

Fountain Court

New Malden, Surrey KT3 3ND

Four luxury 3 bedroom town houses

astindale
HOMES FOR LIVING







Fountain Court

FOUNTAIN COURT, situated in New Malden, is a development of four luxury three bedroom town houses. The properties are laid out over three floors and offer a contemporary fitted kitchen, living room and three bedrooms including a master bedroom with en suite shower room.

Each property has a garage, parking space and private garden.

Local shops are available nearby on Kingston Road. More comprehensive shopping facilities are available in Kingston upon Thames including the Bentall Centre and John Lewis.

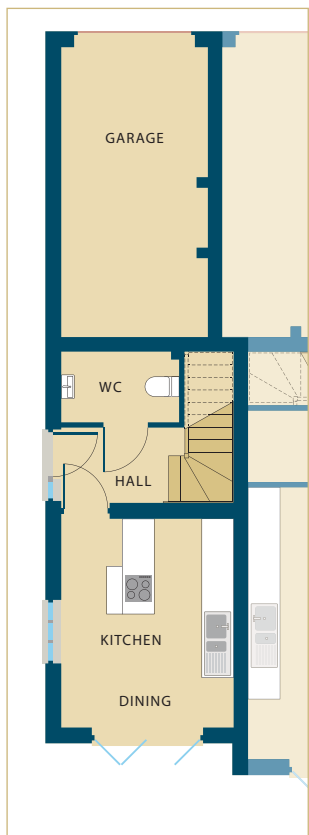
The location is well served for education with a good range of state and private schools being nearby.

Fountain Court is also well placed for leisure amenities with a choice of either David Lloyd clubs or Nuffield Health within a short drive from the properties. The well renowned Coombe Hill Golf Club is located within a couple of miles.

The properties are also well placed for communication links with the proximity of the A3 and also rail services a few minutes walk away at New Malden Station with trains to Waterloo.

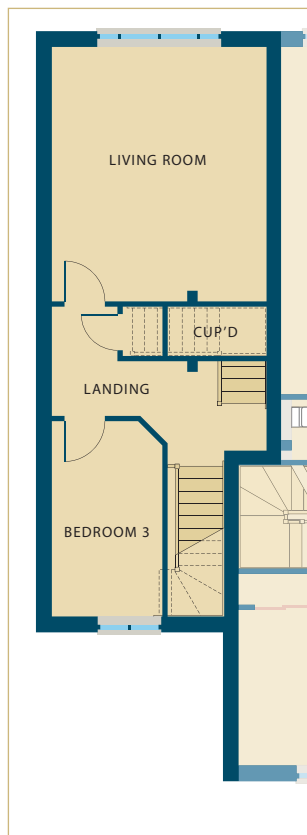


Plot 1 Three bedroom town house



Ground floor

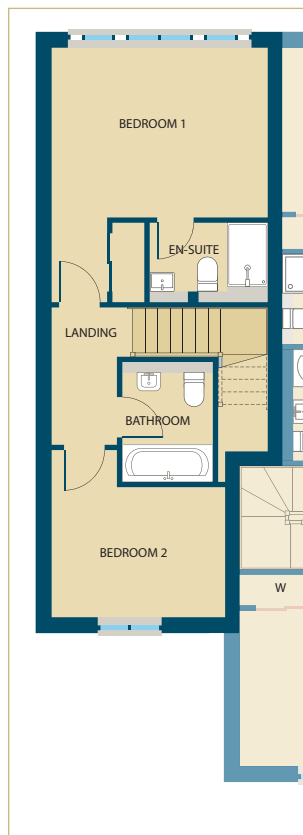
Kitchen/dining room
3.9m x 3.2m (12'9" x 10'6")



First floor

Living room
4.8m x 4.0m (15'8" x 13'1")

Bedroom 3
3.7m x 2.1m (12'0" x 6'9")

