFE  
—  
| & |  
—  
STYLE

NIP INTO TOWN,  
OR KEEP IT LOCAL,  
THE CHOICE IS YOURS





## YOUR CUP IS ALWAYS FULL AT FOUNT SPRING PLACE

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With great transport links, beautiful surroundings, and a diverse community, Purley has a lot to offer. Fount Spring Place is surrounded by a plethora of High Street shops, cafés, and amenities from the Post Office to banks. One of Purley's top-rated restaurants is just a 2-minute walk from your front door. 4 Locos Argentine Steakhouse transports diners to South America, with locally sourced ingredients and authentic dishes. For later, there's no shortage of after-hours fun with local bars and pubs like The Jolly Farmers, Foxley Hatch, The Pear Tree, or Portugese bar Love Purley - all within walking distance.

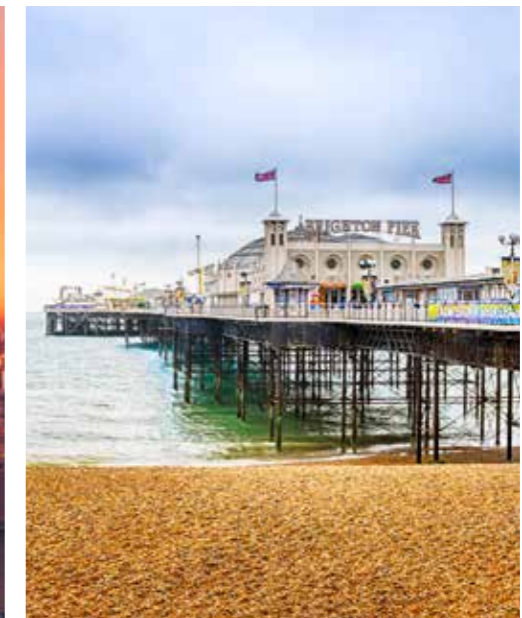


OUT AND  
ABOUT





**SAMPLE  
EVERYTHING  
ON OFFER**



**EXPERIENCE CITY LIFE  
WITH LONDON BRIDGE  
ONLY 30 MINS AWAY**

A commuter's paradise, Purley is located just one train from central London in Zone 6, and with regular trains from Purley to London Bridge, Blackfriars or Victoria, you can go from leafy suburbia to bustling city centre in less than half an hour, making this a top location for those wishing to commute. You can also reach Brighton easily in just over an hour for those days when you crave an ice-cream on the pier.



A photograph of two women lying on their backs on a grassy field, smiling broadly. The image is overlaid with a teal color. There are several decorative elements: a blue horizontal bar in the top right, a purple horizontal bar in the bottom left, and an orange vertical bar in the bottom center. The text 'REST & RELAX' is centered in white, with the ampersand flanked by vertical bars and dashes.

