



ETON COURT

The Broadway, Cheam Village SM3 8BD



MONTREAUX



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40A The Broadway, Cheam Village, SM3 8BD



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Eton Court is a brand new development of luxurious apartments, designed and built by premier developer Montreaux.

This collection of just 16 apartments comprises studios, one and two bedroom homes, all of which have been meticulously designed with a contemporary style and high quality specification. Within the apartments there are elegant, open plan living spaces with thoughtful layouts, high specification kitchens and luxurious bathrooms.

Cheam is amongst the most sought after areas in Surrey; a pretty village with excellent local facilities for retail and leisure. The superb transport links into London also makes it an ideal location for commuters.

Eton Court is set to become a landmark building in the Village, its elegant facade and prime central location will ensure it retains an exclusive edge over larger schemes and complexes in the future. Whether you are a first time buyer or a seasoned investor, we believe Cheam Village and Eton Court has a great deal to offer.



AREA

Cheam is a historic Surrey village on the outskirts of Greater London. It has been home to many famous names over the years, including legendary motor racing driver James Hunt and much loved entertainer Sir Harry Secombe, who had a theatre named after him in nearby Sutton. It is a hugely popular area due to its proximity to Central London, whilst still offering a village feel and easy access to the beautiful green spaces of Surrey.

The Village itself is a vibrant place with a close knit community and features many events throughout the year. The Rotary Club is active in bringing residents together for charity events; most notably the annual summer charter and Christmas shopping fayres. Another highlight for families and children is the annual Easter egg hunt, in which all local businesses participate.

Cheam is surrounded by leafy open parks, the closest of which is the historic Nonsuch Park. Dating back to Tudor times, Nonsuch Park is a former hunting ground of King Henry VIII and site of the infamous Nonsuch Palace. Set inside the park is Nonsuch Mansion, a grand and very popular wedding venue.

The streets of Cheam Village are lined with many mock Tudor buildings that are home to businesses offering an abundant choice, ranging from everyday amenities such as dry cleaners and locksmiths, to crafts and gourmet food.

Familiar brand restaurants, supermarkets and coffee shops can be found in Cheam, but you'll also find artisan cafés and independent restaurants that offer an exceptional experience and array of national and international cuisines.

After indulging, why not burn off a few calories at one of the two nearby health clubs; David Lloyd or Nuffield Health and Fitness? For less energetic stimulation there is the library, next to St Dunstan's church. For sports lovers the cricket, rugby, football, tennis, croquet and bowls clubs welcome all. Also within close proximity is Epsom Downs with its racecourse being home to the most famous horse racing meeting in the world, The Derby.

TRANSPORT

Cheam village has outstanding transport connections, both by road and public transport.

The A3, A24, M23 and M25 are all with easy reach, offering fast road access to the nearby major towns, airports and the UK motorway network.

For commuters, Cheam Station is around 3 minutes walking distance from Eton Court, with regular and fast services into London and beyond - London Victoria is just 30 minutes away.

AT A GLANCE:

- Cheam station to London Victoria - 30 minutes direct
- A3 (New Malden) 3.5 miles for road access to London
- Cheam Village via M23 to Brighton in less than 60 minutes
- Bus service every 15 minutes to Kingston-Upon-Thames & Sutton Town centres



Specification

KITCHEN & APPLIANCES

- High gloss handleless kitchen units with sleek, contemporary styling and soft close doors/drawers
- Under unit LED lighting
- Under-mounted sink unit
- Chrome monobloc tap
- Silestone quartz worktops
- Tiled splashbacks to kitchens
- Full range of BOSCH appliances to include:
 - 4 zone Quick-Therm black glass
 - Electric hob
 - 3D hot air oven
 - Stainless steel extractor hood
 - Washer/dryer
 - Integrated dishwasher
 - Integrated fridge/freezer subject to kitchen layout
 - Integrated microwave

BATHROOM

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



HEATING & ELECTRICAL

- Recessed LED lighting to kitchen and bathroom
- Dimmer switches to selected rooms
- Mains powered smoke and heat detectors with battery backup
- NICEIC/ECA certified