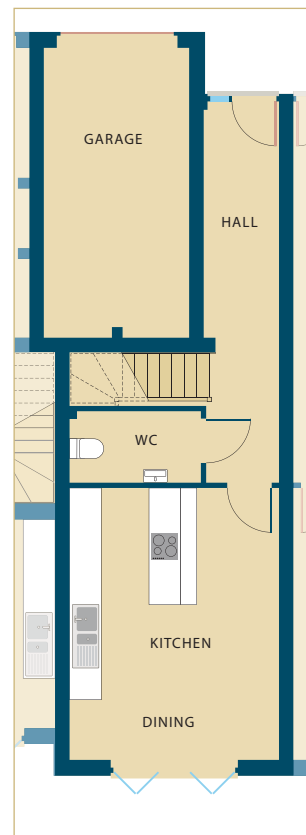


Second floor

Bedroom 1
4.8m max x 4.0m (15'8" max x 13'1")
3.2m min x 4.0m (10'5" min x 13'1")

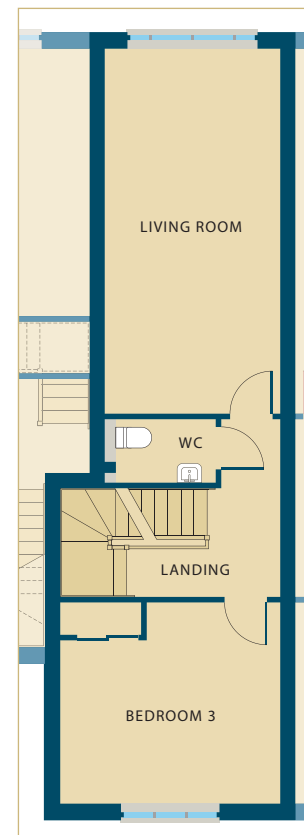
Bedroom 2
3.2m x 3.1m max (10'6" x 10'3" max)
3.2m x 2.4m min (10'6" x 7'11" min)

Plots 2 and 3* Three bedroom town house



Ground floor

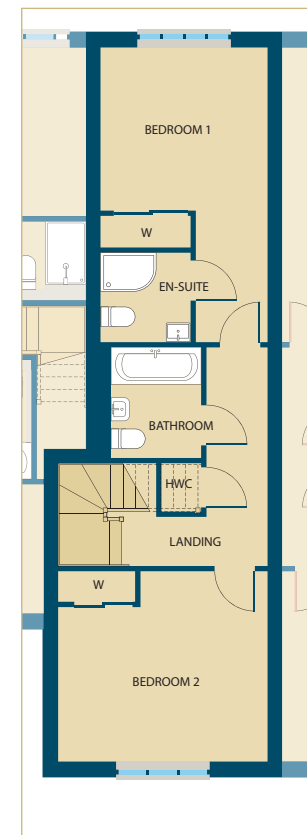
Kitchen/dining room
5.1m x 3.9m (16'10" x 12'9")



First floor

Living room
6.5m x 3.1m (21'5" x 10'2")

Bedroom 3
3.9m x 3.6m (12'9" x 11'9")



Second floor

Bedroom 1
5.6m max x 3.1m (18'3" max x 10'2")
3.1m min x 3.1m (10'5" min x 10'2")

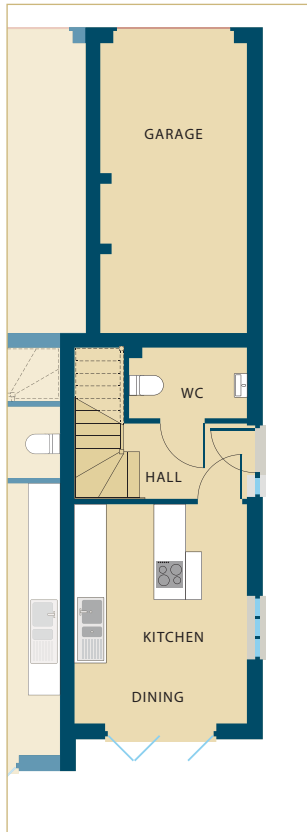
Bedroom 2
3.9m x 3.6m (12'9" x 11'9")

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard), and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include en-suites or wardrobes. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult your sales advisor.

