

EMERSON COURT
CATERHAM SURREY

A STUNNING DEVELOPMENT OF 1,2 & 3 BEDROOM APARTMENTS





G&L HOMES
— DEVELOPMENT —

G&L HOMES IS DELIGHTED TO INTRODUCE EMERSON COURT,
AN ELEGANT COLLECTION OF **1, 2 AND 3 BEDROOM APARTMENTS** IN THE HEART OF CATERHAM ON
THE HILL. IT IS A RARE AND EXCITING OPPORTUNITY TO BUY A BRAND NEW HOME IN THIS VERY WELL
CONNECTED LOCATION, SURROUNDED BY BEAUTIFUL SURREY COUNTRYSIDE, WITH EASY ACCESS TO
CENTRAL LONDON, CROYDON AND GATWICK AIRPORT.



EMERSON COURT
CATERHAM SURREY

I





EMERSON COURT
CATERHAM SURREY

II



EMERSON COURT
CATERHAM SURREY

III





JUST A 5% DEPOSIT

All you need is a 5% deposit and a 75% mortgage. The Government-backed Help to Buy Equity Loan covers the remaining 20%.

HIGH ENERGY EFFICIENT

Reducing energy bills and CO₂ emissions and having a warm home whole year around, we use high-energy efficient air source heat pump with underfloor heating systems, airtight doors, LED downlights, and aluminum windows & doors with special double-glazing.

SMART WITH SPACE

Our leading designers factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies. You'll enjoy effective use of space, from the lounge to the master bedroom. For peace of mind, our homes come the standard 10-year BLP Structural Warranty, plus exclusive Comprehensive Warranty on almost all fixtures and fittings.



SHOW FLAT



SHOW FLAT



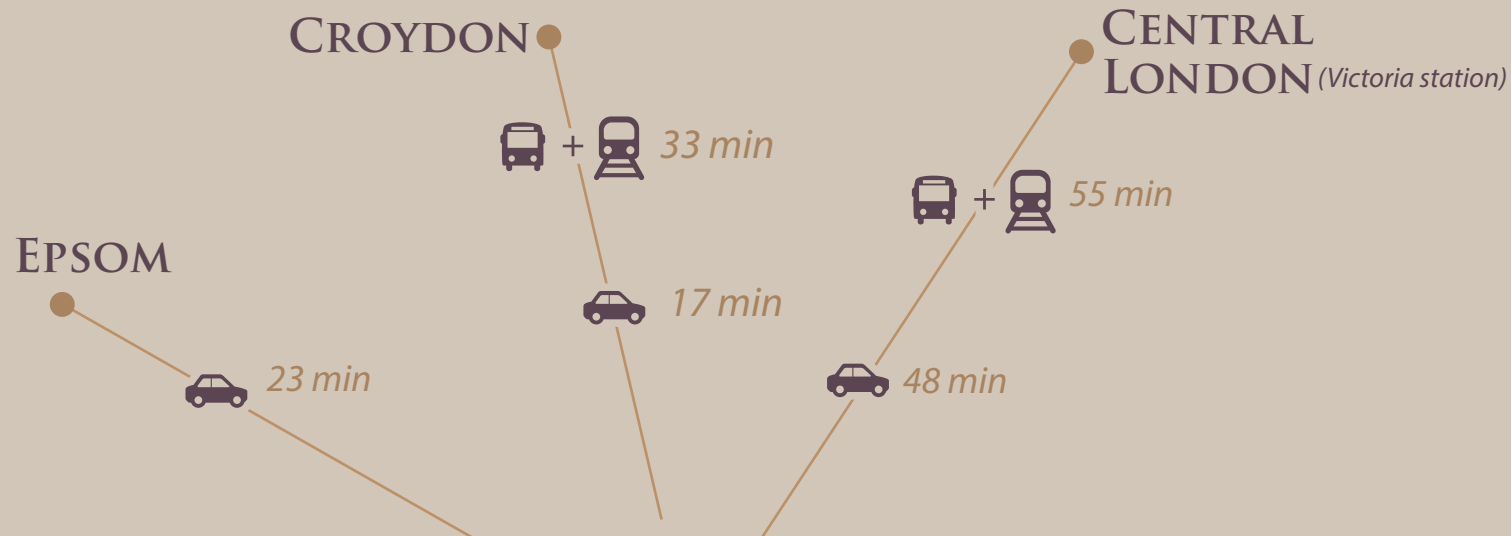
SHOW FLAT



SHOW FLAT







TRANSPORTATION

Caterham is surprisingly well-connected. Just 16 miles south of central LONDON, 6 miles from CROYDON and 8 miles from EPSOM, its position within the M25 makes access to the City centre easily. From CATERHAM STATION to CROYDON 20 Mins, CLAPHAM JUNCTION 36 Mins, LONDON BRIDGE 43 Mins, VICTORIA STATION 44 Mins, WATERLOO STATION 59 Mins, BRIGHTON 62 Mins. Alternatively, if you drive to either UPPER WARLINGHAM or COULSDON SOUTH STATION, trains reach LONDON BRIDGE or VICTORIA within half an hour



All travel times are approximately and taken from google.co.uk/maps

SURROUNDINGS

THE RURAL CHARM OF COULSDON COMMON

SURREY NATIONAL GOLF COURSE

PARISH OF CATERHAM ON THE HILL

FITNESS CENTRES AND BEAUTY SPAS

THE ARC

On the edge of the charming parish of Caterham on the Hill, Emerson Court is surrounded by leafy parkland, secluded peaceful woodland path and abundant wildlife. The prestigious Surrey National Golf Course is just on its door step. The excellent local amenities of Caterham on the Hill are just a few minutes' walk away, which offers essential shops, Cafes, Restaurants and super stores. There is also a wide range of fitness centres and beauty spas in which to indulge. Offering the opportunity to acquire a range of modern apartments set within its own parkland, Emerson Court combines the pleasures of town and country life all within thirty minutes of London.









