

Trevi House Floor Plans



**BECK
GARDENS**

AT LANGLEY COURT

**SOUTHERN
HOUSING**

new homes



New beginnings

Located in a beautiful green corner of Beckenham, Beck Gardens at Langley Court is a collection of modern 1, 2 & 3-bedroom flats, all available through Shared Ownership.

Beck Gardens offers an outstanding way to get on the property ladder in South East London, its location providing a unique lifestyle with the perfect balance of urban and rural.

Take the first step, with Southern Housing New Homes.



Trevi House (left) Constantine House (right)
Computer generated image for illustrative purposes only.



Specifications

Kitchen

- Matt kitchen units by JJO in light grey with matt chrome handles
- Laminate worktops in greige with matching upstand and black glass splashback behind hob
- One and a half bowl Blanco Tipo sink in stainless steel with chrome mixer tap
- Integrated appliances including:
 - Electrolux single electric oven
 - Electrolux ceramic hob
 - Bosch stainless steel cooker hood
 - Zanussi fridge/freezer
 - Zanussi dishwasher
 - Zanussi washer/dryer
- LED lighting under wall units
- Ceramic tiles in grey to floor

Cloakroom*

- Porcelain tiles in greige to walls
- Ceramic tiles in grey to floor
- Roca semi-pedestal basin with chrome mixer tap
- Roca back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin

Bathroom

- Porcelain tiles in greige to walls; full height to bath/shower and half height to vanity area
- Ceramic tiles in grey to floor
- White bath with frameless glass shower screen
- Roca chrome thermostatic bath and shower mixer tap with matching shower kit
- Roca semi-pedestal basin with chrome mixer tap
- Roca back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Full height and width mirror above basin and WC with shaver socket in chrome





Electrical

- LED downlights to kitchen, bathroom, and utility cupboard
- Pendant lights to hallway/landing, living room and bedrooms
- Brushed chrome light switches throughout
- White sockets with USB ports throughout
- Hyperoptic high speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

Interior Finishes

- Built-in wardrobe to main bedroom with white sliding doors, upper shelf storage and rail
- Amtico luxury vinyl tile flooring in white oak to open plan living and hallway
- 80:20 wool mix carpet in soft greige to bedroom(s)
- White roller blinds to all windows
- Silver finish ironmongery throughout
- White satin wood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

Security & Peace of Mind

- Front door with spy hole and chain
- Video entry system
- Mains operated smoke and carbon monoxide detectors with battery backup
- 12-year NHBC warranty

Energy

- Heating and hot water provided by Ideal Logic combi boiler
- Thermostatic radiator valves throughout
- Predicted Energy Assessment (PEA) rating between 83 - 86 (B)
- Double glazing throughout

Exterior

- Private balcony or terrace to each apartment
- 1 allocated parking space per apartment
- Lift access
- Secure communal cycle store

*Cloakroom to 3 bed apartments in Trevi House only, see floorplans for more information

†Subject to a separate subscription

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing New Homes reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.








Site map



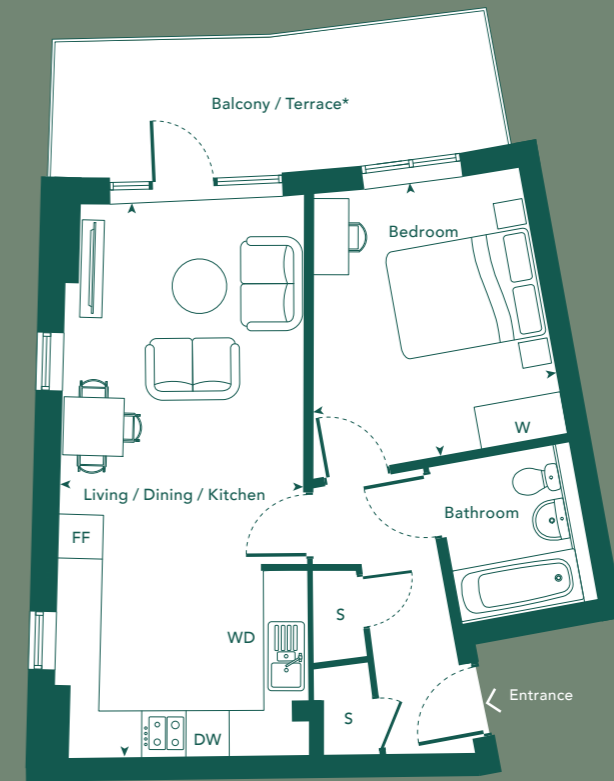
The Development

-  Apartments (Constantine House & Trevi House)
-  Langley Court Development
-  Stores (Bin and Cycle)