REST

&

RELAX

FIND YOUR  
HAPPY

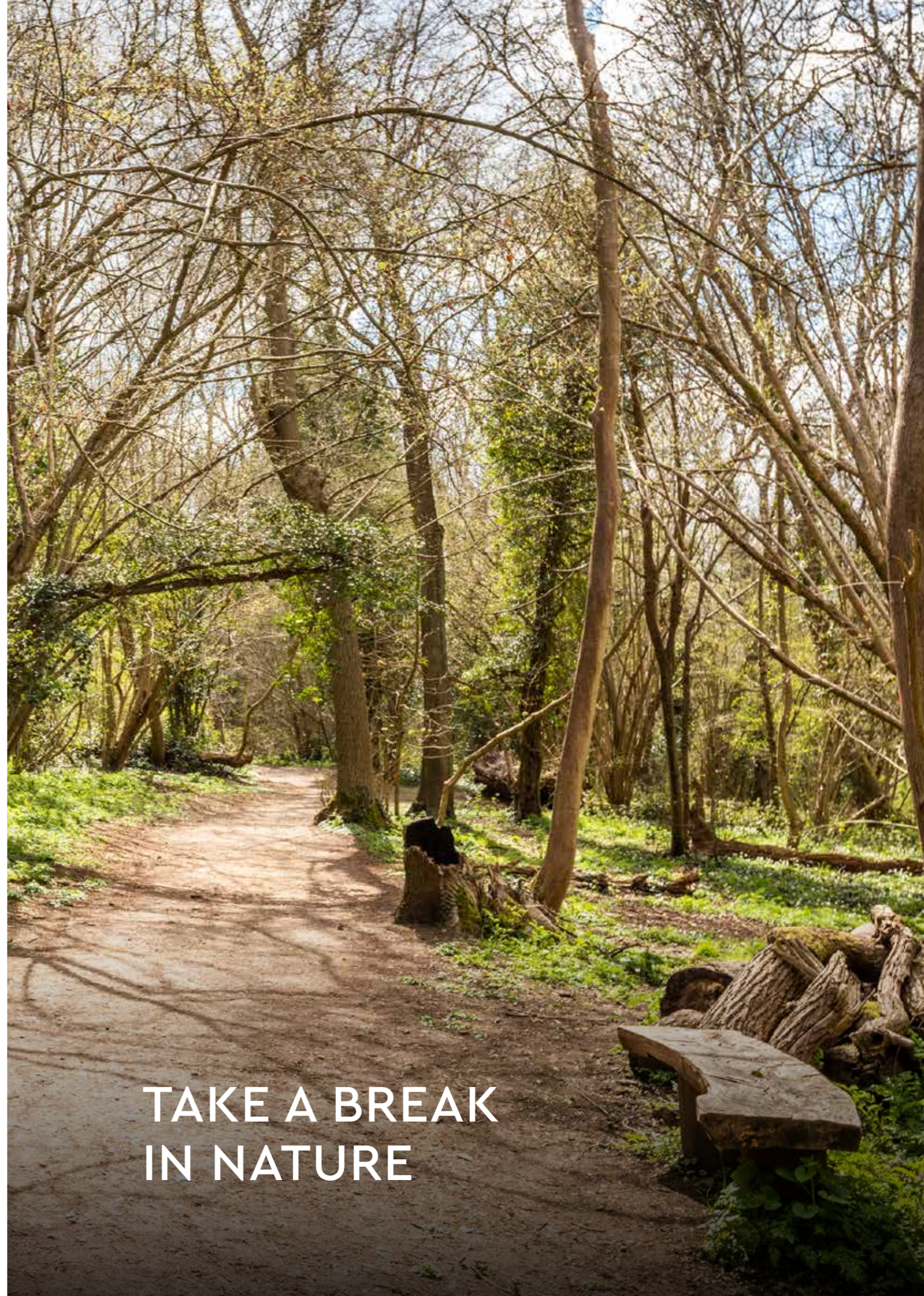




## NEVER FAR FROM SOMEWHERE TO WALK, EXERCISE, OR JUST BE



Purley has you covered for relaxing, living well and keeping fit. Whether you like a good work-out at a local gym, or to team up at a local sports club, there is plenty on offer. Reconnect and feel on top of the world exploring the verdant spaces that surround Purley: Farthing Down and Round Shaw Downs are beautiful, wildlife-rich expanses with panoramic views across London's skyline. Foxley Wood, is an historic nature reserve, ideal for a weekend stroll.



