Cheng San Court

Have a Cuppa’
Contemporary Living

Located along Ang Mo Kio Street 51, Cheng San Court comprises three residential blocks ranging from 31 to 32 storeys in height. Take your pick from 712 units of Studio Apartments, 3- and 4-room Standard flats.

The development was given the same name ‘Cheng San Court’ as its neighbouring blocks so that it integrates well with its surroundings.
Notes:
All proposed developments are subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
Conveniences abound

Cheng San Centre, an HDB neighbourhood centre, is just across the road from the development. Shop for groceries and daily necessities at the wide variety of shops found there or eat out at the various food outlets. To discover more neighbourhood shopping options near you, log on to www.hdb.gov.sg/where2shop.

More exciting amenities await you at Ang Mo Kio Town. AMK Hub and Ang Mo Kio Town Centre are great places to explore more shopping choices. Alternatively, opt to do some leisurely reading at Ang Mo Kio Public Library or pick up a new hobby at the Cheng San Community Club. For those who love nature, parks and park connectors are within easy access. Sports enthusiasts can head to Ang Mo Kio Swimming Complex for a good workout.

Good public transport links are available at Ang Mo Kio MRT and bus interchange. The Central Expressway (CTE) is only a short drive away, providing residents with easy connectivity.

Schooling options abound in Ang Mo Kio Town. Some of the schools near Cheng San Court include Jing Shan Primary School, Anderson Secondary School and Deyi Secondary School.
Keeping you connected

The layout of Cheng San Court is centred on the idea of connectivity. A linear garden runs along the development, linking the various residential blocks and connecting them to surrounding amenities. Connectivity is further enhanced by the development’s comprehensive network of footpaths and sheltered walkways.

The central linear garden at Cheng San Court offers a wide array of facilities ranging from a children’s playground, an adult fitness station to an elderly fitness station. A beautiful roof garden sits on top of the multi-storey carpark block. Whilst there, one can relax at the green spaces or do some gardening at the community garden.

Choose to connect with neighbours by taking part in the activities held at the Residents’ Committee Centre found within the development.
Desirable homes

Cheng San Court offers Studio Apartments as well as 3- and 4-room Standard flats.

The 3- and 4-room flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

The 3- and 4-room flats are provided with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Corner windows are provided in the main bedroom of all 4-room flats.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet, cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standards or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition, furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen. All Studio Apartments come with three-quarter height windows in the living/dining area and bedroom.
LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA OF 37 sqm
(Inclusive of Internal Floor Area of 35 sqm and Air - Con Ledge)

LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE B)
APPROX. FLOOR AREA OF 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air - Con Ledge)
LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA OF 68 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air - Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA OF 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air - Con Ledge)