

New Home



**CLYBOURNE HOUSE
LYNNE CLOSE, SOUTH CROYDON**

Prices from £400,000 - £515,000 Leasehold



Residential / Commercial / Land & Development

- 2 & 3 Bed Apartments
- Help to Buy Available
- Off Street Parking
- Completion Sept 2022



THE DEVELOPMENT

Clybourne House is a luxury development of apartments comprising 5 x two bedroom and 4 x three bedrooms across lower ground, ground, first & second floors.

All units are offered with private outside space and a total of 6 x parking spaces are on site

THE DEVELOPER

Mac Group Ltd are renowned for delivering luxury homes and their proven track record will give home buyers comfort when considering reservation.

See further information on the developer here www.macgrouppltd.co.uk

LEASE

All apartments will be sold with a brand new 125 year lease

LEASE CHARGES

Service charge: TBC

Ground Rent: £0 with help to buy - 0.1% of purchase price without

NOTE

All internal images used are from one of Mac Builds projects and are used for illustration purposes only



PLOT NO	FLAT NO	FLOOR	BEDROOMS	AMENITY	SIZE (SQ M)	SIZE (SQ FT)
A	2	LG	3	Private Terrace	98.6	1,061
B	1	LG	3	Private Terrace	98.6	1,061
C	4	G	3	Private Terrace	93.4	1,005
D	3	G	3	Private Terrace	93.4	1,005
E	7	FF	2	Private Terrace	64.6	695
F	5	FF	2	Private Terrace	64.6	695
G	6	FF	2	Private Terrace	64.4	693
H	9	SF	2	Private Terrace	61.5	662
I	8	SF	2	Private Terrace	61.5	662

SPECIFICATION

KITCHEN & APPLIANCES

- Bespoke contemporary Built in kitchen units with soft closing doors and drawers
- Under unit LED lighting
- Undermounted sink unit
- Modern designer Brushed gold tap
- Granite /Silestone worktops
- Granite /Silestone splashbacks behind cooker
- Full range of Hoover appliances to include;
- Hoover electric hob
- Hoover Electric oven
- Integrated extractor hood
- Integrated Hoover Washer/dryer
- Integrated Hoover dishwasher
- Integrated Hoover fridge/freezer
- Integrated Microwave
- Integrated extractor hood
- Ideal 30Kw Boiler

BATHROOM

- Wall hung top basin
- Mirrored, recessed vanity unit
- Porcelain tiling on walls and floor
- Glass hinged bath shower screen on all Showers
- White designer sanitaryware
- Fixed head shower plus handheld spray attachment
- controlled by thermostatic diverter valve
- Ceramic bath with combined water filler and overflow
- Wall hung GROHE WC with dual flush concealed cistern
- with soft close seat
- Heated chrome towel rail
- Chrome shaver socket

SPECIFICATION

HEATING & ELECTRICAL

- Recessed LED lighting throughout
- All fitting will be white throughout excluding kitchen and down lighters which will be brushed chrome
- Mains powered smoke and heat detectors with battery backup in all rooms
- NICEIC/ECA certified

FLOORING & DECOR

- Kitchen, Lounge, Dining Area, Entrance and Store Cupboard featuring vinyl wood effect flooring
- Porcelain tiled bathroom
- Bedrooms in carpet
- Contemporary Ash grey doors throughout with stainless steel handle ware

SECURITY

- Outdoor Front and rear lighting
- Wide Angle 200 Degree Door Viewer

CONNECTIVITY

- All Apartments are pre-wired to accept SKY TV,
- and digital services including Freeview and DAB radio (services may require subscription)
- High speed fiber optic broadband available
- (service may require subscription)
- Quadplex media plate to lounge
- Lounge and bedrooms prewired with Cat6 data network cabling.

GENERAL

- High security double glazed anthracite PVC glass windows /Front door
- Bi-folding doors and Patio doors.
- Built to comply with all relevant current Building Regulations



SPECIFICATION

OUTSIDE

- Outside tap
- Turfed Garden
- Timber fencing
- Paved patio
- Paved path and tarmac drive

ENVIROMENTAL

- Environmental and sustainable living
- 500mm loft insulation fitted
- Insulated external doors
- A-rated condensing boilers Low heat-loss
- Energy and water efficient kitchen appliances that have an A/A+ rating
- Energy efficient led bulbs Kitchens and bathrooms with water saving fixtures and fittings
- High quality acoustic dampening and sound insulating materials together with the latest construction methods to minimise sound transfer
- Helping to save the British honeybee, by landscaping our green areas with bee-friendly plants and flowers
- Our experienced ecologists assess and confirm the ecological value of our sites
- Where possible we use environmentally friendly materials that are rated A/A+ by the Building Research Establishment's Green Guide
- All our timber is responsibly sourced, minimising deforestation, with FSC approved or PEFC approved certification 95% of our building waste is recycled and reused

WARRANTY

- 10 year ICW Structural Warranty and 2 year Builders Warranty

Spefication provided by the developer and should be checked before making a decision based on its accuracy





PRICING

Prices from £400,000 for two bedroom apartments

Prices from £515,000 for three bedroom apartments

VIEWING

Viewing is by appointment only

Please contact our sales team today on 020 8296 1270



NOTE

All internal images used are from one of Mac Builds projects and are used for illustration purposes only

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.