



# Dillon Court

One and two bedroom apartments designed for the over 60s

# Welcome to Dillon Court

CCHA and Red Loft are delighted to present Dillon Court, a beautiful new development of one and two bedroom apartments designed exclusively for the over 60s.

Apartments are finished to an excellent specification and are designed to be energy efficient, ensuring residents live with all the comfort and conveniences you would expect from a modern new home.

Located just south of Sutton town centre, Dillon Court is perfectly positioned to enjoy all the facilities that this sought-after town has to offer. There is a thriving high street where you will find the St Nicholas Centre with a Debenhams department store and an Empire Cinema, and just three miles away, the St Helier Hospital which offers a range of acute services, 24 hours accident and emergency and comprehensive diagnostic facilities.



Computer Generated Image

## Excellent connections

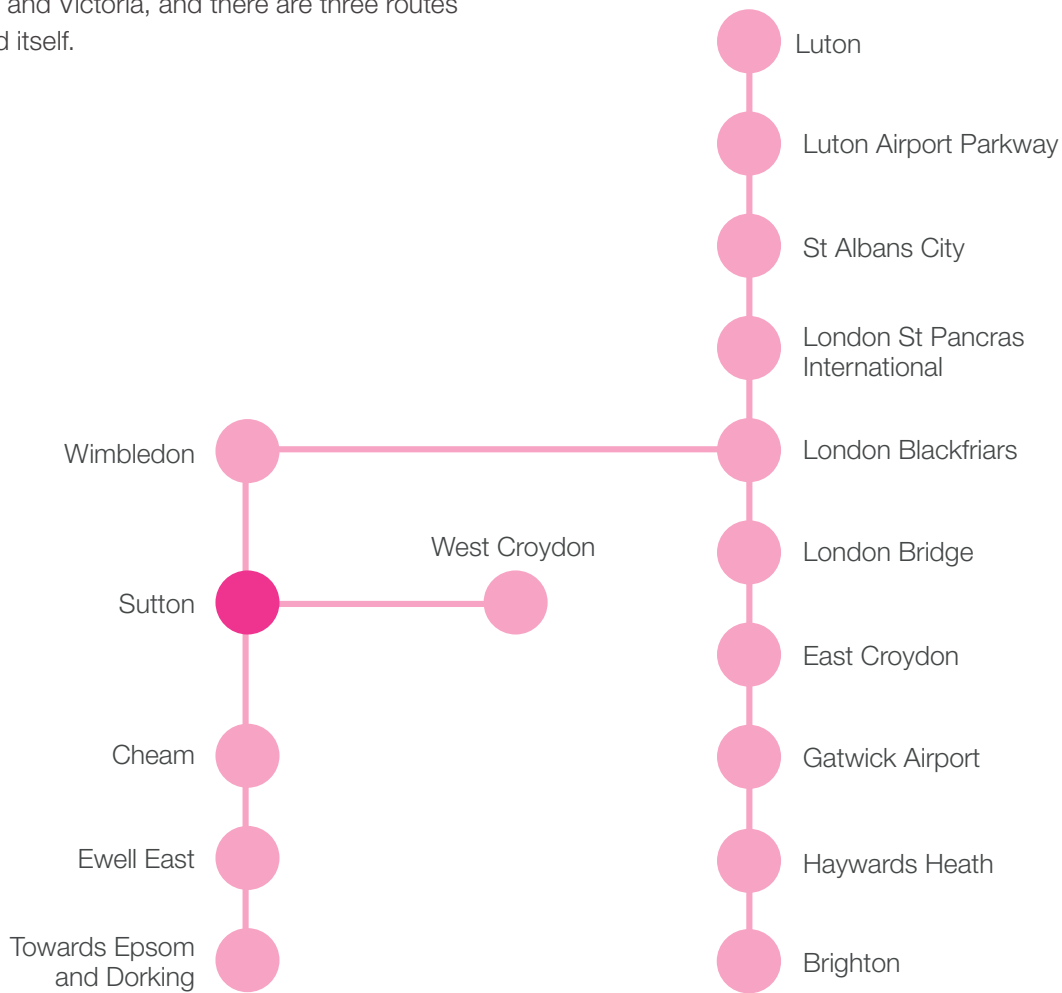
Dillon Court is well located with some excellent train and road connections, making local, domestic and international travel effortless.