OUTDOOR LIFE STYLE

It is a tranquil sanctuary from the busy modern city life. The lush Coulsdon common and the prestigious Surrey National Golf Course offers graceful outdoor space for diverse activities and lively and interesting wildlife



SITE PLAN

I - BLOCK ONE EMERSON COURT APARTMENT 1 TO 4

II - BLOCK TWO EMERSON COURT APARTMENT 5 TO 9

III- BLOCK THREE EMERSON COURT APARTMENT 10 TO 14

ALLOCATED PARKING FOR EACH APARTMENT

IN A GATED DEVELOPMENT

LOCAL AREA

EMERSON COURT

SURREY NATIONAL GOLF CLUB

COULSDON COMMON

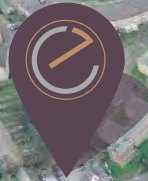
TESCO SUPERSTORE



**SURREY NATIONAL
GOLF CLUB**

Coulsdon Common

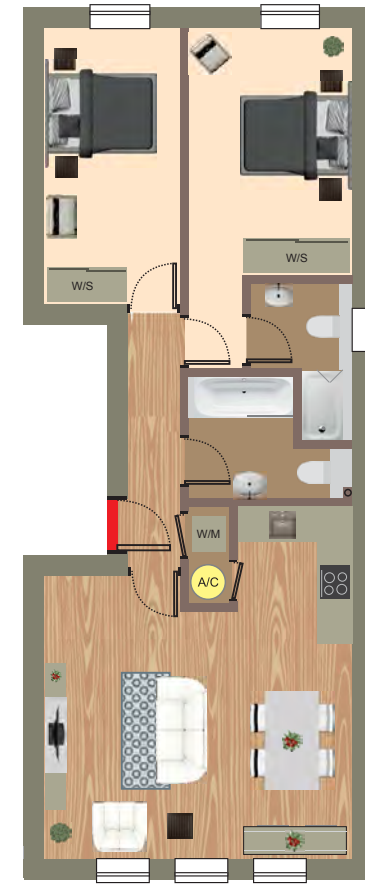
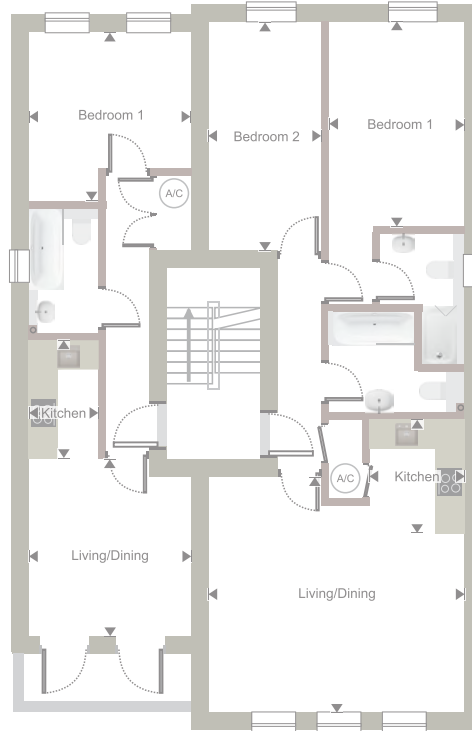
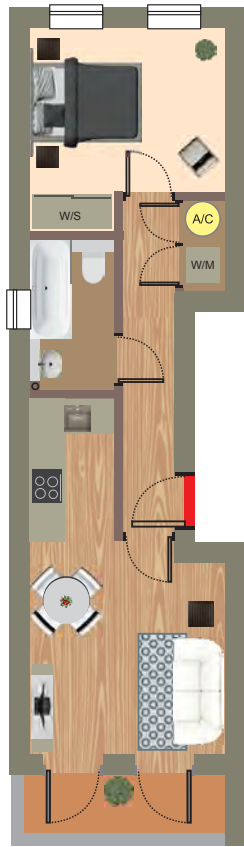
TESCO



EMERSON COURT
CATERHAM SURREY



I



FIRST FLOOR

APARTMENT 1



Bedroom	3,365x3,505mm	11' 0" x 11' 6"
Kitchen	1,460x2,480mm	4' 9" x 8' 1"
Living/Dining Room	3,365x3,683mm	11' 0" x 12' 1"
Total Internal Area	38 m ²	408 ft ²
Store Room to The Ground Floor • Balcony		

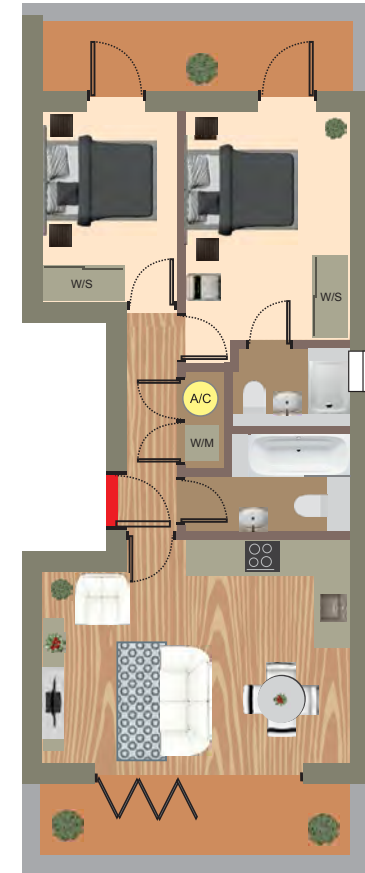
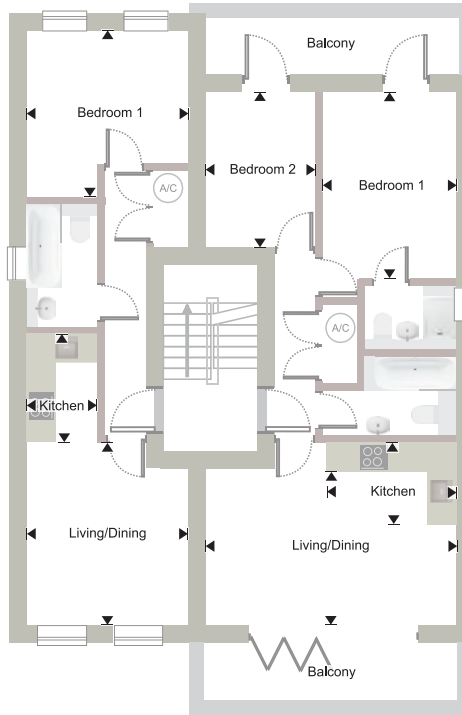
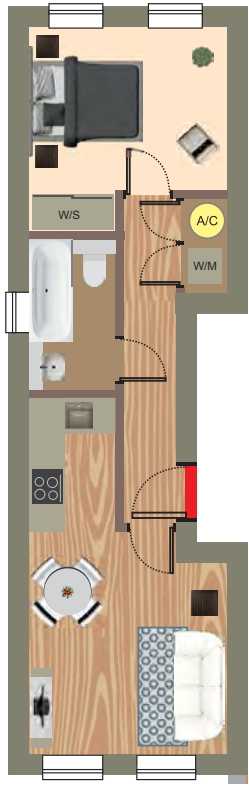
APARTMENT 2



