



# Trantor

- Court -

Contemporary Opulence  
Development Opportunity



# TRANTOR COURT SUMMARY

Beautifully designed with the environment and energy rating in mind, Trantor Court will be the most prestigious address in the local neighbourhood with direct transport links into London and state of the art energy saving materials surely meaning you will be the envy of London.

Discover a new standard of living in Trantor Court with our collection of five exquisite apartments and two spacious ground floor bungalows, each meticulously designed to offer a harmonious blend of comfort, style, and convenience. Nestled within this vibrant community, these residences epitomise modern living while embracing the dynamic surrounding atmosphere of the town.

Each property is thoughtfully designed to offer the upmost in comfort and functionality alongside the location placing you within walking distance of Newbury Park's finest restaurants, shops, and cultural attractions, making it the perfect place to call home.

All properties offer aluminium profile windows and doors, generously sized living accommodation and excellent private balconies providing outside space.



Externally, Trantor Court is an excellent display of modern architecture offering a sleek, eco friendly design while staying true to its central location. The ground floor boasts private enclosed parking along with Electric car charging points.

Trantor Court sits within a private culdesac location and is conveniently within a five minute walk of Newbury Park tube station. This development is ideal for anyone requiring strong transport links, amenities and schools, with Newbury Park Primary School only a short walk away. With open green space just behind these apartments, an array of shops and supermarkets also within walking distance Trantor Court really does have it all.





