

Tickford Mews

Newport Pagnell

A collection of 2, 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



A perfect place to call home

Tickford Mews is an exciting new development of 2, 3, 4 and 5 bedroom family houses. Created in a mix of styles to suit all lifestyles, these homes consist of both contemporary three storey town houses and traditional two storey family homes. All homes are built to a high level of specification which includes modern fitted

open plan kitchens and contemporary bathroom suites. This superb collection benefits from a fantastic location with easy access to Newport Pagnell town centre and Milton Keynes. Whether you're a first-time buyer, looking to downsize, or have a growing family, there's a perfect home for you here.



Everything is on your doorstep at Tickford Mews

Tickford Mews is situated in the historic Buckinghamshire town of Newport Pagnell. The town's unique placement allows residents to enjoy the semi-rural historical locality with all the comforts of modern town life. The town features a number of convenient High Street and independent stores, and is served by a number of major supermarkets. One point of interest for shoppers in Newport Pagnell is the quaint Tickford Arcade which features a selection of boutiques and cafés.



The town benefits from two scenic parks, Bury Field and Kingfisher Park, which are ideal for walks and cycling. The Tickford Mews development is conveniently near to the town's swimming pool and fitness centre.

Newport Pagnell features plenty of friendly restaurants and pubs. You will find the widest variety of cuisine, with a selection of highly regarded eateries serving dishes from around the world.

There are a range of schools catering to all stages of education for Newport Pagnell's younger residents. Higher education can be found at nearby Milton Keynes College, Cranfield University and the University of Bedfordshire's Milton Keynes campus.

For a wider range of shopping and amenities, Milton Keynes is just on your doorstep and is home to the centre:mk shopping plaza, which is packed with over 200 shops and eateries. Milton Keynes is a draw for those who appreciate the arts with the Milton Keynes Theatre's expansive programme of events. Fans of the latest blockbuster films can head to one of the town's multiplex cinemas or you can enjoy indoor skiing and snowboarding at Snozone situated in Xscape's vast complex.

Residents of Newport Pagnell are well and truly in the commuter belt where you can travel by car to Milton Keynes, Buckingham, Northampton, Wellingborough, Bedford and Leighton Buzzard with relative ease. The town also benefits from a reliable bus service to the surrounding area, including a service to Milton Keynes which is well connected to major cities by rail.



Excellent transport links at Tickford Mews put the picturesque Buckinghamshire countryside and surrounding towns within easy reach.



Discover a range of house styles
with 2, 3, 4 or 5 bedrooms.
Each home at Tickford Mews is
finished to our exacting standards.





Make your new home
as individual as you are

Additions



Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgraded composite worktops
- ~ Built-under double oven
- ~ Ceramic and Induction hobs
- ~ Integrated or free standing appliances
- Fridge/freezer
- Dishwasher
- Washer/Dryer
- Microwave
- Washing machine

Plumbing:

- ~ Water filter tap
- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Electric powered garage door
- ~ Recessed lighting
- ~ Light fittings
- ~ Telephone and TV points

Flooring:

- ~ Choose from
- Carpets
- Vinyl
- Ceramic tiles

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Miscellaneous:

- ~ Turf to rear garden
- ~ Fitted wardrobes
- ~ Fire and surround



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier

PART EXCHANGE

We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

EXPRESS MOVER

We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners, on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

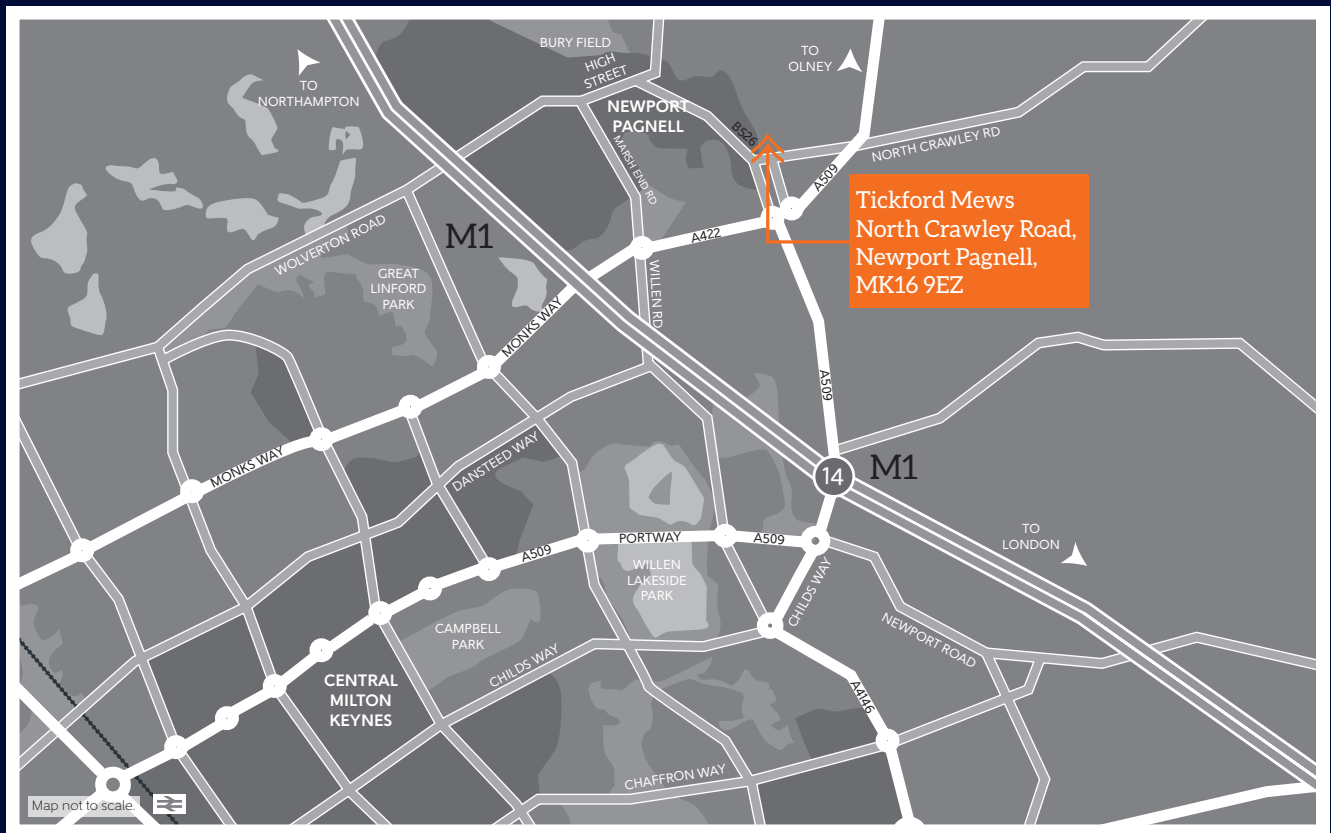
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelocal.com

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes
(Northern Home
Counties Division)
St Andrews House
Caldecotte Lake Drive
Caldecotte
Milton Keynes
MK7 8LE

Telephone: 01908 364200
www.bellway.co.uk

Bellway