

Aura Development - Russell House, Dunedin Court, Sydenham Road, Croydon CR0 2EF**TaylorWimpey**plc**About Taylor Wimpey**

Taylor Wimpey is a dedicated homebuilding company. They aim to be the homebuilder of choice. In the UK, their homes are sold under the following household names, Taylor Wimpey, George Wimpey, Bryant Homes and Laing Homes making them one of the largest names in house building. Under the Taylor Wimpey banner they can offer you so much more - more choice, more help and more opportunities for a money-saving move. Plus, all their homes come with a ten-year NHBC structural warranty.

Taylor Wimpey recognises the importance of sustainable development and works with a variety of stakeholders to improve the sustainability of everything they build. They manage environmental issues in a proactive and balanced way.

UK Off Plan is pleased to announce that we have negotiated discounted prices on a limited number of 2 bedroom apartments on this development.

This exciting new development is located in East Croydon in two modern blocks of 4 and 5 storeys with brick elevations and benefitting from secure underground parking.

If you're seeking a stylish, contemporary spacious luxury 1, 2 or 3 bedroom apartment in the heart of vibrant Croydon, look no further than Aura.

Completion date November/December 2011.

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Why Croydon?

Croydon has a population in the region of 340,000 and is looking to change its status of being a town to becoming a city in the next few years.

A lot of new investment has been put into the area and if this continues there are plans to build a new university in Croydon in the future

Transport Links

Aura is only a short walk away from East Croydon train and tram station which is in Travelcard Zone 5 for London Bridge and London Victoria, ensuring that commuting is simple, while enjoying all of the capital's many attractions is equally fast and easy. For local travel, Tramlink also has its main hub at the railway station.

The train journey to London Victoria takes only 16 minutes.

There are also two other train stations in the town, West and South Croydon, so Gatwick and Heathrow are easily reached. While for drivers, the A23, which bypasses Croydon, leads into Central London and to the M25 Motorway.

Shopping

Croydon is one of the main shopping centres in the South of London with over 2.5 million sq. ft of retail space. A large variety of well-known retailers including -

- Alders
- Boots
- Debenhams
- House of Fraser
- Marks and Spencer
- Next

Many are situated in the shopping malls, Whitgift Centre and Centrale. The area between the two main centres is completely pedestrianised.

Leisure

For sports enthusiasts, everything from athletics and golf to horse riding are all well catered for locally. And if you prefer to spend your leisure time in a more leisurely fashion, try the beautiful countryside of the North Downs or a trip to the seaside at Brighton.

The area has an impressive range of restaurants and bars for you to choose from. You will also find culture well catered for, from The Fairfield Halls – a large concert venue frequently used by the BBC – to the Croydon Clocktower, which houses a library, museum and the David Lean Cinema.

Education

There are plenty of renowned educational establishments in Croydon, ranging from nurseries to a performing arts and technology college. There are state and independent schools within a mile of Aura.

Specification for 2 Bedroom Apartment

Key features

- 1 master bedroom with en-suite
- 1 bedroom
- Kitchen/dining/living room
- Family bathroom
- 2 year Taylor Wimpey warranty
- 10 year NHBC 'Buildmark' warranty and insurance policy

Specification

Kitchen

- Fitted kitchen
- Fully Integrated stainless steel single fan oven
- Stainless steel hob and integrated cooker hood
- Laminate worktop and upstand with stainless steel effect splashback behind hob
- Chrome mixer taps

Cloakrooms, Bathrooms and En-suites

- Roca sanitaryware
- Chrome taps and bath/shower wastes
- Windows and French Doors
- Double glazed powder coated aluminium,

Internal Finishes

- White 4 panel internal doors with chrome plated handleless Crown white matt emulsion to ceilings, white to walls