With both Sutton and Belmont train stations located less than a mile from Dillon Court, travelling by train is a great option. Fast services will have you at London Victoria in just over half an hour and at London St Pancras in less than 45 minutes.

The locale is also very well-served by buses, with over 20 routes in the nearby area, going as far as Wimbledon, Croydon, Epsom and Victoria, and there are three routes on Brighton Road itself.

For motorists, it's only a 15 minute drive from Brighton Road to the M25, or ten minutes to the A24 which goes north to South West London (from where Central London is easily accessible) and south to the seaside town of Worthing.

International travellers can choose between Gatwick, which is half an hour's drive away or an hour by train, and Heathrow, which is approximately a 45 minute drive or an hour and a half by train.



## So much to see and do

With a plethora of attractions in the local area, Dillon Court allows you to enjoy easy living whilst always having something to do.

### Shopping

Sutton High Street, one of the most popular shopping centres in the Greater London area, is less than a 10 minute drive away. Home to big brands as well as independent retailers, you'll always be able to find what you're looking for, whether it's for you or your house. It's also the location of the St Nicholas Centre, where you can purchase everything from homeware to a haircut to even a holiday! For fans of department stores, there's a Debenhams, and the large Marks & Spencer can always be trusted to come up with the goods, whether you're after clothes or cream cakes.

For everyday essentials and grocery shopping, you can take your pick: within a mile, there's a Sainsbury's Local, a Tesco Express, and a Co-op. Whilst for larger food shops, there are Tesco Extra, Asda, and Morrisons supermarkets to choose from, as well as Lidl and Aldi.

Foodies will enjoy Wallington Farmers' Market and Sutton Farmers' and Artisan Market, where local producers sell everything from seasonal fruit to sausages. There's also a monthly pop-up market on Sutton High Street, where stallholders offer up a variety of goods, including street food and crafts.

### Out and about

Hampton Court, one of the most splendid palaces in England, is just over ten miles away. With its decadent buildings, beautiful formal gardens, and a constantly changing programme of events, it's worth visiting again and again.

To watch the best jockeys and horses in their prime, Epsom Downs racecourse is less than a 15 minute drive away – its world-famous Ladies Day and Derby Day are firm fixtures of the summer social calendar.