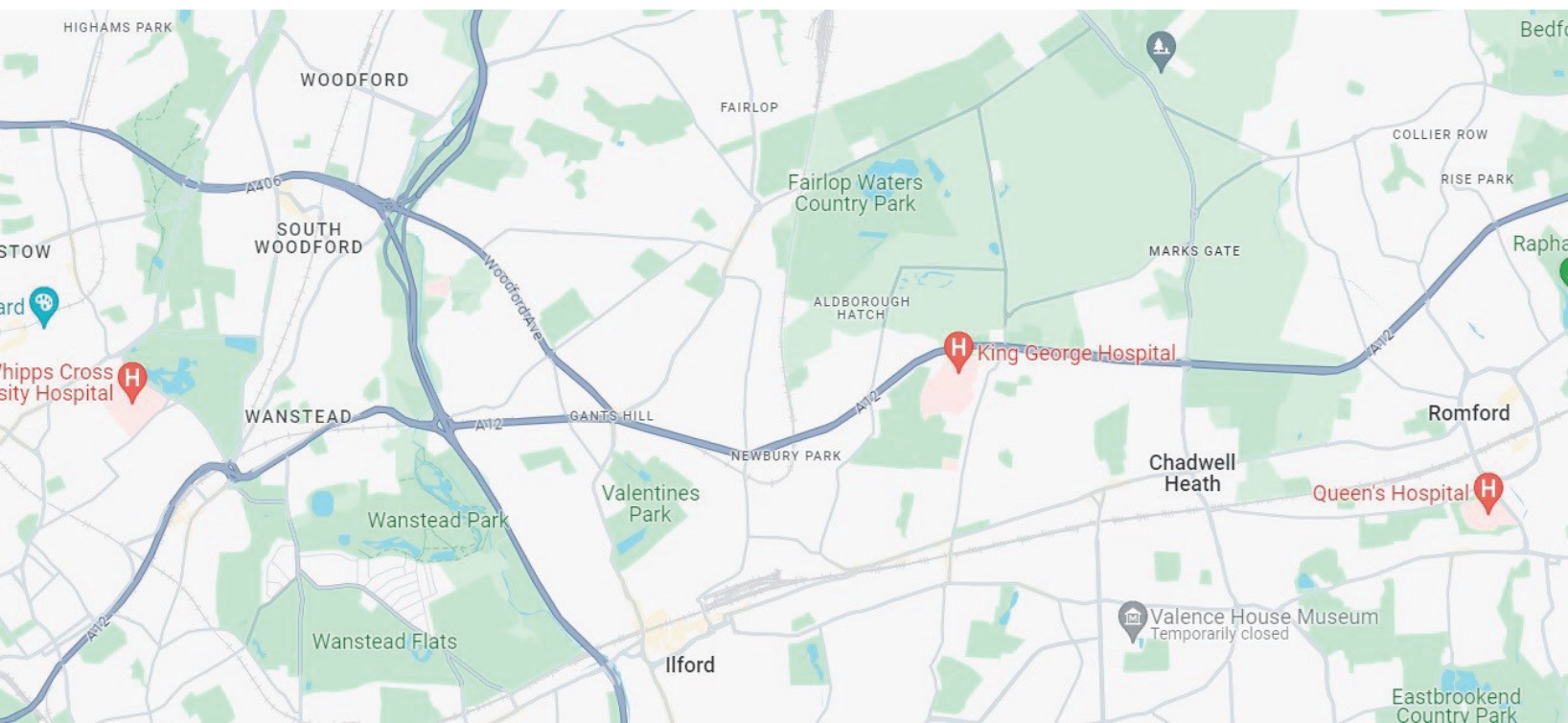
# TRANTOR COURT LOCATION

## Newbury Park, Ilford

Just a short walk from nearby Newbury Park Underground station, from where you can reach Stratford International Station in 15 minutes and the City of London in 25 minutes.



**Major road connections including...  
A12, A406 and M11**





# TRANTOR COURT SPECIFICATIONS



## KITCHEN



Individually designed, contemporary kitchens with soft-close cupboard doors and drawers with Bikern Brushed Nickel effect handles

Contemporary Storm Grey Marble worktop with splashbacks

Grey composite sink with a brushed nickel Swan Neck Single Lever Tap

Fully integrated Lamona appliances, including fridge freezer, oven, black ceramic hob, Stainless Steel extractor hood and slimline Dishwasher and Washing Machine



## BATHROOMS



Floor and full-height wall tiles

RAK or similar sanitaryware

Thermostatic shower to baths / showers

Heated towel rail

Mirrored vanity unit

# TRANTOR COURT SPECIFICATIONS

## INTERNAL SPECIFICATION

Summer Oak Beige Floor /  
Trend Oak Grey Floor /  
Century Oak Beige Floor  
(included throughout  
dependant on apartment)  
with contemporary mid  
height MDF White Skirting

Seville Oak Doors with  
Michigan Matt Black Door  
Handles

Door Entry System (for  
apart-ments only)

LED downlights to hallway,  
bath-rooms, kitchen, dining  
and living area

TV/FM connectivity to  
living area

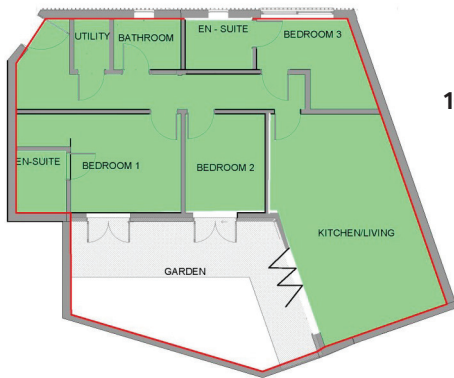
Fibre optic broadband and  
telephone connectivity  
(subject to subscription)

Each unit with individual  
outdoor areas, choice  
of either private garden  
or balcony (dependent on  
property)