FLOORING & DECOR

- Kitchen, Lounge, Dining Area, Entrance and Store Cupboard featuring engineered oak hardwood flooring
- Carpeted bedrooms
- Porcelain tiled bathroom

SECURITY

- Video entry phone system to all apartments
- Key fob entry system
- CCTV to common areas

CONNECTIVITY

- All apartments are pre-wired to accept SKY TV, Virgin Media and digital services including Freeview and DAB radio (services may require subscription)
- High speed fibre optic broadband available (service may require subscription)
- Quadplex media plate to lounge
- Lounge and bedrooms pre-wired with Cat5 data network cabling

GENERAL

- High quality acoustic triple glazed aluminium windows
- Internal front doors with double locking night latch and Euro deadlock
- Wide Angle 200 Degree Door Viewer
- Wardrobes to principal bedrooms
- Built to comply with all relevant current Building Regulations
- 250-year lease
- 10 year building warranty



First Floor

Flat 1

1 Bedroom Flat
Approximate Gross Internal Area:
41.5 sq m / 446 sq ft
Living / Dining Room
6.99m x 3.97m [22'-11" x 13'-0"]
Kitchen
3.87m x 1.37m [12'-8" x 4'-5"]
Bedroom
2.78m x 4.53m [9'-1" x 14'-10"]

Flat 2

1 Bedroom Flat
Approximate Gross Internal Area:
42.0 sq m / 452 sq ft
Living / Dining Room / Kitchen
4.97m x 4.69m [16'-3" x 15'-4"]
Bedroom
3.52m x 3.05m [11'-7" x 10"]

Flat 3

1 Bedroom Flat
Approximate Gross Internal Area:
37.9 sq m / 408 sq ft
Living / Dining Room / Kitchen
6m x 5.21m [19'-8" x 17'-1"]
Bedroom
3.86m x 2.73m [12'-8" x 8'-11"]

Flat 4

1 Bedroom Flat
Approximate Gross Internal Area:
37.3 sq m / 401 sq ft
Living / Dining Room / Kitchen
6.11m x 3.27m [20'-1" x 10'-9"]
Bedroom
3.73m x 3.68m [12'-3" x 12'-1"]

Flat 5

Studio Flat
Approximate Gross Internal Area:
30.3 sq m / 326 sq ft
Studio
4.97m x 4.48m [14'-8" x 16'-4"]

Flat 6

1 Bedroom Flat
Approximate Gross Internal Area:
46.2 sq m / 497 sq ft
Living / Dining Room / Kitchen
6.11m x 3.73m [20'-1" x 12'-3"]
Bedroom
3.51m x 3.23m [11'-6" x 10'-7"]

Flat 7

Studio Flat
Approximate Gross Internal Area:
35.6 sq m / 383 sq ft
Studio
7.23m x 5.76m [23'-9" x 18'-11"]

Flat 8

1 Bedroom Flat
Approximate Gross Internal Area:
43.7 sq m / 470 sq ft
Living / Dining Room / Kitchen
7.3m x 4.4m [23'-11" x 14'-5"]
Bedroom
4.4m x 3.2m [14'-5" x 10'-6"]

Flat 9

Studio Flat
Approximate Gross Internal Area:
31.4 sq m / 338 sq ft
Studio
7.98m x 4.4m [26'-2" x 14'-5"]





Second Floor

Flat 10
 2 Bedrooms Flat
 Living / Dining Room
 6.69m x 4.56m [21'-11" x 15"]
 Kitchen
 2.86m x 2.5m [9'-5" x 8'-3"]
 Bedroom 1
 4.17m x 3.41m [13'-8" x 11'-2"]
 Bedroom 2
 3.5m x 2.89m [11'-6" x 9'-6"]

Flat 11
 1 Bedroom Flat
 Living / Dining Room / Kitchen
 5.18m x 4.46m [17' x 14'-8"]
 Bedroom
 4.42m x 3.85m [14'-6" x 12'-8"]

Flat 12
 1 Bedroom Flat
 Living / Dining Room / Kitchen
 5.68m x 5.18m [18'-8" x 17"]
 Bedroom
 4.42m x 4.26m [14'-6" x 14"]