One bedroom

Flats 3, 7, 15, 22 Trevi House



| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------------|--------------------|--------------------|
| 4 | | Living / Dining / Kitchen | 3.45m x 7.65m | 11'3" x 25'1" |
| 3 | Flat 22 | Bedroom | 3.28m x 3.80m | 10'8" x 12'5" |
| 2 | Flat 15 | | | |
| 1 | Flat 7 | | | |
| G | Flat 3 | Gross Internal Area | 50.3m ² | 541ft ² |



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe
 *Ground floor apartment with terrace, upper apartments with balconies

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



One bedroom

Flats 8, 9*, 16, 17*, 23, 24* Trevi House



One bedroom

Flats 1, 5, 12, 20 Trevi House



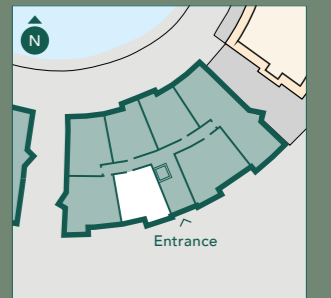
| Floor | Apartments | Room | Metric | Imperial |
|-------|---------------|---------------------------|--------------------|--------------------|
| 4 | | Living / Dining / Kitchen | 3.43m x 6.93m | 11'3" x 22'7" |
| 3 | Flats 23, 24* | | | |
| 2 | Flats 16, 17* | Bedroom | 3.18m x 4.79m | 10'4" x 15'7" |
| 1 | Flats 8, 9* | | | |
| G | | Gross Internal Area | 50.4m ² | 543ft ² |



*Mirrored layouts / FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------------|--------------------|--------------------|
| 4 | | Living / Dining / Kitchen | 3.59m x 7.11m | 11'8" x 23'3" |
| 3 | Flat 20 | | | |
| 2 | Flat 12 | Bedroom | 3.51m x 4.30m | 11'5" x 14'1" |
| 1 | Flat 5 | | | |
| G | Flat 1 | Gross Internal Area | 51.1m ² | 550ft ² |



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Two bedrooms

Flats 2, 6, 14, 21 Trevi House

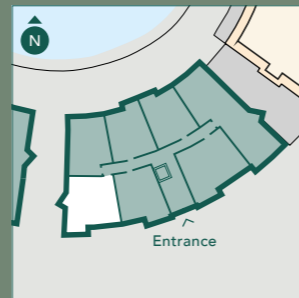


Two bedrooms

Flats 11, 19, 26 Trevi House



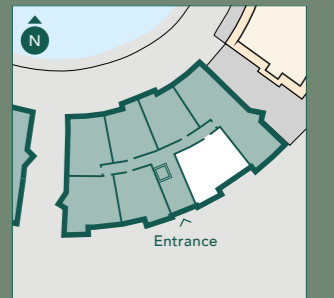
| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------------|--------------------|--------------------|
| 4 | | Living / Dining / Kitchen | 3.07m x 7.21m | 10'7" x 23'6" |
| 3 | Flat 21 | Bedroom 1 | 2.80m x 4.64m | 9'2" x 15'2" |
| 2 | Flat 14 | Bedroom 2 | 2.33m x 3.38m | 7'6" x 11'1" |
| 1 | Flat 6 | | | |
| G | Flat 2 | Gross Internal Area | 64.5m ² | 695ft ² |



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| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------------|--------------------|--------------------|
| 4 | | Living / Dining / Kitchen | 3.85m x 7.13m | 12'6" x 23'4" |
| 3 | Flat 26 | Bedroom 1 | 3.12m x 4.39m | 10'2" x 14'4" |
| 2 | Flat 19 | Bedroom 2 | 2.85m x 5.56m | 9'4" x 18'2" |
| 1 | Flat 11 | | | |
| G | | Gross Internal Area | 73.3m ² | 789ft ² |



