



**PARKGATE
HOUSE**

Warlingham



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LIMPSFIELD ROAD CR6 9LJ

A Luxury development of nine 2 bedroom apartments



**KEMPTON
-HOMES-**



Front Elevation
CGI for illustrative purposes only.



Rear Elevation.
CGI for illustrative purposes only.

Nine exclusive apartments, all constructed to a high standard using the best materials with the option to purchase 'off plan' allowing some choices in the finish of kitchen, bathrooms and flooring*

INTERIOR

- QUALITY MODERN FITTED KITCHENS -
- FITTED WARDROBE TO MAIN BEDROOM -
- LUXURY TILED BATHROOMS and EN SUITES -
- UNDERFLOOR HEATING THROUGHOUT -
- VIDEO ENTRY SYSTEM -
- JULIETTE BALCONIES TO MAIN BEDROOMS ON UPPER FLOORS -

EXTERIOR

- FENCED GARDENS TO GROUND FLOOR APARTMENTS -
- BALCONIES TO FIRST AND SECOND FLOOR APARTMENTS -
- PRIVATE PARKING SPACE with provision for electric vehicle charging point with each apartment -
- LANDSCAPED COMMUNAL GARDEN -
- SECURE BIKE STORE -

- 10 YEAR BUILDING WARRANTY -
- HIGH ENERGY EFFICIENCY -
- SOLAR PV PANELS FOR COMMUNAL AREAS -

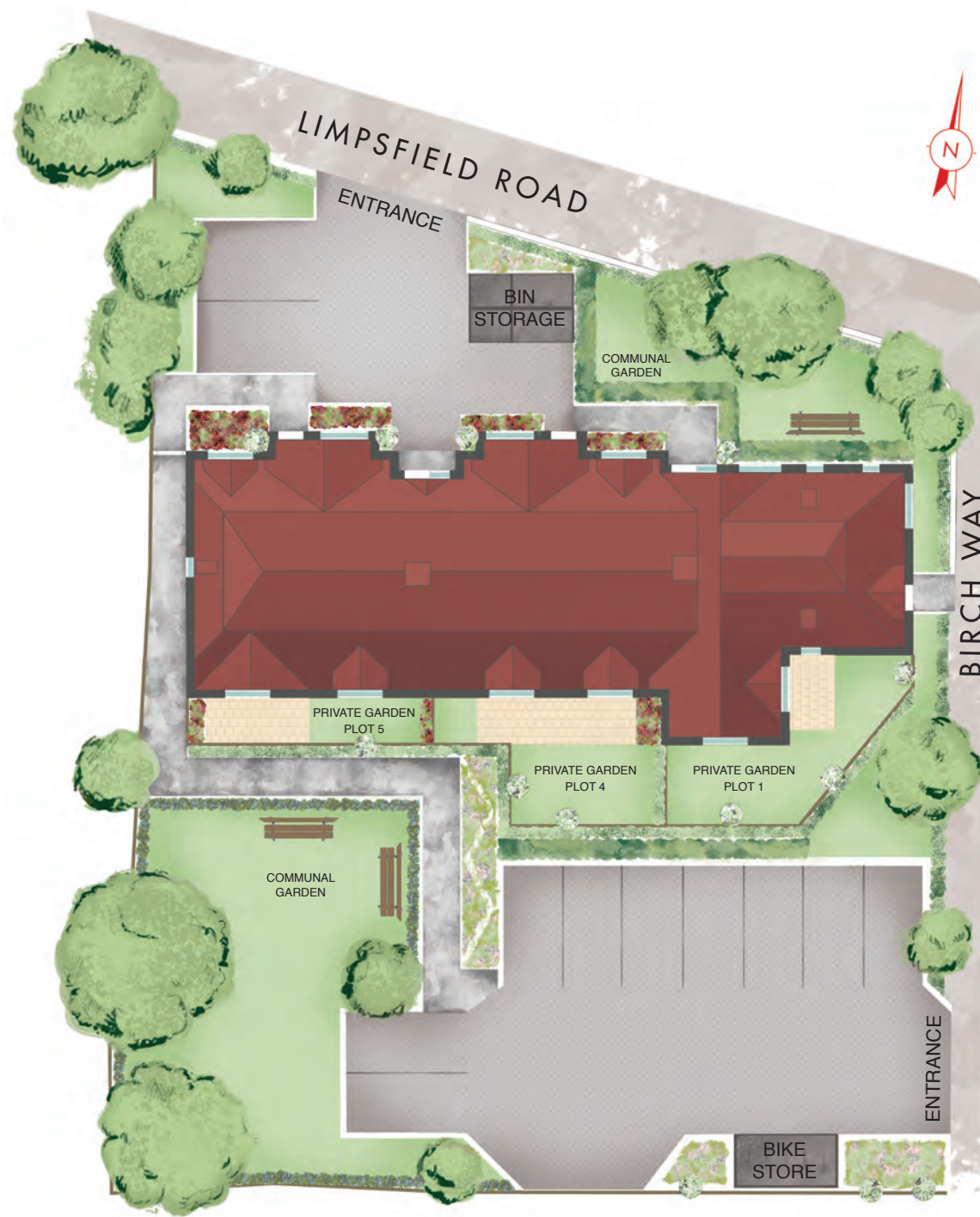
* depending on stage of construction



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ARTISTIC SITE PLAN





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GROUND FLOOR

PLOTS 1,4,5 DIMENSIONS



Plot 1	
Living/Dining/Kitchen	4500 x 5400
Bedroom 1	4300 x 3700
Bedroom 2	3700 x 2400
Total Area	67 sq m / 727 sq ft

Plot 4	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	3700 x 3500
Bedroom 2	4400 x 2900
Total Area	79 sq m / 850 sq ft

Plot 5	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	3700 x 3500
Bedroom 2	4400 x 2900
Total Area	79 sq m / 850 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate and taken at the widest point.



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FIRST FLOOR

PLOTS 2,6,7 DIMENSIONS

Plot 2	