*Plot 2 illustrated, plot 3 is handed to plot 2

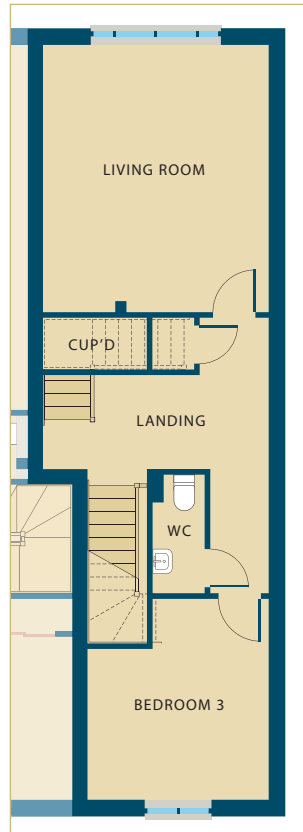


Plot 4 Three bedroom town house



Ground floor

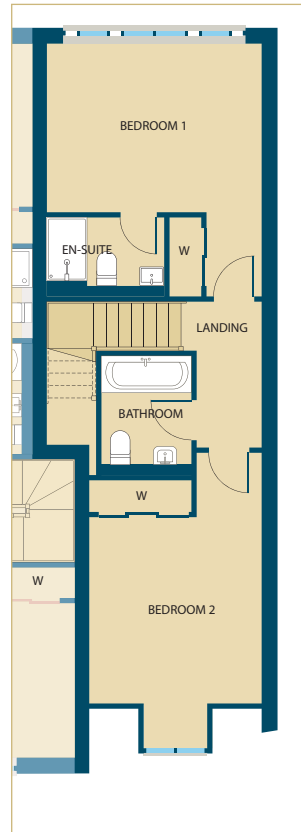
Kitchen/dining room
3.9m x 3.2m (12'9" x 10'6")



First floor

Living room
4.8m x 4.0m (15'8" x 13'1")

Bedroom 3
3.6m x 3.2m (11'9" x 10'6")



Second floor

Bedroom 1
4.8m max x 4.0m (15'8" max x 13'1")
3.2m min x 4.0m (10'5" min x 13'1")

Bedroom 2
5.6m max x 3.2m (18'5" max x 10'6")
3.5m min x 3.2m (11'7" min x 10'6")





Specification



Luxury kitchens

- individually designed kitchen
- quality oven, hob and microwave
- feature extractor canopy
- integrated fridge/freezer
- integrated dishwasher and washer/dryer
- contemporary chrome tap
- ceramic tiled floor to kitchen
- granite/composite stone worktops

Quality bathrooms

- luxury sanitary ware with quality chrome mixer taps
- thermostatically controlled showers
- contemporary wall tiling
- ceramic tiled floors to bathrooms
- downstairs cloakroom to have splashback and ceramic tiled floor

Heating, insulation and water services

- Kingspan Heat Pump central heating system offering low running costs and CO₂ emissions
- pressurised water system giving high powered showers
- radiators with individual thermostatic controls
- loft insulation to NHBC standards
- high quality UPVC double glazed windows

Entertainment and communication

- Cat 6 cabling for multi-room tv and audio
- pre-wired for three zone audio
- communal satellite dish and digital aerial installed (usual subscriptions/licences will be required depending on services required)
- telephone points in all reception rooms and all bedrooms

Lighting

- low voltage downlighters to kitchen, master bedroom and bathrooms
- pelmet and canopy light to kitchen

Finishing touches

- ceilings painted white throughout
- wardrobes to bedroom 1 in all plots, in bedroom 2 in plots 2, 3 and 4 and in bedroom 3 in plots 2 and 3
- all internal woodwork painted white