# TAKE A BREAK IN NATURE





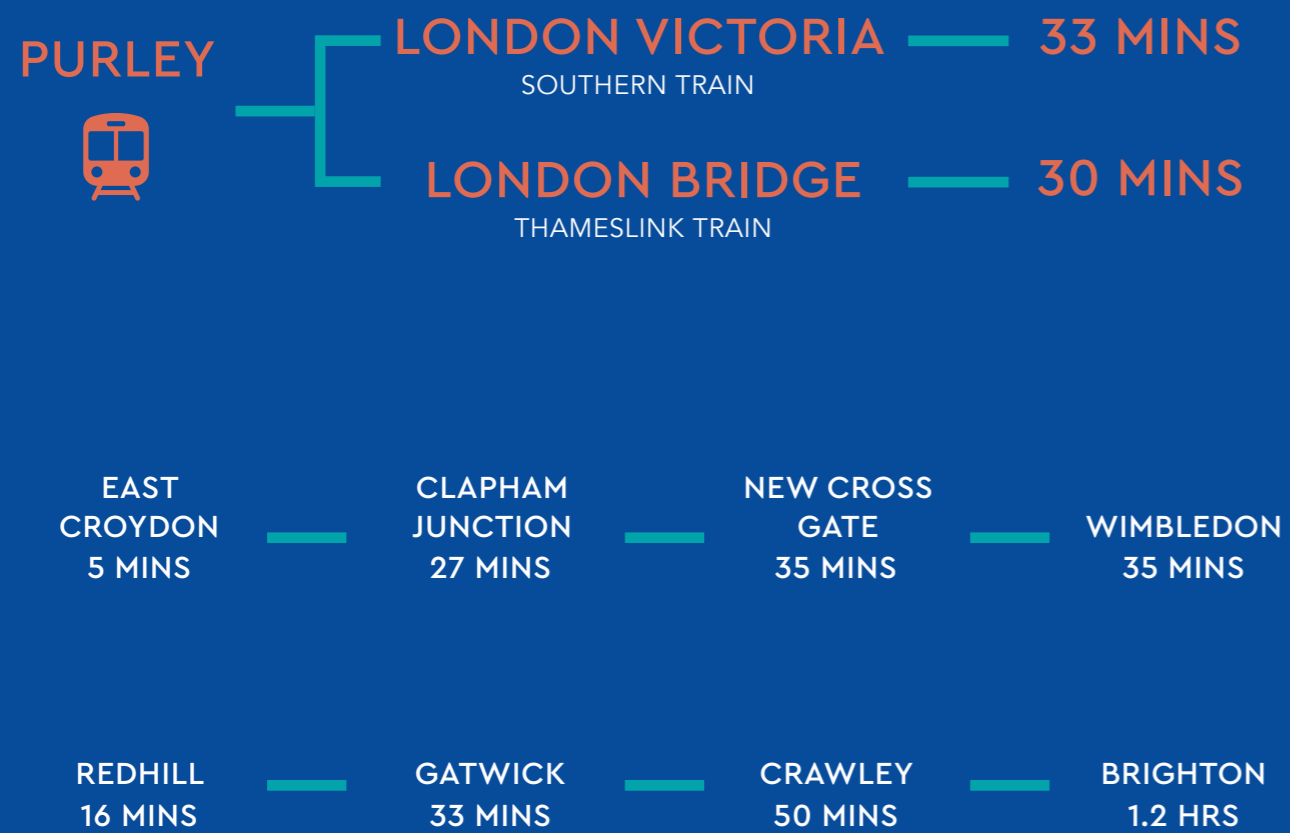
# HOME & AWAY

ENJOY YOUR HOME IN  
REACH OF THE CITY



## COMMUTING DREAMS START HERE

Close to local amenities by foot, but with a choice of frequent trains from Purley you can get to London or Gatwick in under half an hour. Plus with many bus routes just a few minutes walk from your front door, more local travel will be a breeze.



Maps are not drawn to scale. Travel times are approximate - source: Google maps.

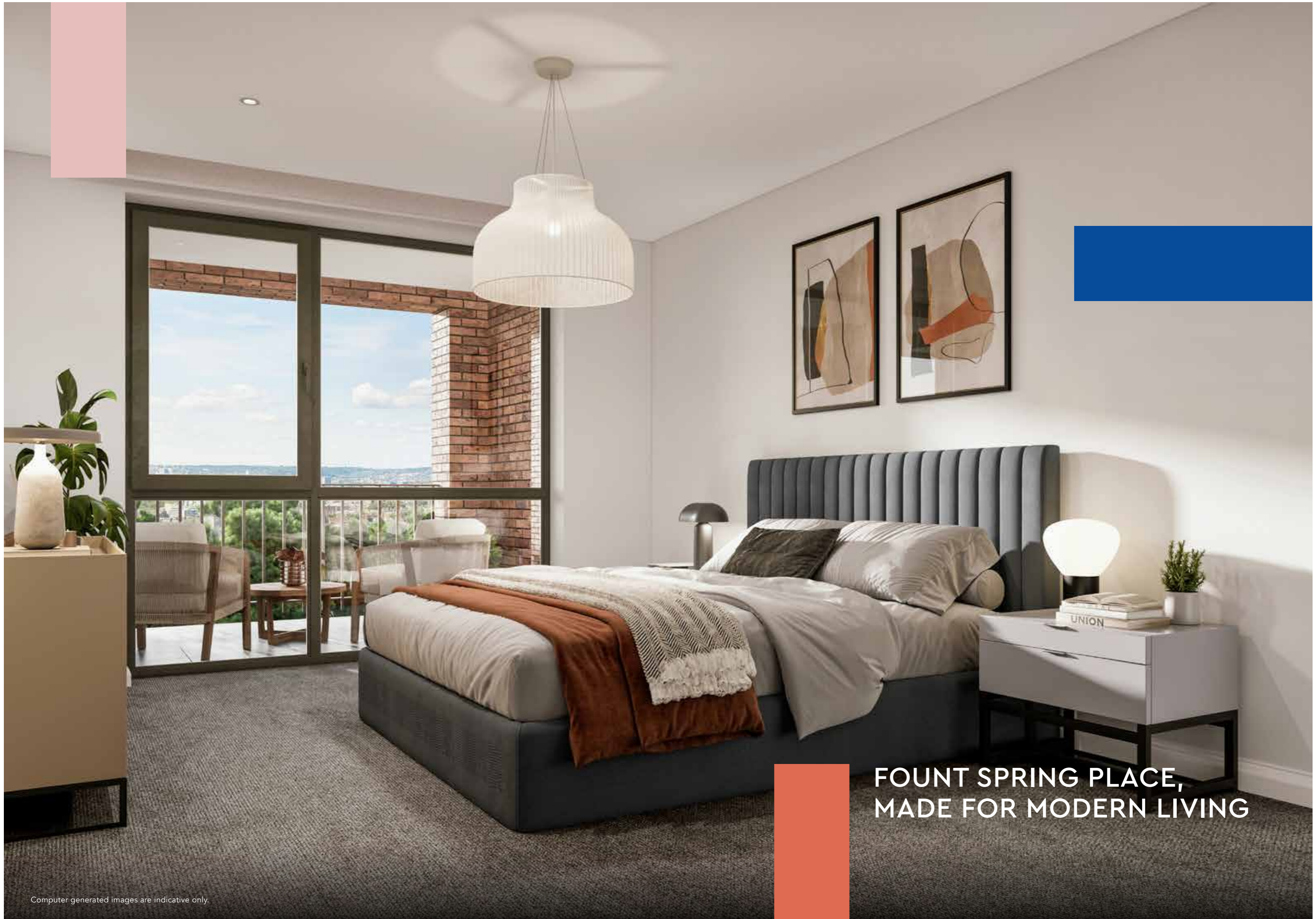






Computer generated image of Fount Spring Place. Landscaping is indicative only a subject to change.