Living/Dining/Kitchen	4500 x 5400
Bedroom 1	4300 x 3700
Bedroom 2	3600 x 3000
Total Area	67 sq m / 727 sq ft

Plot 6	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	4300 x 4500
Bedroom 2	3800 x 3300
Total Area	79 sq m / 850 sq ft

Plot 7	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	4300 x 4500
Bedroom 2	3800 x 3300
Total Area	79 sq m / 850 sq ft



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SECOND FLOOR

PLOTS 3,8,9 DIMENSIONS



Plot 3	
Living/Dining/Kitchen	4500 x 5400
Bedroom 1	4300 x 3700
Bedroom 2	3600 x 3000
Total Area	67 sq m / 727 sq ft

Plot 8	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	4300 x 4500
Bedroom 2	3800 x 3300
Total Area	79 sq m / 850 sq ft

Plot 9	
Living/Dining/Kitchen	9100 x 3700
Bedroom 1	4300 x 4500
Bedroom 2	3800 x 3300
Total Area	79 sq m / 850 sq ft

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All dimensions are approximate and taken at the widest point.

WARLINGHAM



Warlingham is a charming village set around a triangular village green encapsulated by the beautiful Surrey countryside.

It is a popular place to live due to its attractive, vibrant centre and many amenities, along with its proximity to local transport and access to the M25 and motorway network.

The nearby train stations at Upper Warlingham and Whyteleafe make it a convenient and quick commute into both Croydon and London.

Parkgate House is ideally located within easy, level walking distance of all that Warlingham village has to offer.

It is a short walk to pubs, cafes, restaurants and supermarkets as well as a post office, hairdressers and a local Village Hall which holds various events including a weekly market.

It also has a variety of schools, sports and recreational facilities.

Warlingham is surrounded by stunning scenery with its lush and scenic landscapes making it a popular area for walks, hikes and bike rides.