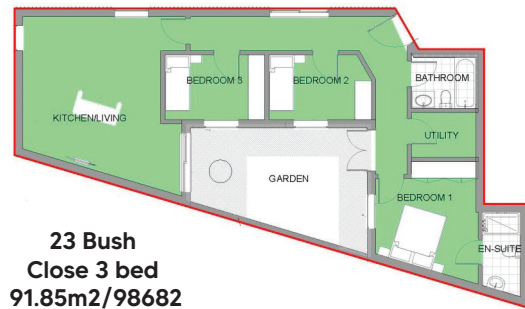




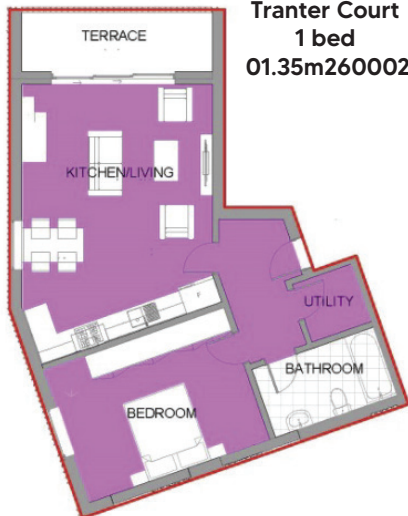
# TRANTOR COURT FLOOR PLANS



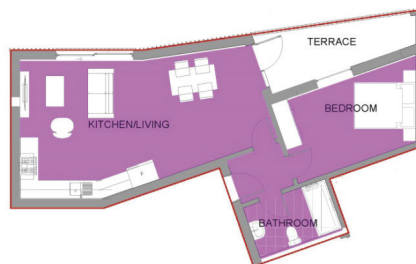
**22 Bush  
Close 3 bed  
100m2/107610**



**23 Bush  
Close 3 bed  
91.85m2/98682**



**Fiat 1,  
Tranter Court  
1 bed  
01.35m260002**



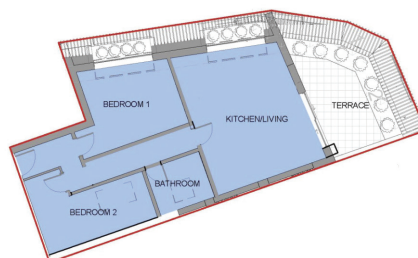
**Flat 2,  
Tranter Court  
1 bed  
53m2/570112**