**FOUNT SPRING PLACE,  
MADE FOR MODERN LIVING**





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## SPECIFICATION

### KITCHEN

- Cube light grey kitchen units with laminated worktop in 'Oxyd Grey' with matching upstand
- Europa 1.5 bowl with Eva brushed steel taps
- Integrated appliances including:
  - Electrolux single electric oven
  - Electrolux ceramic hob
  - Zanussi canopy extractor hood
  - Zanussi fridge/freezer
  - Zanussi dishwasher
- Zanussi free standing washer dryer in hallway cupboards (see floorplan for details)

### BATHROOM

- Porcelain Savona Blanco white tiles to walls
- River Graphite porcelain floor tiles
- White bath with square edge bath screen
- Thermostatic bath shower mixer and matching kit
- Sonas Strata semi recessed basin with chrome thermostatic mono basin mixer
- Sonas Verona W/C
- Chrome ladder towel radiator
- Mirror above basin and WC with shaver socket in chrome

### INTERIOR FINISHES

- Built-in wardrobe to main bedroom with white frame and soft white glass finish, single shelf and chrome hanging bar
- Engineered timber flooring through living/kitchen/dining spaces and hallway
- 80:20 wool twist Comar carpet in Dove Grey to bedrooms
- Silver finish ironmongery throughout

- White satinwood finish to joinery throughout
- Brilliant white matt ceilings and walls

### ENERGY

- Heating and hot water provided by Joule Heat Pump (located in the utility cupboard)
- Predicted Energy Assessment (PEA) rating between B and C
- Double glazing throughout

### ELECTRICAL

- LED downlights to living/kitchen/dining spaces, bathroom(s), entrance hall and utility cupboards
- Pendant lights to bedrooms
- White light switches throughout
- Deta Slimline 2 Switched Socket with recessed switch and USB
- High speed broadband and BT data point\*
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

### SECURITY & PEACE OF MIND

- Front door with spy hole and security chain
- Mains operated smoke detector with battery backup

### EXTERIOR

- Private balcony or terrace space to all homes (see floorplans for details)
- Secure cycle storage
- Under 5s play area
- Communal courtyard and gardens

\*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. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

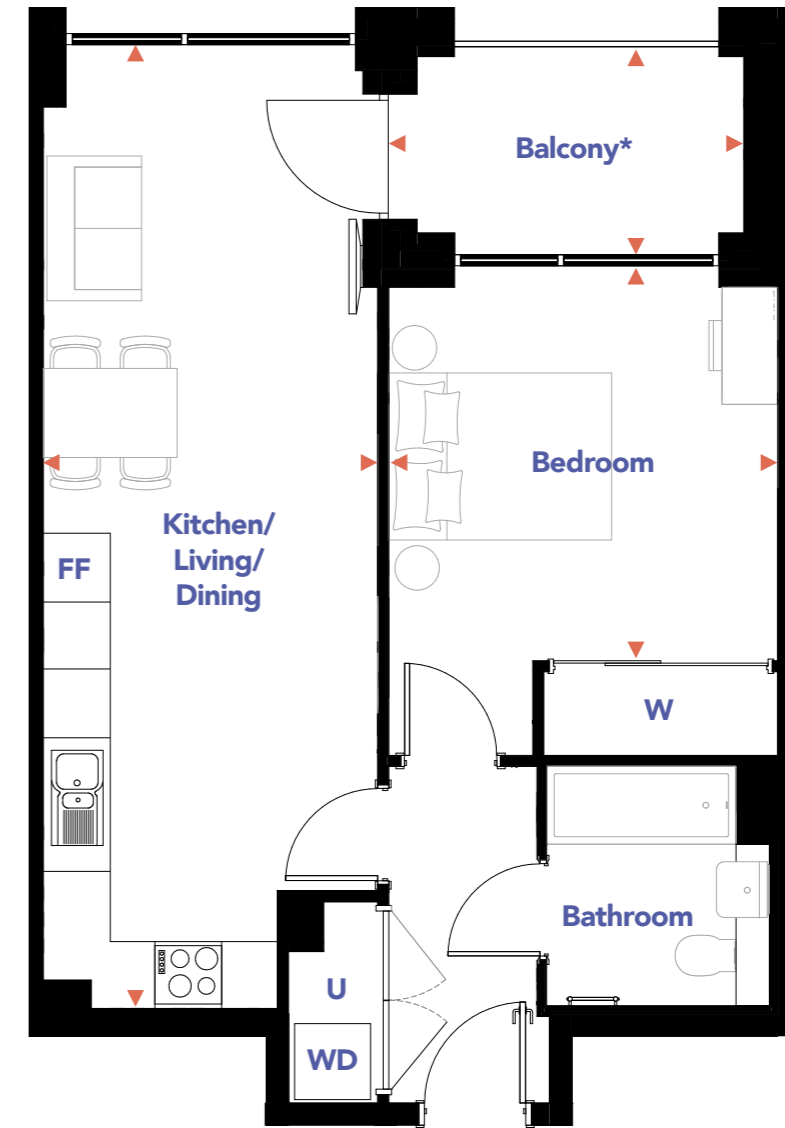








**ONE BEDROOM  
APARTMENTS 70 (GROUND FLOOR), 71 (LEVEL ONE)  
AND 74 (LEVEL 2)**  
Total Gross Area 50.4m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	3.00m x 8.42m	9' 10" x 27' 7"
Bedroom	3.49m x 3.35m	11' 5" x 10' 11"
Balcony*	2.93m x 1.59m	9' 7" x 5' 2"