Bedroom 1	2,810x4,288mm	9' 2" x 14' 0"
Bedroom 2	2,336x4,758mm	7' 8" x 15' 7"
Kitchen	1,964x2,743mm	6' 5" x 9' 0"
Living/Dining Room	5,304x4,876mm	17' 4" x 16' 0"
Total Internal Area	69 m ²	744 ft ²
Store Room to The Ground Floor		

CGI FOR APARTMENT 1





SECOND FLOOR

APARTMENT 3



Bedroom	3,361x3,488mm	11' 0" x 11' 5"
Kitchen	1,443x2,480mm	4' 8" x 8' 1"
Living/Dining Room	3,361x3,831mm	11' 0" x 12' 6"
Total Internal Area	38 m ²	409 ft ²

Store Room to The Ground Floor

APARTMENT 4

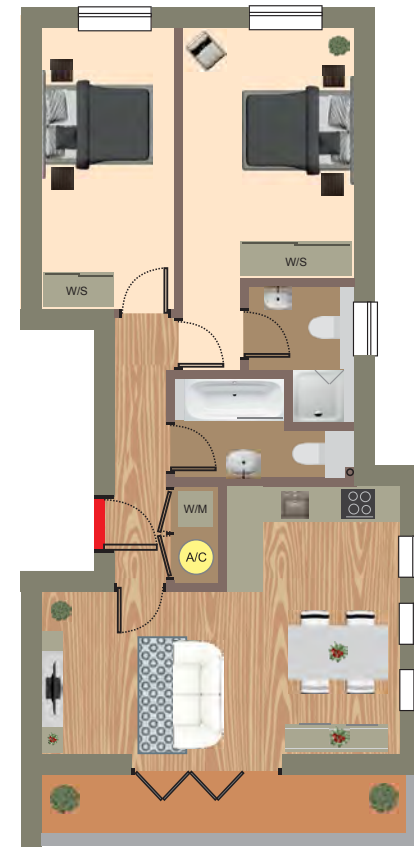
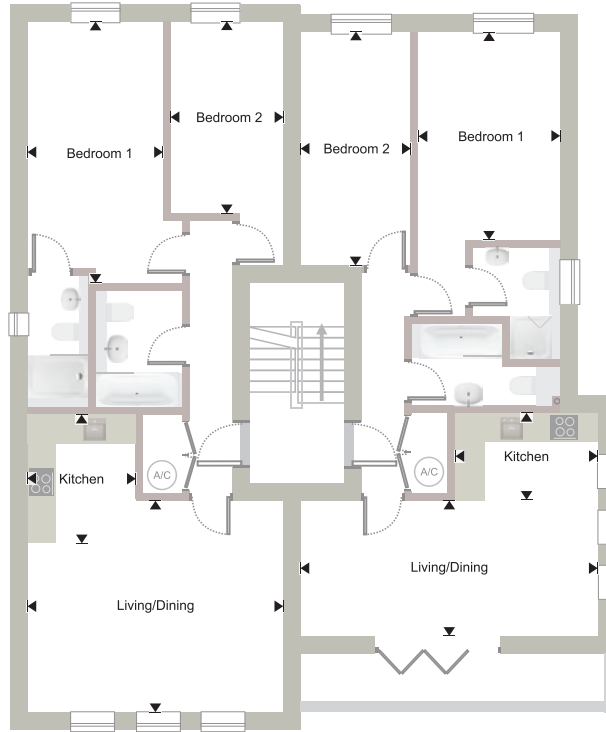
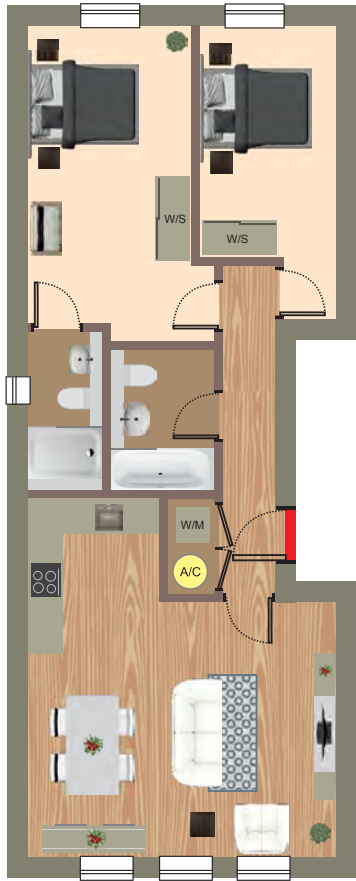


Bedroom 1	2,819x3,937mm	9' 3" x 12' 11"
Bedroom 2	2,328x3,255mm	7' 7" x 10' 8"
Kitchen	2,836x1,793mm	9' 3" x 5' 10"
Living/Dining Room	5,304x3,302mm	17' 4" x 10' 10"
Total Internal Area	53 m ²	569 ft ²