Flat 13
 1 Bedroom Flat
 Living / Dining Room / Kitchen
 5.86m x 5.18m [19'-3" x 17"]
 Bedroom
 4.42m x 3.13m [14'-6" x 10'-3"]

Flat 14
 2 Bedrooms Flat
 Living / Dining Room / Kitchen
 5.99m x 4.09m [19'-8" x 13'-5"]
 Bedroom 1
 5.23m x 3.48m [17'-2" x 11'-5"]
 Bedroom 2
 4.25m x 2.82m [13'-11" x 9'-3"]

Flat 15
 1 Bedroom Flat
 Living / Dining Room / Kitchen
 6.8m x 3.58m [22'-4" x 11'-9"]
 Bedroom
 4.22m x 3.51m [13'-10" x 11'-6"]

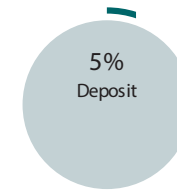
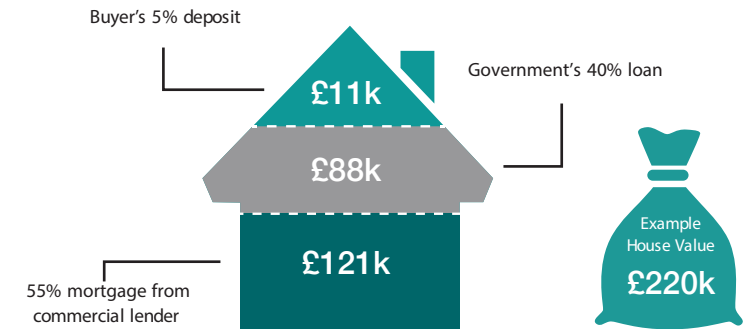
Flat 16
 2 Bedroom flat
 Living / Dining Room / Kitchen
 5.83m x 5.56m [19'-1" x 18'-3"]
 Bedroom 1
 4.39m x 4.59m [14'-5" x 11'-9"]
 Bedroom 2
 5.09m x 3.02m [16'-8" x 9'-11"]

Securing your new home is easier than you think

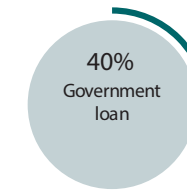
With Help to Buy, you can buy a new Montreaux home with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 40% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 55% mortgage to make up the rest.

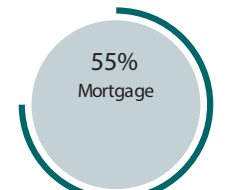
The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home. For more information, please visit: www.helptobuy.gov.uk



You only need a minimum 5% deposit



The government will lend you up to 40% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.



So you will only need to secure up to a 55% mortgage from a bank or building society.

Help to Buy How it works

Typical example:

Cost of your new Montreaux home	£220,000
5% deposit	£11,000
40% equity loan	£88,000
55% mortgage	£121,000

If the Montreaux home in the example above sold for £300,000, you'd receive £180,000 (60% - from your mortgage and the cash deposit) and the remaining £120,000 (40%) would be used to pay back the government loan. You'd need to pay off your mortgage with your share of the money.

For more information, please visit: www.helptobuy.gov.uk



Backed by
HM Government



Why choose a Montreaux home?

Montreaux is a UK company specialising in designing and developing contemporary, high-quality properties in prime locations.

Our developments are distinguished by impeccable attention to detail, modern design and cutting-edge technology that consistently produces properties of an excellent standard.

The concept behind each project we undertake is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

Montreaux undertake all stages of a development project, from initial concepts through to the completed build. Our in-house experts design everything down to the finest detail and carefully manage the build process from start to finish, with a dedication to deliver high quality, aspirational properties that people are proud to call home.

Our commitment to excellence continues long after you have completed your purchase and moved in to your new home. A ten-year structural warranty and a two-year defects repair policy is provided as standard on all our properties and a 24-hour aftercare team is on hand to give you peace of mind, providing prompt and helpful assistance whenever you need it.



MONTREAUX

www.montreaux.co.uk

A development by



MONTREAUX

www.montreaux.co.uk

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Note: Images used throughout this brochure are for indicative purposes only. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.