U Utility Room | W Wardrobe | FF Fridge Freezer | WD Washer Dryer

\*Ground floor apartments have a terrace. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

**Indicates Apartment Position**  
Levels: Ground, 1 and 2





**ONE BEDROOM  
APARTMENTS 68 (GROUND), 69 (GROUND), 72 (LEVEL 1)  
AND 75 (LEVEL 2)**  
Total Gross Area 51m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	2.83m x 9.50m	9' 3" x 31' 2"
Bedroom	3.55m x 4.12m	11' 7" x 13' 6"
Balcony*	2.94m x 2.00m	9' 7" x 6' 6"

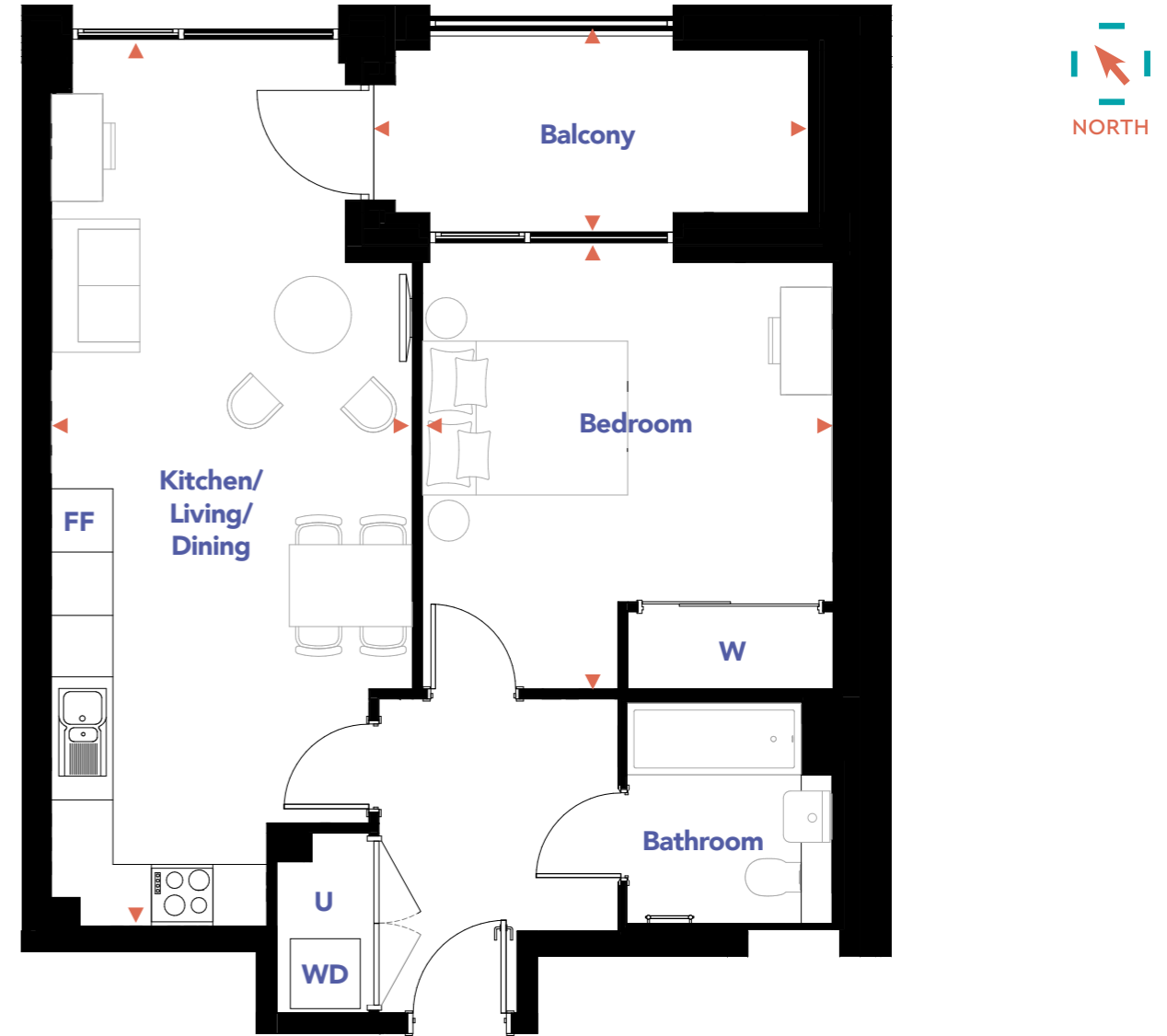
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■ Indicates Apartment Position  
Levels: Ground, 1 and 2