Store Room to The Ground Floor • Balcony



III



FIRST FLOOR

APARTMENT 5



Bedroom 1	2,815x5,427mm	9' 2" x 17' 9"
Bedroom 2	2,336x4,089mm	7' 8" x 13' 5"
Kitchen	2,252x2,586mm	7' 4" x 8' 5"
Living/Dining Room	5,304x4,385mm	17' 4" x 14' 4"
Total Internal Area	71 m ²	762 ft ²

Store Room to The Ground Floor

APARTMENT 6



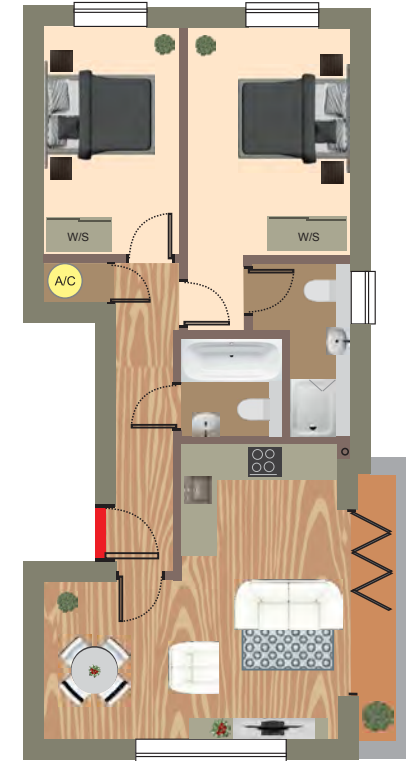
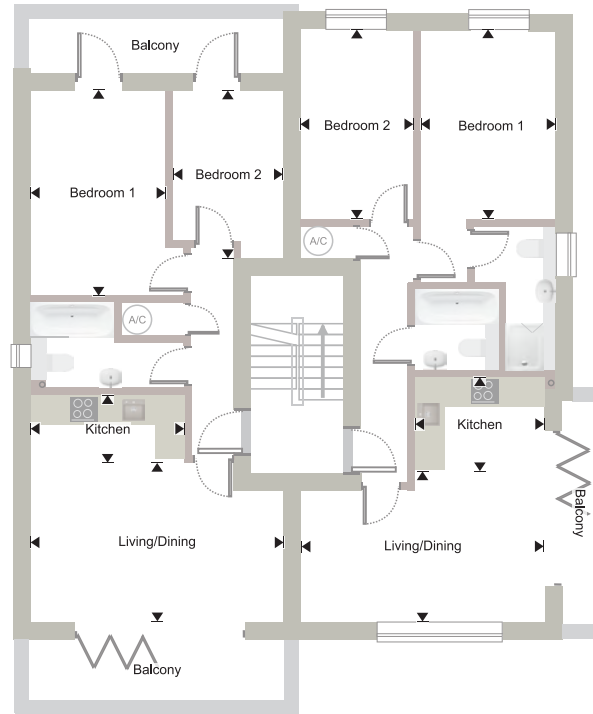
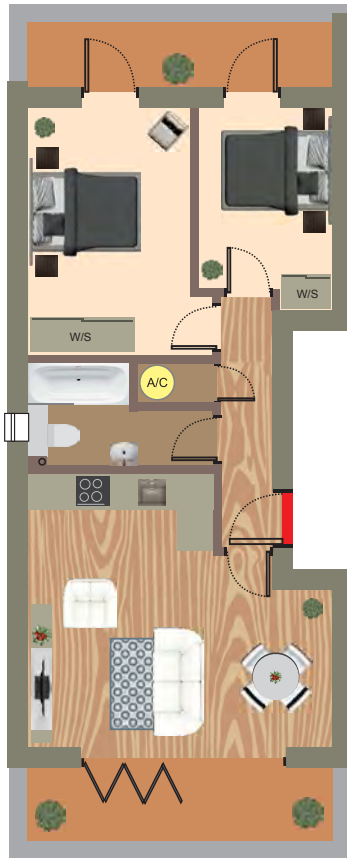
Bedroom 1	2,944x4,334mm	9' 7" x 14' 2"
Bedroom 2	2,273x4,859mm	7' 5" x 15' 11"
Kitchen	2,971x1,816mm	9' 9" x 5' 11"
Living/Dining Room	6,172x2,810mm	20' 3" x 9' 2"
Total Internal Area	65 m ²	700 ft ²

Store Room to The Ground Floor • Balcony



CGI FOR APARTMENT 3





SECOND FLOOR

APARTMENT 7



Bedroom 1	2,815x4,322mm	9' 2" x 14' 2"
Bedroom 2	2,332x3,564mm	7' 7" x 11' 8"
Kitchen	2,971x1,409mm	9' 9" x 4' 7"
Living/Dining Room	5,304x3,395mm	17' 4" x 11' 1"
Total Internal Area	55 m ²	586 ft ²