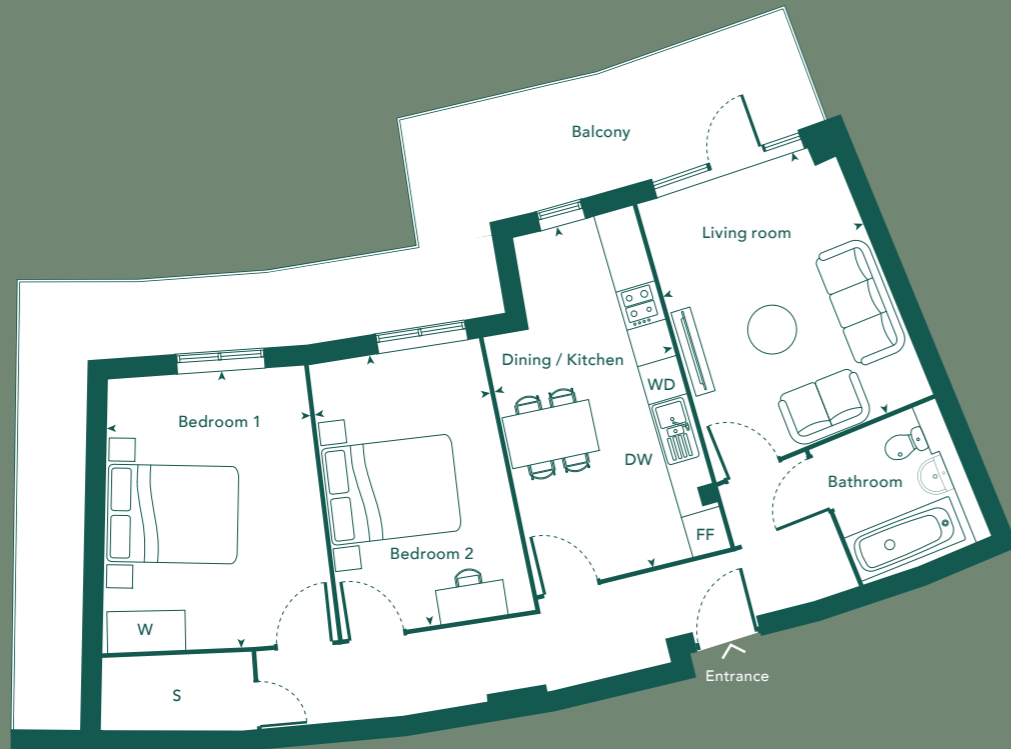
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Two bedrooms

Flats 28, 29* Trevi House

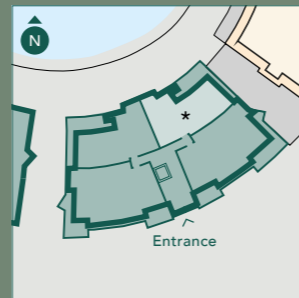


Two bedrooms

Flats 10, 18, 25 Trevi House



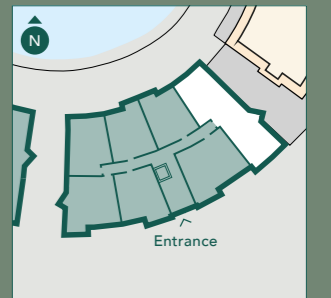
| Floor | Apartments | Room | Metric | Imperial |
|-------|---------------|---------------------|--------------------|--------------------|
| 4 | Flats 28, 29* | Dining / Kitchen | 2.86m x 5.41m | 9'4" x 17'5" |
| 3 | | Living room | 3.27m x 3.97m | 10'7" x 13'0" |
| 2 | | Bedroom 1 | 3.24m x 4.32m | 10'6" x 14'2" |
| 1 | | Bedroom 2 | 2.76m x 4.21m | 9'1" x 13'8" |
| G | | Gross Internal Area | 75.1m ² | 809ft ² |



*Mirrored layouts / FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------|--------------------|--------------------|
| 4 | | Dining / Kitchen | 3.97m x 4.68m | 13'0" x 15'4" |
| 3 | Flat 25 | Living room | 5.87m x 3.44m | 19'3" x 11'3m |
| 2 | Flat 18 | Bedroom 1 | 3.54m x 4.75m | 11'6" x 15'6" |
| 1 | Flat 10 | Bedroom 2 | 3.04m x 4.85m | 10'0" x 15'9" |
| G | | Gross Internal Area | 91.9m ² | 990ft ² |