Heating, Water and Insulation

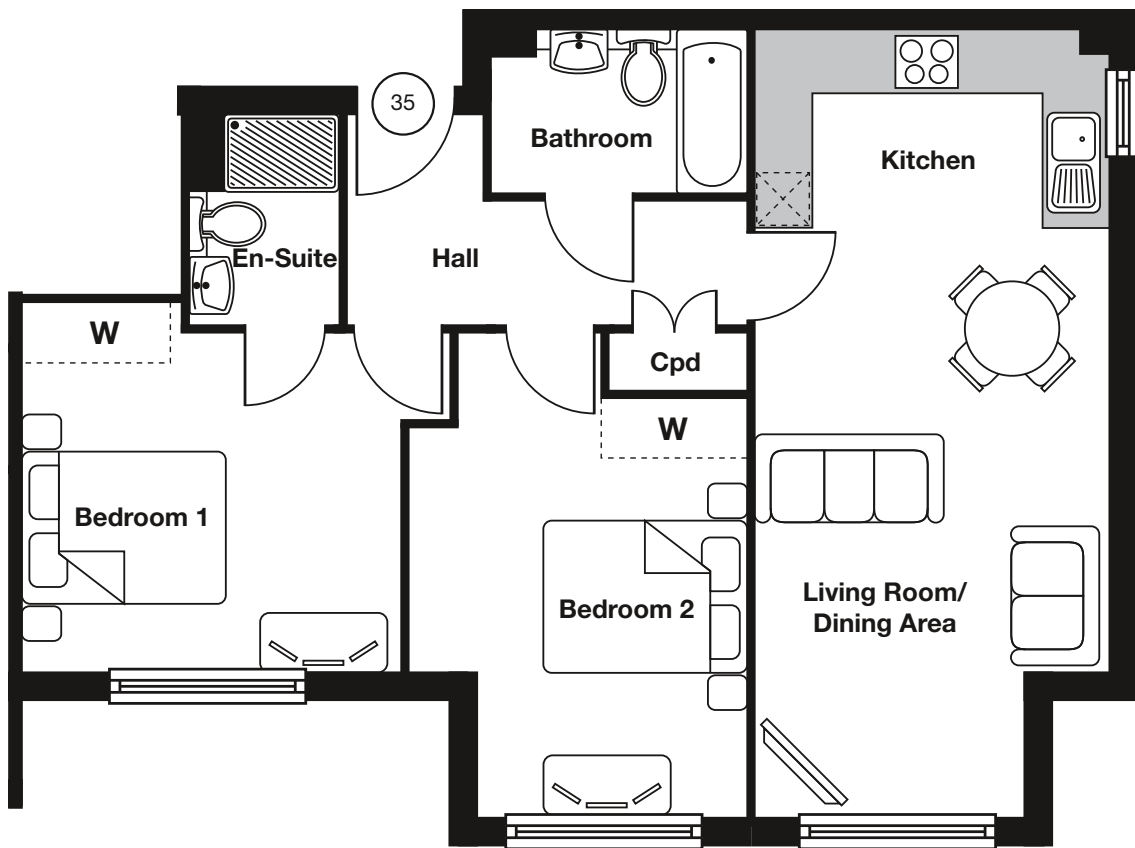
- Gas central heating (centralised boiler system)
- Centralised ventilation system

Electrical

- Pendant lights to all rooms except bathrooms and en-suites – energy efficient fittings are used where required*
- TV and BT points to living room
- Shaver points to bathrooms and En-suite

All the apartments come with the benefit of a 10 year NHBC guarantee.

FLOOR PLAN - Typical 2 Bedroom Apartment



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The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the detail your chosen property with your Sales Executive prior to reservation.

Aura Development - Russell House, Dunedin Court, Sydenham Road, Croydon CR0 2EF Price List

Plot No	Floor Level	No of Beds	Balcony	Ensuite	Parking	Square Ft	Developers Price £	UK Off Plan Customer Price £	UK Off Plan Fees £	Total	Deposit on Exchange £
35	Ground	2	No	Yes	Yes	807	249,995	227,496	8,000	235,496	30,750
40	First	2	Yes	Yes	Yes	755	249,995	227,496	8,000	235,496	30,750

Rental Income

The anticipated rental income for the 2 bedroom apartments are between £1000 to £1300 pcm, this will depend on the size and floor level of each apartment.

The apartments are Leasehold and come with a 125 year lease

Ground rent: - 2 bed £250 p.a.

Management charge: - TBC

Make a Note:

- ✓ **Note:** Solicitors costs are included in the above prices up to completion including exchange of contracts providing that UK Off Plan recommended solicitors are used.
- ✓ The deposits will need to be sent to the UK Off Plan recommended solicitors who act on your behalf and not for UK Off Plan.
- ✓ The Deposit on Exchange is made up of the 10% required by Taylor Wimpey and UK Off Plan's Fees
- ✓ Stamp Duty will be payable on the above properties and is not included in the above prices. exempt from this if you are a first time buyer. Please check with the solicitor on this point.