Store Room to The Ground Floor • Balcony

APARTMENT 8



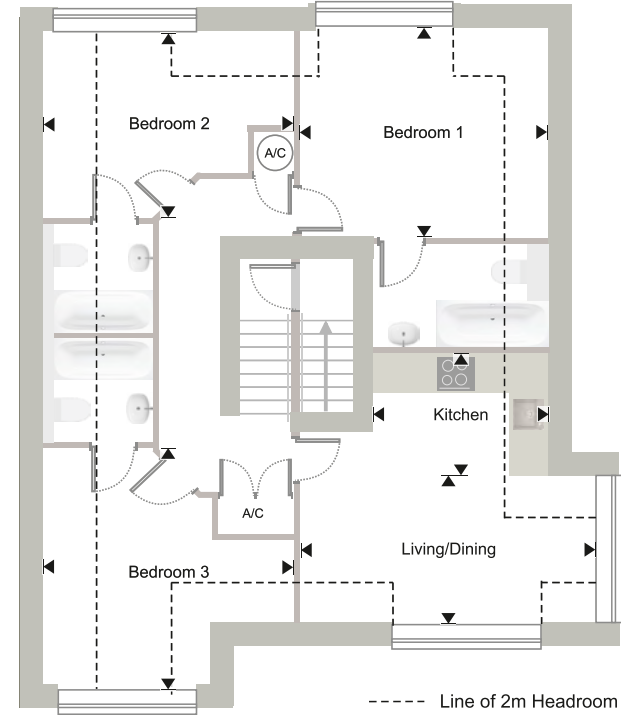
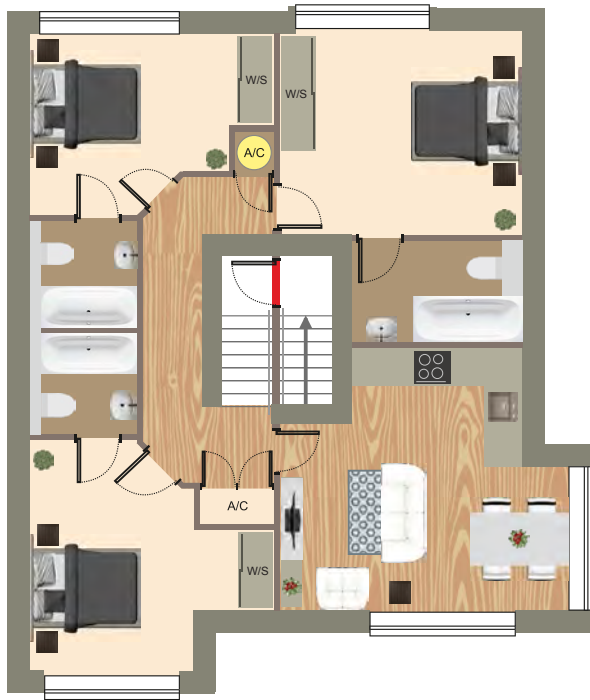
Bedroom 1	2,840x3,987mm	9' 3" x 13' 1"
Bedroom 2	2,387x3,987mm	7' 10" x 13' 1"
Kitchen	2,747x2,374mm	9' 0" x 7' 9"
Living/Dining Room	5,160x2,806mm	16' 11" x 9' 2"
Total Internal Area	58 m ²	629 ft ²

Store Room to The Ground Floor • Balcony



SHOW FLAT





THIRD FLOOR

APARTMENT 9

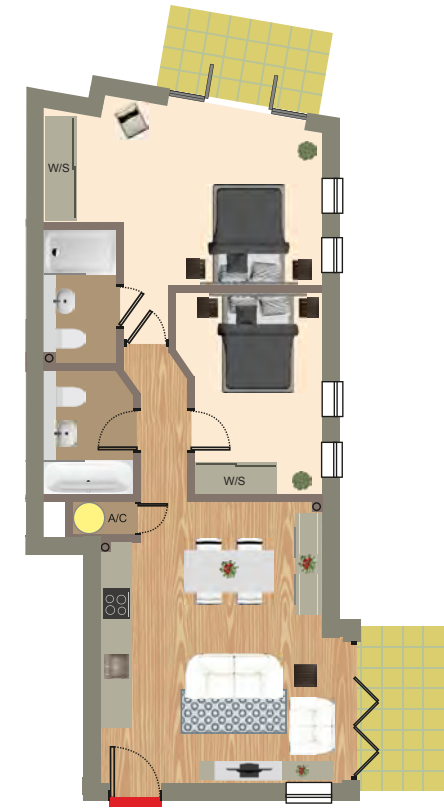
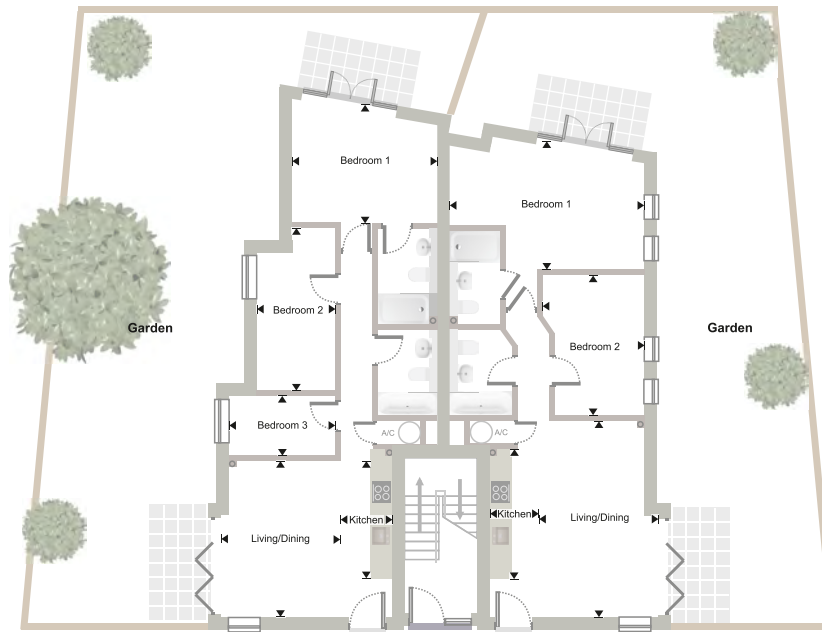
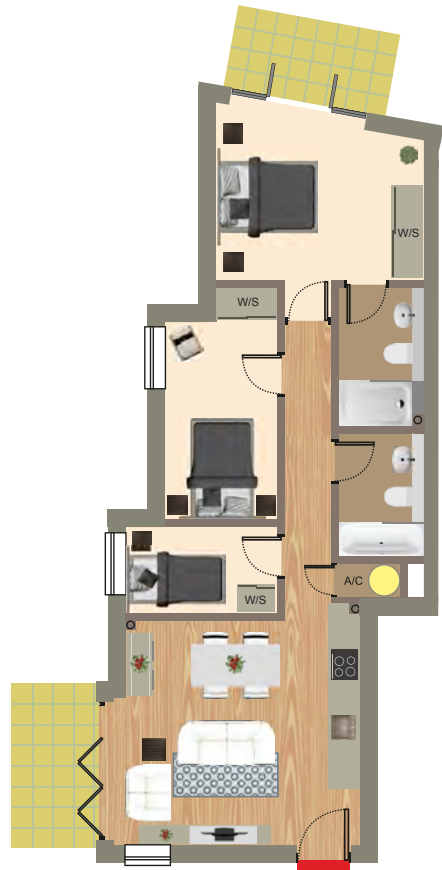