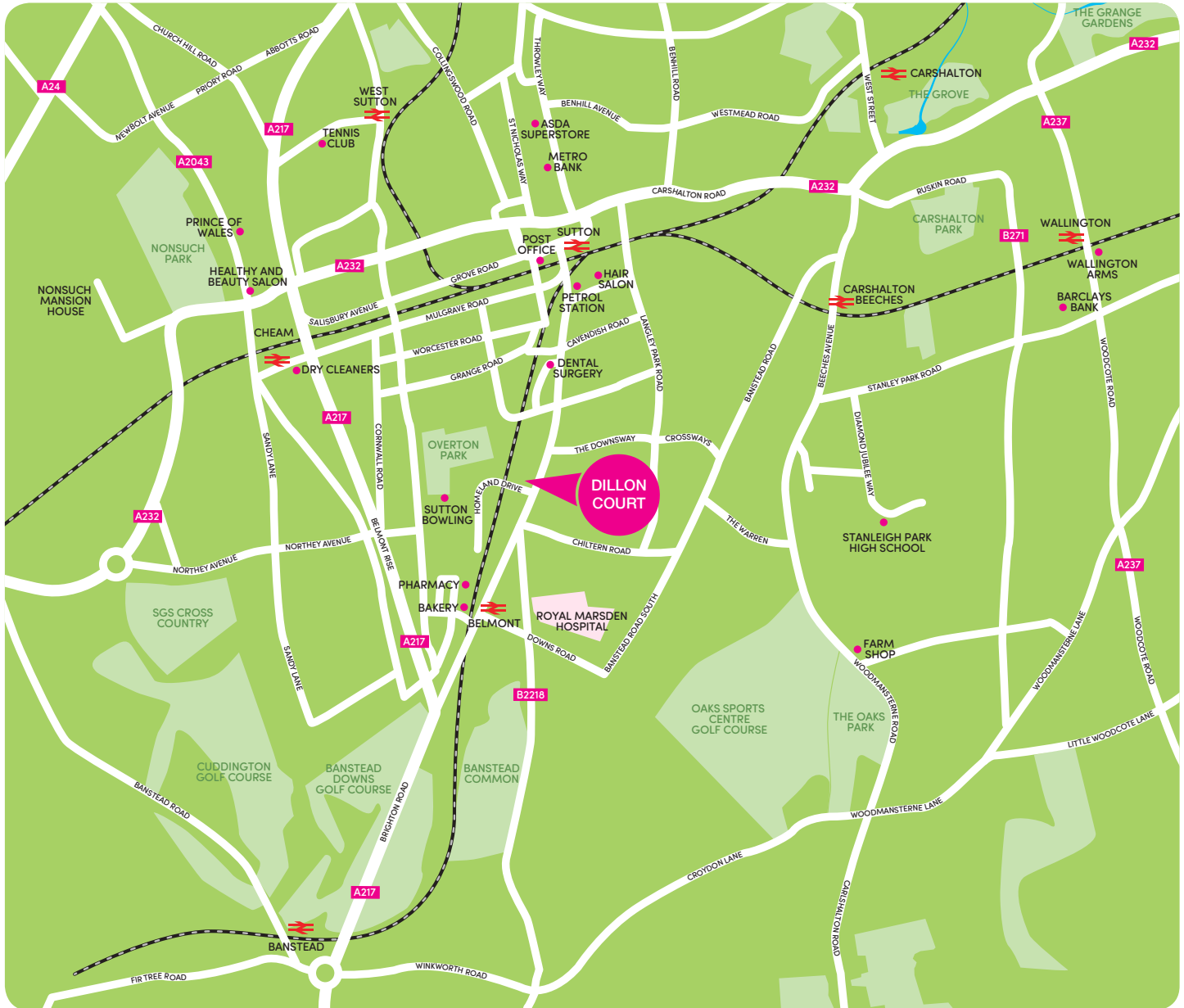
Within half an hour, you can be at Claremont Landscape Gardens, where Queen Victoria is said to have spent the happiest days of her childhood. Home to a scenic lake and a variety of wildlife, it's the perfect place to take a leisurely stroll and relax.

For a piece of history on your doorstep, Nonsuch Park is less than three miles away. Beginning its life as a hunting lodge for Henry VIII, it is now a very popular public park – and its café sells delicious homemade cakes!