**ONE BEDROOM  
APARTMENT 77 (LEVEL 3)**  
Total Gross Area 58m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	3.52m x 8.42m	11' 6" x 27' 7"
Bedroom	4.00m x 4.16m	13' 1" x 13' 7"
Balcony	4.03m x 1.59m	13' 2" x 5' 2"

U Utility Room | W Wardrobe | FF Fridge Freezer | WD Washer Dryer

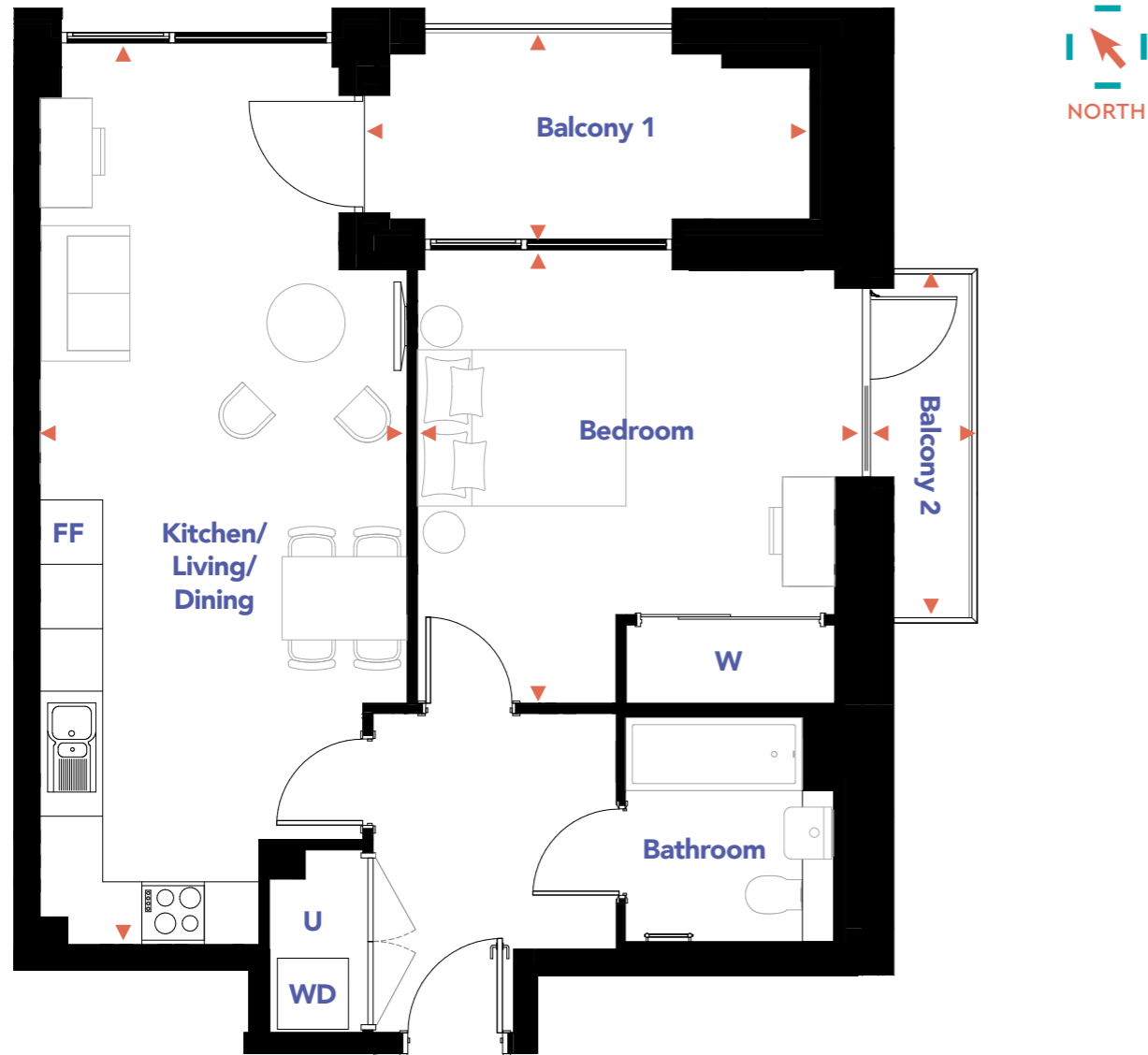
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■ Indicates Apartment Position  
Level: 3





**ONE BEDROOM  
APARTMENT 78 (LEVEL 4)**  
Total Gross Area 57m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	3.52m x 8.63m	11' 6" x 28' 3"
Bedroom	4.00m x 4.16m	13' 1" x 13' 7"
Balcony 1	4.03m x 1.78m	13' 2" x 5' 10"
Balcony 2	0.80m x 3.30m	2' 7" x 10' 9"