Bedroom 1	4,278x3,860mm	14' 0" x 12' 8"
Bedroom 2	4,292x3,213mm	14' 1" x 10' 6"
Bedroom 3	4,292x4,025mm	14' 1" x 13' 2"
Kitchen	3,014x2,067mm	9' 10" x 6' 9"
Living/Dining Room	5,164x2,792mm	16' 11" x 9' 1"
Total Internal Area	90 m ²	970ft ²

A/C: Airing Cupboard W/M: Washing Machine S: Storage W/S: Wardrobe Space



III



GROUND FLOOR

APARTMENT 10



Bedroom 1	4,080x3,217mm	13' 4" x 10' 6"
Bedroom 2	2,192x4,601mm	7' 2" x 15' 1"
Bedroom 3	2,980x1,667mm	9' 9" x 5' 5"
Kitchen	1,434x3,732mm	4' 8" x 12' 2"
Living/Dining Room	3,361x4,419mm	11' 0" x 14' 5"
Total Internal Area	68 m ²	731 ft ²

GARDEN

APARTMENT 11



Bedroom 1	5,456x3,580mm	17' 10" x 11' 8"
Bedroom 2	2,849x3,975mm	9' 4" x 13' 0"
Kitchen	1,434x3,732mm	4' 8" x 12' 2"
Living/Dining Room	3,329x5,549mm	10' 11" x 18' 2"
Total Internal Area	67 m ²	725 ft ²

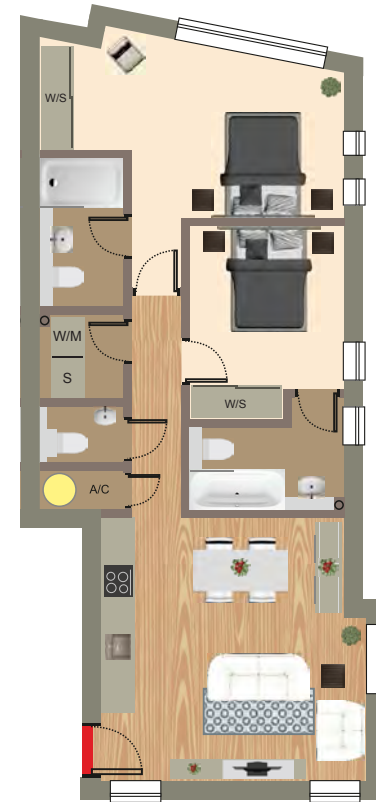
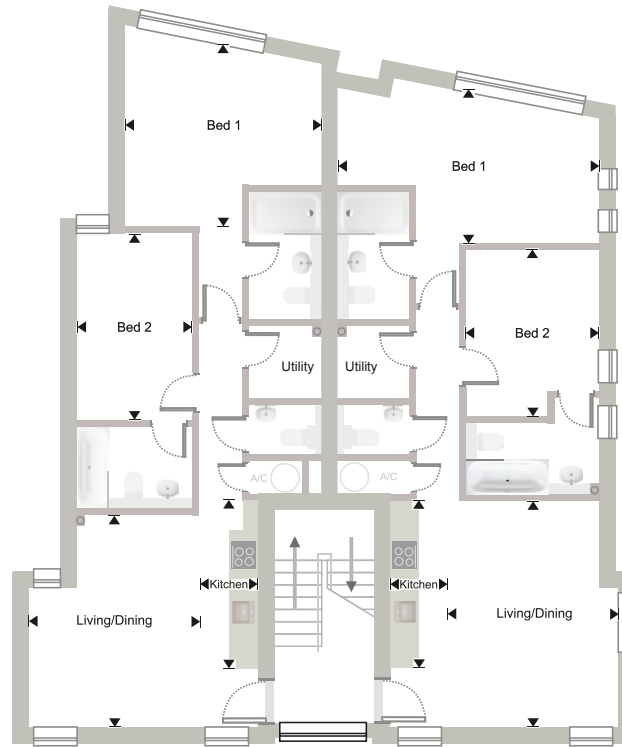
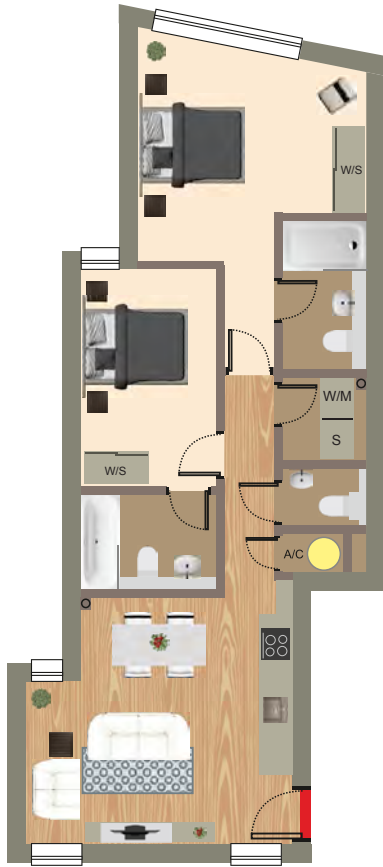
GARDEN