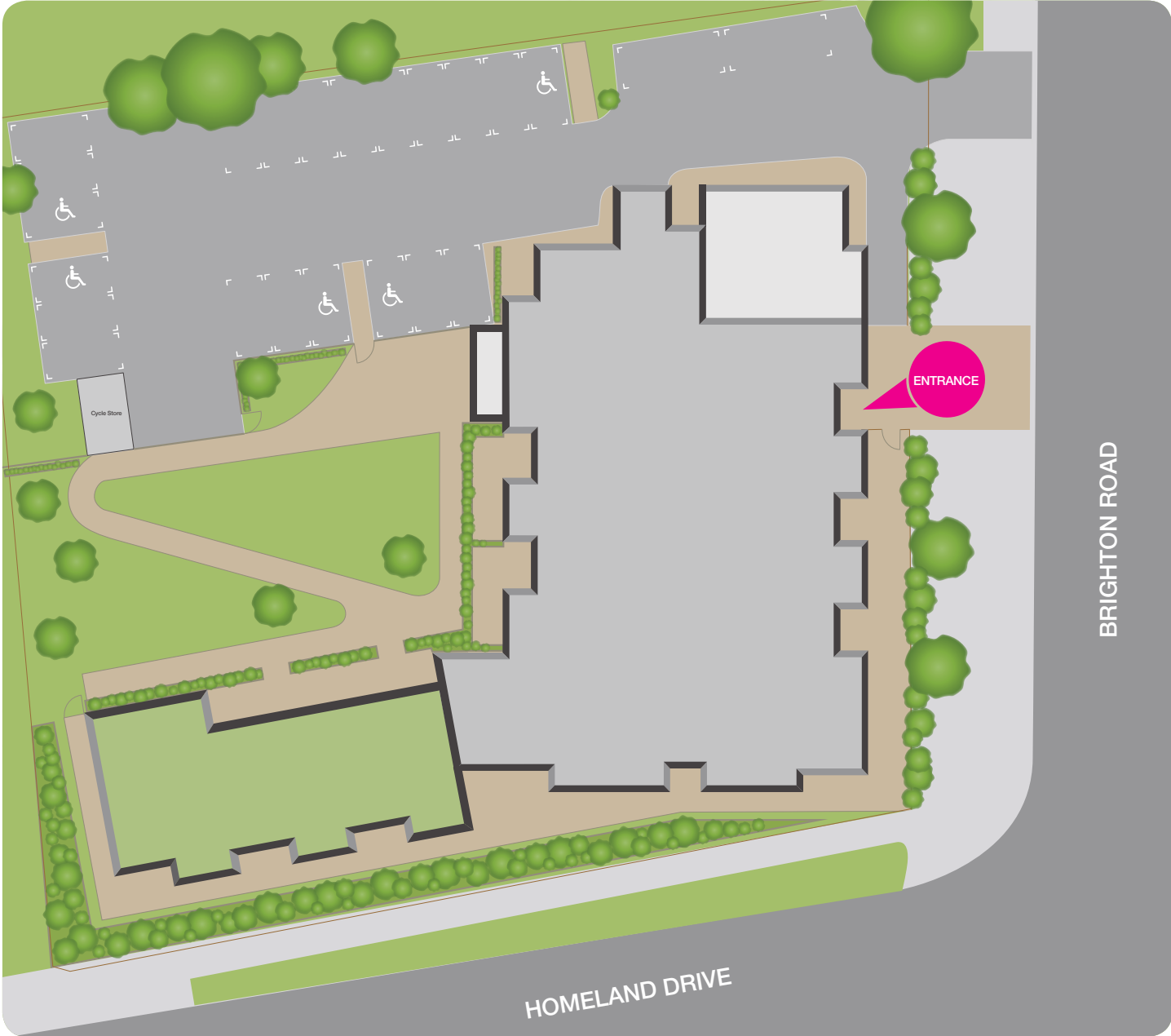
Golfers can take advantage of the three lovely courses in the area: Banstead Downs, The Oaks and Woodcote Park; all welcome visitors.



# Local amenity map



# Site Plan



# Ground Floor



## Type A 01

1 bedroom

Kitchen / Living / Dining Room	7840mm x 3255mm	(25'8"max x 10'8"max)
Bedroom 1	5270mm x 2955mm	(17'3"max x 9'8"max)



# First Floor



## Type E 21

2 bedroom

Kitchen / Living / Dining Room	6675mm x 3790mm	(21'10"max x 12'5"max)
Bedroom 1	6455mm x 3070mm	(21'2"max x 10'0"max)
Bedroom 2	3975mm x 2060mm	(13'0"max x 6'9"max)



## Second Floor



### Type B 22

Kitchen / Living / Dining Room	5670mm x 4220mm	(18'7"max x 13'10"max)
Bedroom 1	4345mm x 3280mm	(14'3"max x 10'9"max)
Bedroom 2	4230mm x 2150mm	(13'10"max x 7'0"max)