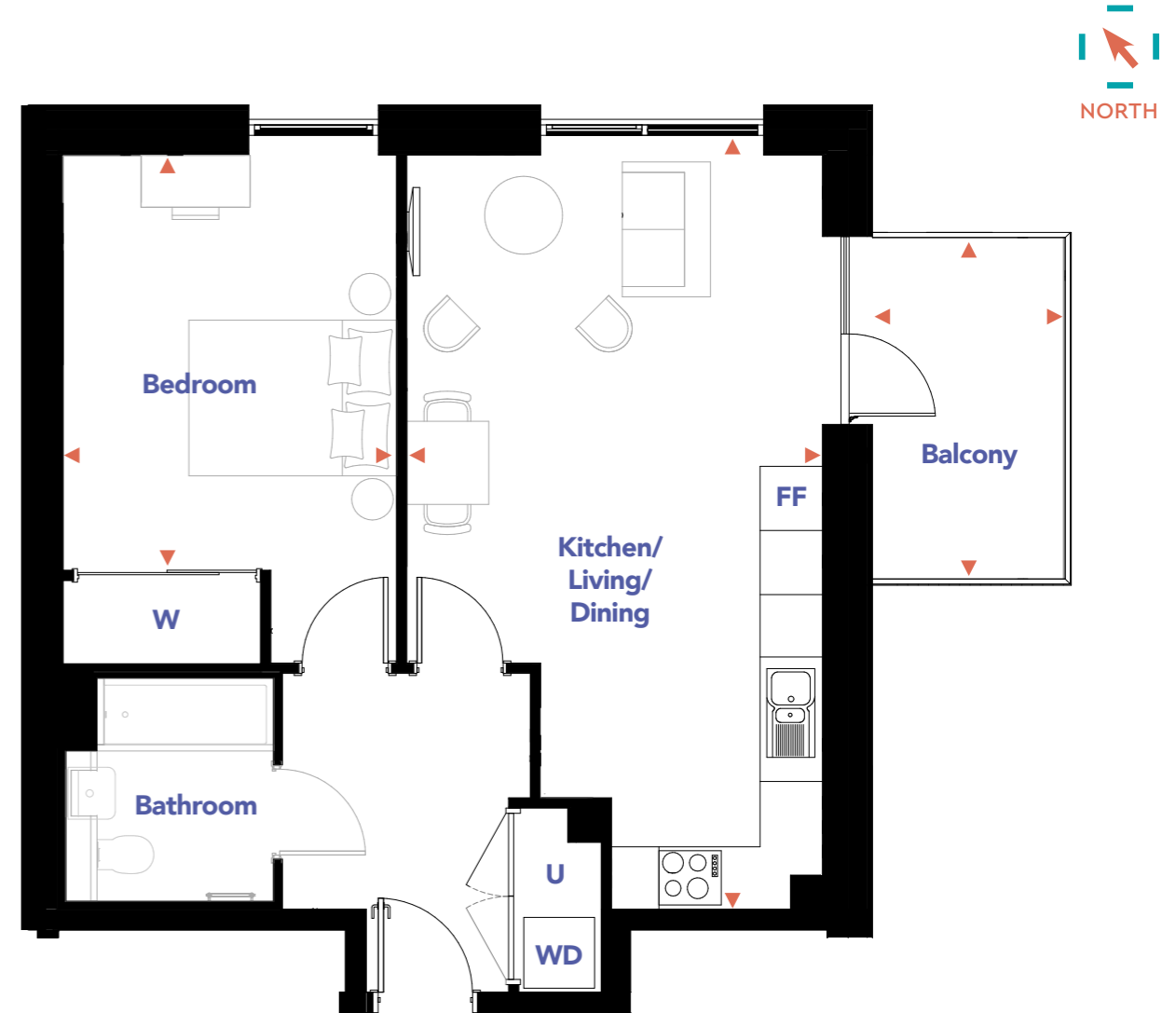
U Utility Room | W Wardrobe | FF Fridge Freezer | WD Washer Dryer

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**■ Indicates Apartment Position**  
Level: 4



**ONE BEDROOM  
APARTMENT 79 (LEVEL 5)**  
Total Gross Area 55m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	4.00m x 7.26m	13' 1" x 23' 9"
Bedroom	3.21m x 4.00m	10' 6" x 13' 1"
Balcony	1.86m x 3.29m	6' 1" x 10' 9"