A/C: Airing Cupboard W/M: Washing Machine S: Storage W/S: Wardrobe Space



CGI FOR APARTMENT 14





FIRST FLOOR

APARTMENT 12



Bedroom 1	4,119x3,953mm	13' 6" x 12' 11"
Bedroom 2	2,429x3,915mm	7' 11" x 12' 10"
Kitchen	1,028x3,585mm	3' 4" x 11' 9"
Living/Dining Room	3,803x4,453mm	12' 5" x 14' 7"
Total Internal Area	67 m ²	717 ft ²

Utility Room • Store Room to The Ground Floor

APARTMENT 13



Bedroom 1	5,503x3,191mm	18' 0" x 10' 5"
Bedroom 2	2,798x3,484mm	9' 2" x 11' 5"
Kitchen	1,028x3,585mm	3' 4" x 11' 9"
Living/Dining Room	3,771x4,775mm	12' 4" x 15' 8"
Total Internal Area	69 m ²	738 ft ²

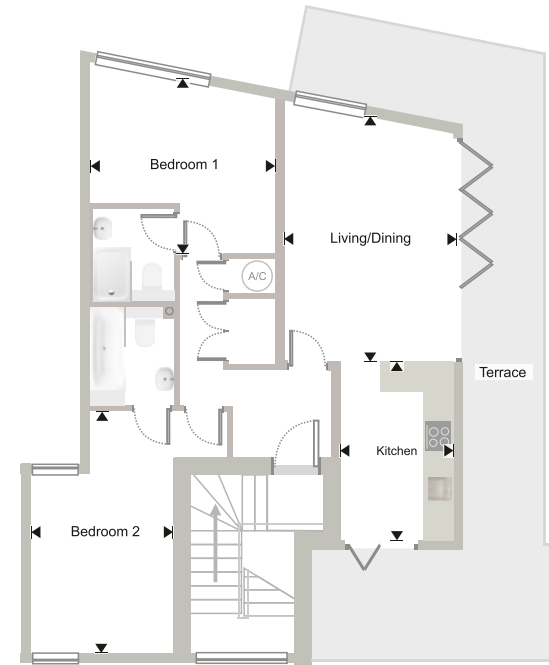
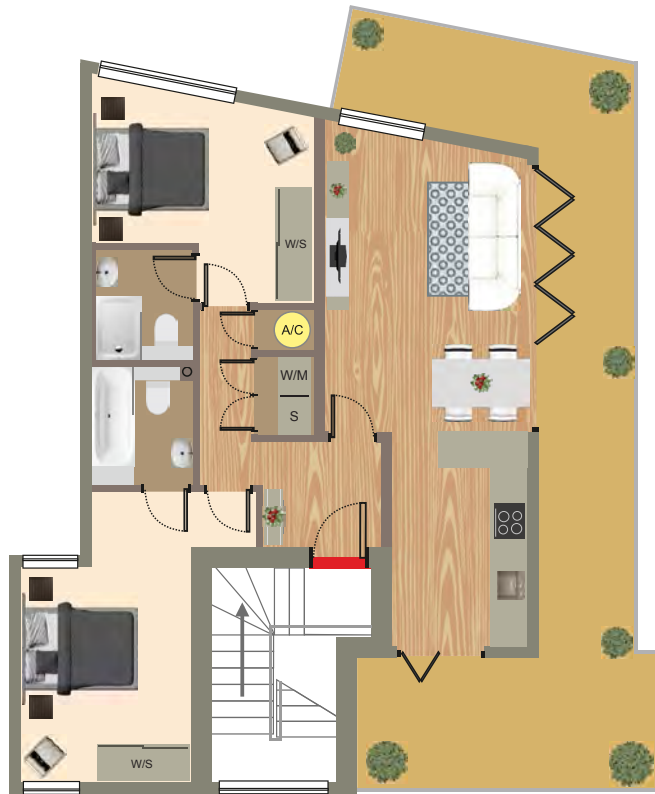
Utility Room • Store Room to The Ground Floor

A/C: Airing Cupboard W/M: Washing Machine S: Storage W/S: Wardrobe Space



CGI FOR APARTMENT 14





SECOND FLOOR

APARTMENT 14



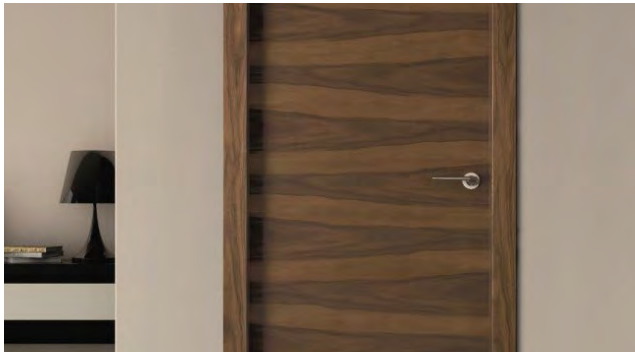
Bedroom 1	3,695x3,457mm	12' 1" x 11' 4"
Bedroom 2	2,849x4,838mm	9' 4" x 15' 10"
Kitchen	2,260x3,566mm	7' 5" x 11' 8"
Living/Dining Room	3,386x4,907mm	11' 1" x 16' 1"
Total Internal Area	67 m ²	721 ft ²

Utility Room • Store Room to The Ground Floor • Terrace

A/C: Airing Cupboard W/M: Washing Machine S: Storage W/S: Wardrobe Space



SPECIFICATION



KITCHENS

MADE IN GERMANY

GERMAN DESIGNER HANDLELESS FITTED KITCHEN WITH SOFT CLOSE DOORS AND DRAWERS.

POST FORMED WORKTOPS AND UPSTANDS

AEG FOUR RING CERAMIC HOB AND INTEGRATED EXTRACTOR UNIT

AEG INTEGRATED OVEN, MICROWAVE (OR MICROWAVE OVEN), WASHER (OR STANDING), DISHWASHER, AND FRIDGE/FREEZER

BLANCO SINK WITH CHROME CONTEMPORARY TAPS

UNDER CUPBOARD LOW ENERGY LIGHTING

HEATING

WATER UNDERFLOOR HEATING THROUGHOUT WITH SEPARATED TEMPERATURE CONTROL ZONES

SUPER ENERGY EFFICIENT AIR SOURCE HEAT PUMP TO SUPPLY HOT WATER.