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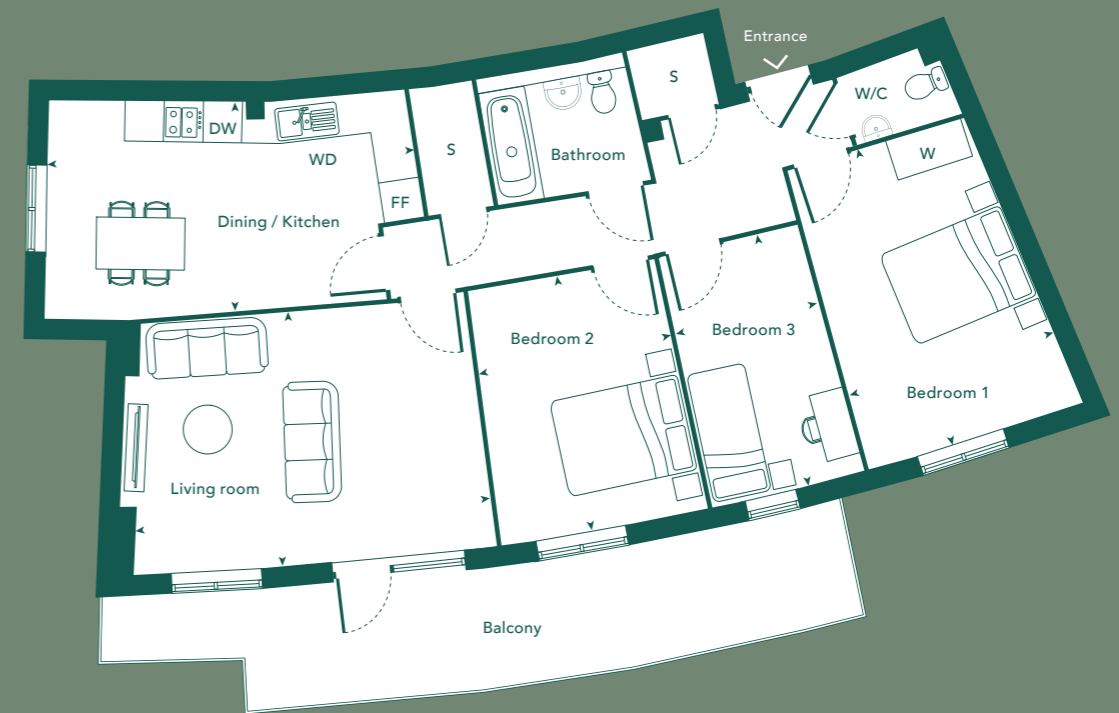
Two bedrooms

Flat 4 Trevi House
(Wheelchair adaptable unit)

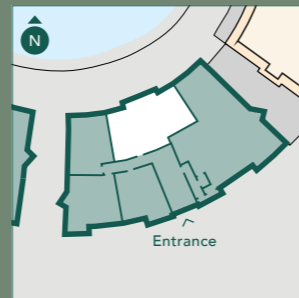


Three bedrooms

Flats 27, 30* Trevi House



| Floor | Apartments | Room | Metric | Imperial |
|-------|------------|---------------------------|--------------------|----------------------|
| 4 | | Living / Dining / Kitchen | 6.86m x 5.06m | 22'5" x 16'6" |
| 3 | | Bedroom 1 | 3.62m x 4.68m | 11'9" x 15'4" |
| 2 | | Bedroom 2 | 3.00m x 5.81m | 9'8" x 19'1" |
| 1 | | | | |
| G | Flat 4 | Gross Internal Area | 97.1m ² | 1,045ft ² |



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

| Floor | Apartments | Room | Metric | Imperial |
|-------|---------------|---------------------|--------------------|----------------------|
| 4 | Flats 27, 30* | Dining / Kitchen | 5.49m x 3.17m | 18'X0" x 10'4" |
| 3 | | Living room | 5.43m x 4.01m | 17'8" x 13'2" |
| 2 | | Bedroom 1 | 3.23m x 4.57m | 10'6" x 15'0" |
| 1 | | Bedroom 2 | 3.01m x 4.01m | 9'9" x 13'2" |
| 1 | | Bedroom 3 | 2.25m x 3.97m | 7'4" x 13'0" |
| G | | Gross Internal Area | 94.1m ² | 1,013ft ² |



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Shared Ownership

Now that you have found your dream property you're probably asking, "is Shared Ownership right for me?"

What is Shared Ownership?

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

How does it work?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

Am I eligible?

To be considered eligible for Shared Ownership your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home. Other eligibility criteria may apply which our sales team will be able to advise on.

What else do I need to know?

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

About us

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk.

Want more information? You can:

Email us: sales@southerhousing.org.uk

Call us: 0800 012 1442

Visit our website: shnewhomes.co.uk

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Southern Housing New Homes has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Southern Housing New Homes does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Southern Housing New Homes undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Southern Housing New Homes or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Southern Housing New Homes. Southern Housing New Homes supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Beck Gardens. We may change the tenure of some homes subject to demand. Information correct at time of publication. March 2024.

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