U Utility Room | W Wardrobe | FF Fridge Freezer | WD Washer Dryer

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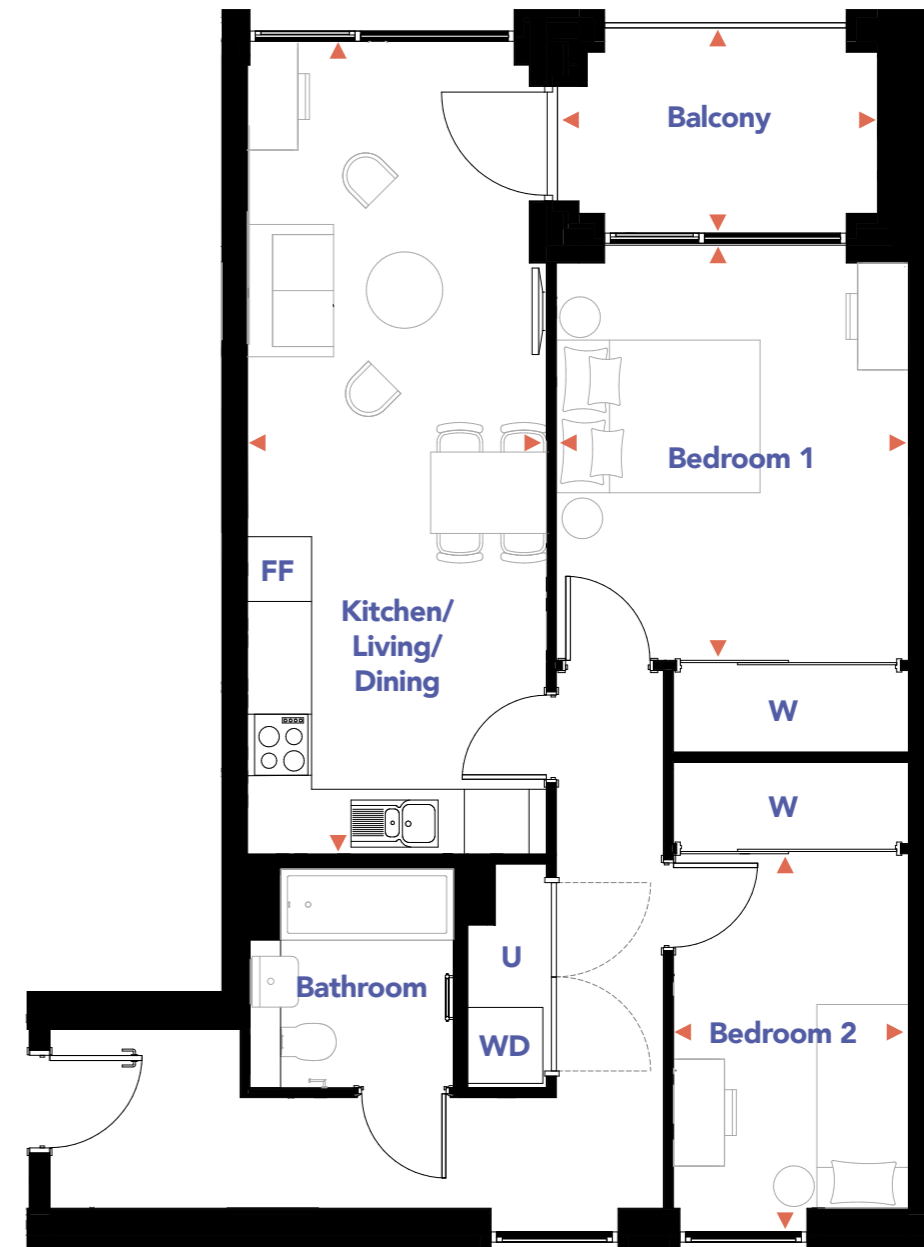
**■ Indicates Apartment Position**  
Level: 5







## TWO BEDROOM APARTMENTS 73 (LEVEL 1) AND 76 (LEVEL 2) Total Gross Area 69m<sup>2</sup>



Room	Metric	Imperial
Kitchen/Living/Dining	2.97m x 7.98m	9' 8" x 26' 2"
Bedroom 1	3.46m x 3.90m	11' 4" x 12' 9"
Bedroom 2	2.31m x 3.48m	7' 6" x 11' 5"
Balcony	2.93m x 2.00m	9' 7" x 6' 6"

**U** Utility Room | **W** Wardrobe | **FF** Fridge Freezer | **WD** Washer Dryer

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■ Indicates Apartment Position  
Levels: 1 and 2



Computer generated images are indicative only.



# ABOUT SHARED OWNERSHIP

**Now that you have found your dream property you're probably asking, "is Shared Ownership right for me?"**

## **WHAT IS SHARED OWNERSHIP?**

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

## **HOW DOES IT WORK?**

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder. 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.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

## **AM I ELIGIBLE?**

To be considered eligible for Shared Ownership your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

Other eligibility criteria may apply which our sales team will be able to advise on.

## **WHAT ELSE DO I NEED TO KNOW?**

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

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## ABOUT SOUTHERN HOUSING *new homes*

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market Sale.

Read more about who we are and what we do as a housing association at [shnewhomes.co.uk](https://shnewhomes.co.uk)

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## WANT MORE INFORMATION? YOU CAN:

EMAIL US: [SALES@SOUTHERNHOUSING.ORG.UK](mailto:SALES@SOUTHERNHOUSING.ORG.UK)

GIVE US A CALL: 0800 012 1442

VISIT OUR WEBSITE: [SHNEWHOMES.CO.UK](https://shnewhomes.co.uk)





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