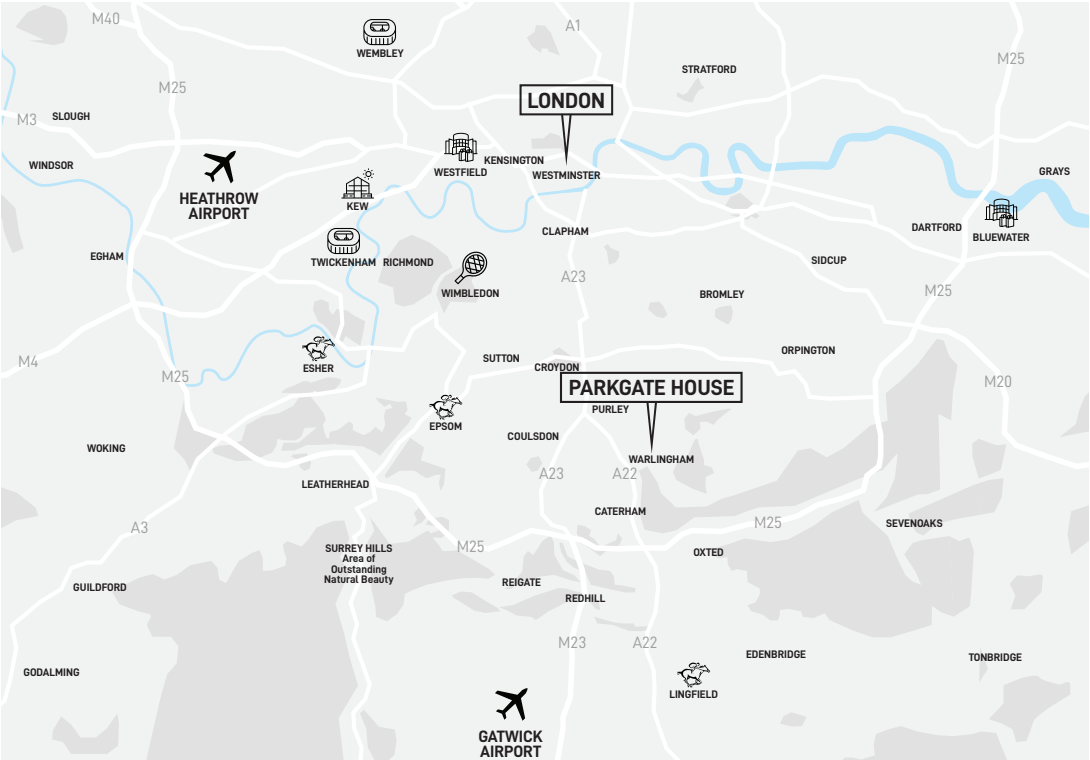
All in all, Warlingham offers a friendly village atmosphere set close to open countryside but with the added advantage of close links to London and all the South East has to offer.

Gatwick
AIRPORT



Heathrow
Making every journey better

WELL CONNECTED



		
WARLINGHAM VILLAGE CENTRE 5mins	EAST CROYDON 13mins	M25 JUNCTION 6 10mins
UPPER WARLINGHAM STATION 24mins	LONDON VICTORIA 30mins	GATWICK AIRPORT 20mins
WHYTELEAFE STATION 27mins	LONDON BRIDGE 32mins	HEATHROW AIRPORT 40mins

Warlingham is perfectly placed for road, rail and air travel. Trains from Upper Warlingham and Whyteleafe Stations run directly into both London Victoria and London Bridge stations. There is a regular bus service (403) from the Limpsfield Road into Croydon. The M25 (Junction 6) is 10 minutes drive giving access to both Gatwick and Heathrow airports.

*All travel times and distances are approximate



SPECIFICATION

KITCHENS

- Contemporary matt finish handle-less kitchens
- Composite stone worktop with upstands
- Neff induction hob
- Neff built in oven
- Neff integrated microwave
- Integrated fridge freezer
- Integrated dishwasher
- Wine cooler
- Stainless steel sink with chrome mixer tap
- Breakfast bar (plots 4,5,6,7 & 8 Only)

BATHROOM/EN-SUITE

- Villeroy & Boch sanitaryware
- Wall hung vanity units
- Chrome Brassware
- Thermostatic showers
- Porcelanosa ceramic floor and wall tiles
- Electric heated towel rails

INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedroom
- Hallway storage cupboards with plumbing for washing machine
- Double glazed windows
- Patio doors to exterior patio/balcony
- Karndean Flooring to kitchen/living room and hallway
- Carpets to bedrooms included*

HEATING & ELECTRICAL

- Underfloor heating throughout
- Electric heated towel rails to bathrooms
- Gas combi boiler
- Mains operated smoke detectors
- Burglar Alarms (ground floor plots only)
- Video entry system
- Multi room TV with points to lounge and all bedrooms
- Broadband capability

EXTERNAL FEATURES

- Multipoint locking front door and spyhole to individual plots
- Own private parking space with provision for electric car charging point
- Own private patio / garden area or balcony
- Secure communal bike storage
- Communal bin store
- Landscaped communal garden

Options

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

*Subject to achieving full asking price.

All details maybe subject to change.

Example images of a previous Kempton Homes development

KEMPTON -HOMES-

AN ESTABLISHED RESIDENTIAL COMPANY
BUILDING QUALITY HOMES IN THE SOUTH EAST OF ENGLAND



At Kempton Homes we are committed to producing attractive and stylish homes whilst maximising the potential of any outdoor areas to create the perfect space for modern living. Our ethos is to provide excellent customer service, producing quality homes you will enjoy and be proud to own. We have great aspirations as a company and know to achieve these that customer satisfaction is vital to our success. We hope you will enjoy sharing this journey with us!

Best Wishes,
Jake & Sam Kempton





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.



KEMPTON
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