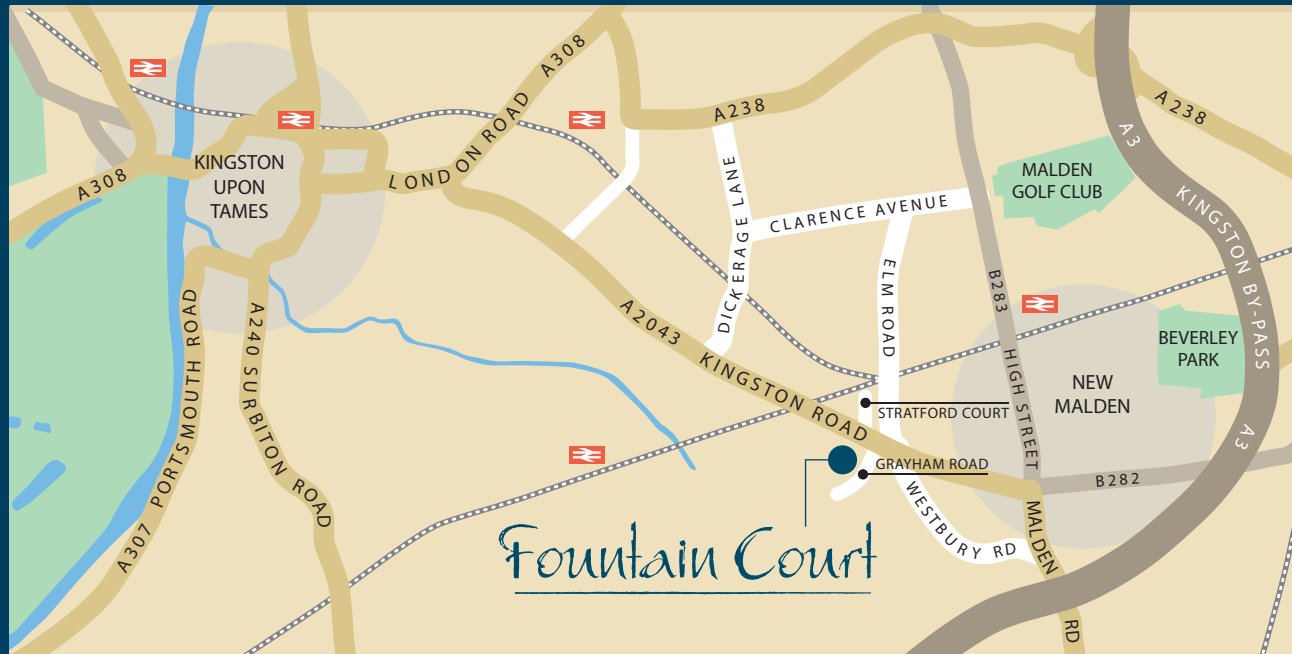
About Astindale Properties

ASTINDALE Properties Ltd was formed in August 2002 and has already built a reputation for high quality houses and apartments set in carefully chosen locations. The company's aim is to provide individually designed housing for the modern lifestyle.

Over the past eight years Astindale has built a range of properties, both traditional and modern, in Kent, Surrey and South London. The company won a Conservation Commendation in Tunbridge Wells for a stylish apartment block within a conservation area that offered a traditional exterior design combined with a modern interior finish.

Astindale Properties is registered with both NHBC and Premier Guarantee and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required by these organisations and carry their 10 year guarantee.





Directions from the A3 Kingston by-pass: travelling north on the A3, take the first exit (travelling south take the third exit) onto the A2043/Malden Road. Then take the first exit at the next roundabout, staying on the A2043, after about 500m you will find Fountain Court on your left, just after the junction with Grayham Road.

Stack & Bonner

passionate about property...

For sales enquiries, please contact
Stack and Bonner on 020 8399 2123



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