### 2 bedroom Type D 29

Kitchen / Living / Dining Room	6945mm x 4130mm	(22'9"max x 13'6"max)
Bedroom 1	4735mm x 3275mm	(15'6"max x 10'8"max)
Bedroom 2	4230mm x 2120mm	(13'10"max x 6'11"max)

### Type C 24

Kitchen / Living / Dining Room	5840mm x 5170mm	(19'1"max x 16'11"max)
Bedroom 1	4850mm x 3130mm	(15'10"max x 10'3"max)
Bedroom 2	4095mm x 2085mm	(13'5"max x 6'10"max)

### 2 bedroom Type E 33

Kitchen / Living / Dining Room	6675mm x 3790mm	(21'10"max x 12'5"max)
Bedroom 1	6455mm x 3070mm	(21'2"max x 10'0"max)
Bedroom 2	3975mm x 2060mm	(13'0"max x 6'9"max)

# Third Floor



## Type B

34

Kitchen / Living / Dining Room

5670mm x 4220mm

(18'7"max x 13'10"max)

Bedroom 1

4345mm x 3280mm

(14'3"max x 10'9"max)

Bedroom 2

4230mm x 2150mm

(13'10"max x 7'0"max)

## 2 bedroom

## Type D

41

Kitchen / Living / Dining Room

6945mm x 4130mm

(22'9"max x 13'6"max)

Bedroom 1

4735mm x 3275mm

(15'6"max x 10'8"max)

Bedroom 2

4230mm x 2120mm

(13'10"max x 6'11"max)

## 2 bedroom

## Type C

36

Kitchen / Living / Dining Room

5840mm x 5170mm

(19'1"max x 16'11"max)

Bedroom 1

4850mm x 3130mm

(15'10"max x 10'3"max)

Bedroom 2

4095mm x 2085mm

(13'5"max x 6'10"max)

## 2 bedroom

# Fourth Floor



## Type D 49

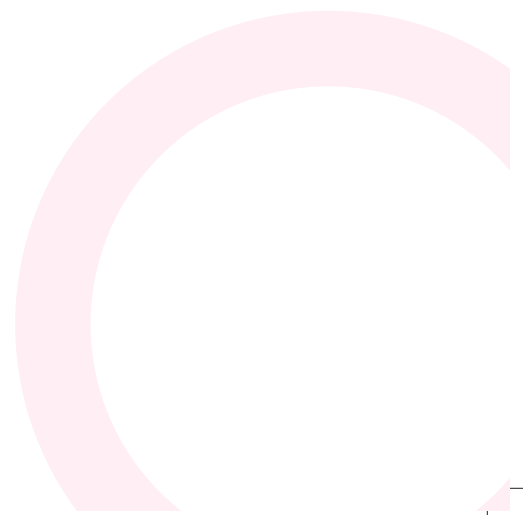
2 bedroom

Kitchen / Living / Dining Room	6945mm x 4130mm	(22'9"max x 13'6"max)
Bedroom 1	4735mm x 3275mm	(15'6"max x 10'8"max)
Bedroom 2	4230mm x 2120mm	(13'10"max x 6'11"max)

## Type C 44

2 bedroom

Kitchen / Living / Dining Room	5840mm x 5170mm	(19'1"max x 16'11"max)
Bedroom 1	4850mm x 3130mm	(15'10"max x 10'3"max)
Bedroom 2	4095mm x 2085mm	(13'5"max x 6'10"max)



## Energy-efficient homes for modern living

All homes have been designed with energy efficiency in mind and constructed to satisfy the latest Building Regulations. With modern central heating systems and water-efficient fittings, your home will be more energy efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.