HOT WATER SUPPLIED BY CYLINDER WITH IMMERSION HEATER BACKUP AND TIMER CONTROL.

BATHROOMS & EN SUITES

VILLEROY-BOCH VANITY BASIN (VILLEROY-BOCH BASIN IN EN-SUITES) WITH CROSSWATER CHROME MIXER

BAGNO DESIGN WALL HUNG SOFT CLOSE TOILET WITH GEBERIT WALL FRAME

BAGNO DESIGN BATH AND SHOWER TRAY WITH CROSSWATER THERMOSTATIC BATH SHOWER MIXER

GLASS BATH AND SHOWER SCREEN

MIRROR TO BATHROOM AND ILLUMINATED MIRROR CABINET TO EN-SUITES

A CAREFULLY SELECTED TILE HAS BEEN CHOSEN FOR YOU TO BE TILED FULL HEIGHT THROUGHOUT ALL WALLS AND FLOOR

CHROME HEATED TOWEL RAILS

SHAVER POINT

LIGHTING & ELECTRICAL

WHITE ELECTRIC SWITCHES AND SOCKETS; CHROME FINISH SOCKETS TO KITCHEN

QUAD PLATE TO LIVING ROOM TO INCLUDE TV/SATELLITE/DAB.

LED DOWN LIGHTS THROUGHOUT

MAINS OPERATED SMOKE ALARM WITH BATTERY BACKUP

TELEPHONE LINE INSTALLED TO ALL APARTMENTS

EXTERNAL FEATURES & SECURITY

MAINTENANCE FREE WOOD EFFECT EXTERNAL CLADDING BOARD

CONTEMPORARY GLASS BALUSTRADE, ALUMINIUM FASCIA AND SOFFIT

ALLOCATED PRIVATE PARKING

GARDEN AND EXTERNAL WALL SPOT LIGHTS

PASSCODE GATED ENTRANCE

PASSCODE ENTRY SYSTEM

WARRANTY AND PEACE OF MIND

BLP (BUILDING LIFEPLANS LTD) 10 YEARS COMPREHENSIVE WARRANTY
10 YEAR WARRANTY COVERS ALL STRUCTURAL: FOUNDATIONS, WATER-PROOFING, INTERNAL/EXTERNAL DRAINAGE SYSTEMS, WALLS, ROOFS & WINDOWS

PREMATURE FAILURE OF NON-STRUCTURAL COMPONENT PARTS WITHIN THEIR PREDICTED LIFETIME, WHICH INCLUDES:

KITCHEN UNITS
BATHROOM UNITS
AIR SOURCE HEAT PUMP
ELECTRICAL WIRING AND PIPE WORK FOR HEATING AND VENTILATION

THOROUGH DEMONSTRATION OF YOUR NEW HOME BEFORE IT IS HANDED OVER TO YOU.

JOINERY, DOORS & FLOORING

ALUMINIUM WINDOWS WITH CHROME IRONMONGERY

ALUMINIUM BI-FOLD DOORS AND FRENCH DOORS WITH CHROME IRONMONGERY (WHERE APPLICABLE)

SELECTED DESIGNER WALNUT FLUSH PLY VENEER DOOR TO APARTMENT ENTRANCE AND INTERNAL DOORS WITH CHROME IRONMONGERY (WHITE PAINTED DOOR TO AIRING CUPBOARD)

DESIGNER FLAMELESS GLASS DOOR TO EN-SUITES

ENGINEERED OAK FLOOR TO KITCHEN, LIVING AREAS AND HALLWAY

80% WOOL CARPET TO BEDROOMS

DECORATION

INTERNAL WALLS PAINTED WITH DULUX WHITE EMULSION THROUGHOUT

SMOOTH FINISH WHITE PAINTED CEILING

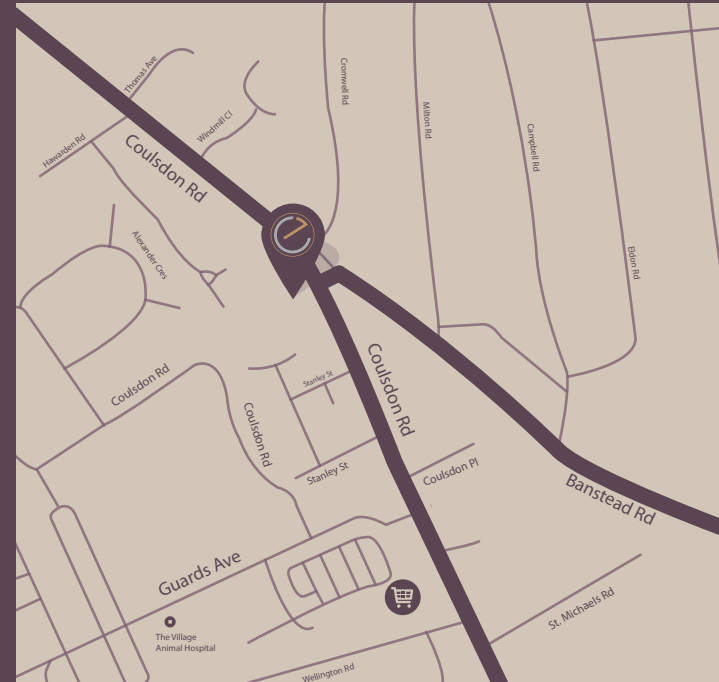
WHITE SATIN PAINTED, PENCIL ROUNDED DOOR FRAMES, WINDOW BOARDS, SKIRTING AND ARCHITRAVES.



SOME OF OUR SUPPLIERS...







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WEBSITE: WWW.GLHOMES.CO.UK

G & L Homes is the trade name of G & L Development Service LTD, Unit 12C Basset Court, Grange Park, Northampton, NN4 0PB, T: 01604 876689

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