**Flat 3,  
Tranter Court  
1 bed  
53.50m2/575/2**



**Flat 4,  
Tranter Court  
2 bed  
81.75m2/8802**

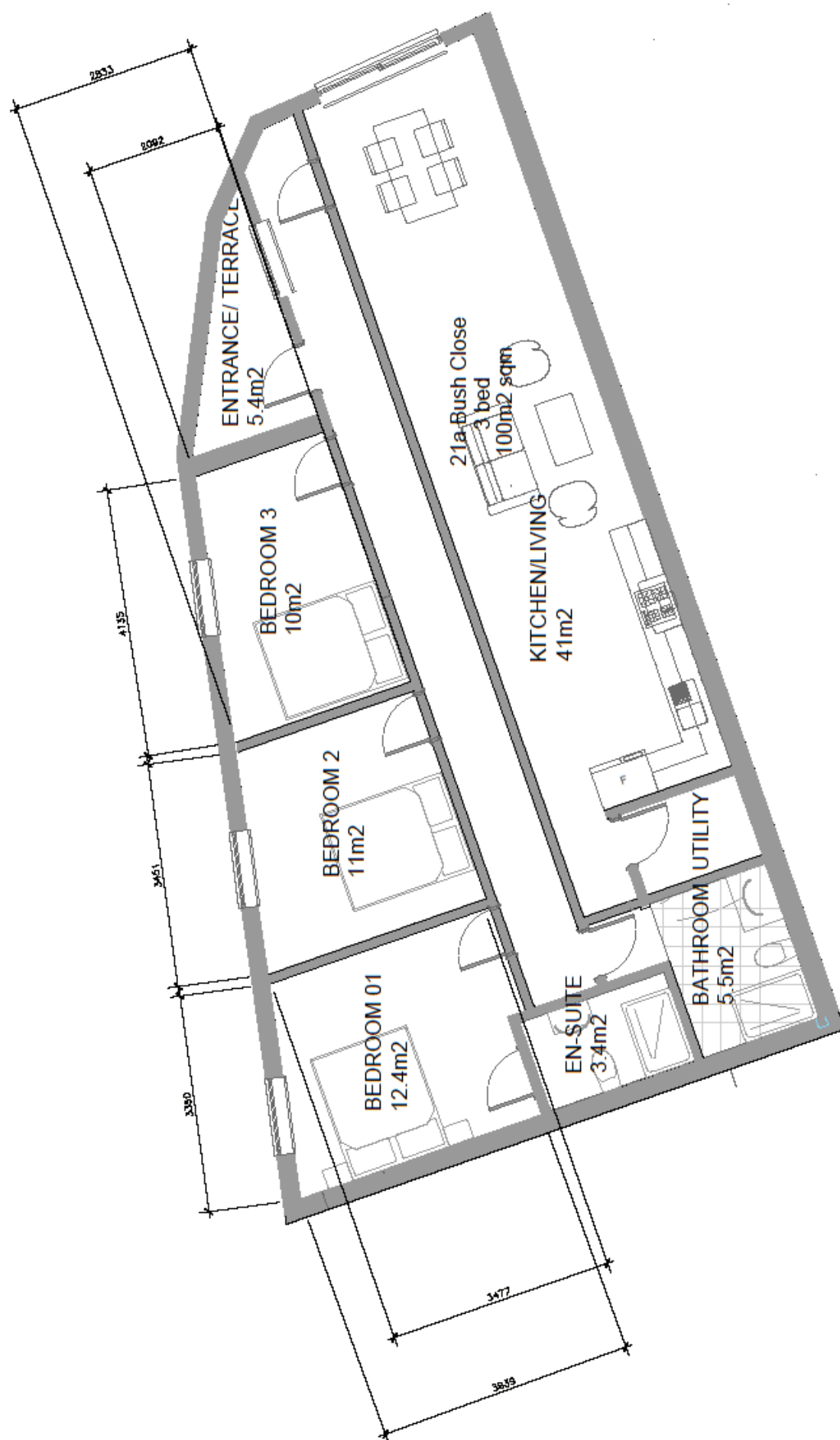


**Flat 5,  
Tranter Court  
2 bed  
68.75m2/740#2**



**Bush Close/Tranter Court  
Approximate Gross Internal Area  
5490 sq ft/510 sq m**

# PROPOSED PLAN FOR 21A BUSH CLOSE



# TRANTOR COURT - RENT SCHEDULE

Plot No.	Address	Type	Level	No. of Bed	Sqft	£ per Sq ft	Value	Monthly Rent	Annual Rent	Yield Calc.
Plot 1	23 Bush Close	S/D Bung.	Ground	3B	969	480	450,000	2,350	28,200	6.27%
Plot 2	22 Bush Close	Bung.	Ground	3B	1066	480	450,000	2,350	28,200	6.27%
Plot 3	Flat 1	Flat	1st	1B	646	450	300,000	1,550	18,600	6.20%
Plot 4	Flat 2	Flat	1st	1B	581	450	300,000	1,600	19,200	6.40%
Plot 5	Flat 3	Flat	1st	1B	624	450	300,000	1,500	18,000	6.00%
Plot 6	Flat 4	Flat	2nd	2B	721	450	350,000	1,900	22,800	6.51%
Plot 7	Flat 5	Flat	2nd	2B	743	450	350,000	1,900	22,800	6.51%
Plot 8	21A Bush Close	Flat	Ground	3B	1076	480				
Sub-Total								13,150	157,800	6.31%



# ADDITIONAL INFORMATION



## ADDRESS

Trantor Court, Bush Close, Ilford IG2 7NL  
Local authority: London Borough of Redbridge



## CAN BE PURCHASED IN SPV



## PARKING

Road side parking  
outside of the development  
Cycle stands available on site



## WARRANTY

10 Years Building Warranty  
as of April 2024



## OFFERING

Offers in excess of  
£2,500,0000

 [www.ch-p.co.uk](http://www.ch-p.co.uk)

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|  0208 175 5444

— CHARLES HENRY —  
**PEPPIATT**  
— Est. 1903 —