## Specification

### Kitchen

- Price Bourne Luxury fitted kitchen with a range of wall and base units
- Style 1 - Lumi Alabaster Gloss with bronze speckled worktops
- Style 2 - Lumi White Gloss with black/grey worktops
- Bosch integrated stainless steel oven
- Bosch stainless steel hob
- Bosch stainless steel chimney hood
- Glass splashback behind hob
- Stainless steel 1½ bowl sink
- Bosch integrated fridge/freezer
- Bosch integrated washer/dryer
- Four spotlight ceiling light bar

### Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Thermostatically controlled shower over bath with screen
- Full height tiling to shower
- Half tiled to remainder of bathroom
- Shaver point and light
- Mirror over sink
- Electrically heated towel rail
- Polyflor Polysafe Ash Grey vinyl flooring

### Heating

- Gas fired central heating system
- Vaillant combi boiler
- Thermostatically controlled radiators

### Electrical

- Telephone points to living room and bedroom one
- Digital TV points to living room and bedroom one
- Low-energy light fittings

### Internal

- White matt emulsion to walls
- White matt emulsion to ceilings
- White gloss to woodwork
- Acoustix Oiled Oak vinyl flooring throughout (living room, kitchen, bedroom and hall)

### Safety and security

- Aluminium powder coated double glazed windows with locking mechanism
- Secured by Design accreditation
- Car park lighting
- Mains wired smoke detector/alarm
- Mains wired carbon monoxide detector/alarm
- Heat detector/alarm

### General

- NHBC 10 year warranty



## Red Loft

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.

## CCHA

CCHA own and manage over 1,400 homes in Croydon, Sutton and Bromley. We have been rooted in the local community since 1967, when we were founded to meet the need for housing in the community.

We have continued working within the community through initiatives such as the Horizons Programme, which supports residents back into work.

We are committed to delivering a high quality service to their residents and developing more homes within the community.

## Shared Ownership

Homes are available with Shared Ownership, a part buy – part rent scheme, enabling you to buy a share in a brand new home while paying a subsidised rent to CCHA on the remaining share.

For further information about how the Shared Ownership scheme works please speak to your Sales Consultant.

## Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our marketing suite first. A qualified Red Loft employee must always accompany you anywhere within development construction areas. The marketing suite, show homes and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads, top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied).

Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waist coats, these are available within the marketing suite. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

## Surrounding area

Our site plan shows general information of the surrounding area. For more up-to-date information, please contact the relevant local planning authority.

## Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

## Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this also will be captured on the check list.

## Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

## Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

## Customer Charter

Buying a new home is one of the biggest decisions you will ever make and we want to make the process as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and are given reliable information about their purchase.

The Orbit Customer Charter is available at [orbithomes.org.uk/customer-charter](http://orbithomes.org.uk/customer-charter)

More information on the Consumer Code for Home Builders can be found at [consumercode.co.uk](http://consumercode.co.uk)

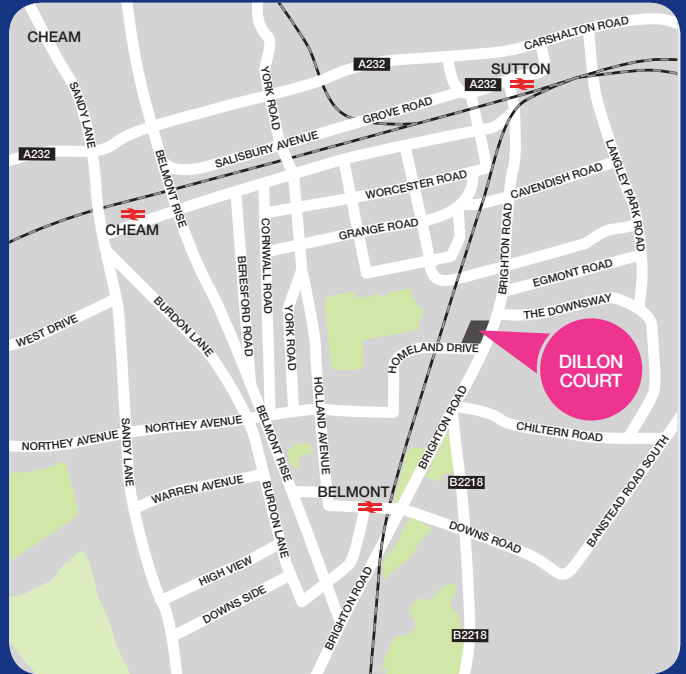
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



# Dillon Court

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building  
communities