



ORCHARDS

# TELFORD HOUSE

A COLLECTION OF ONE AND TWO  
BEDROOM EXECUTIVE APARTMENTS



HOME TO THE  
NEWEST PREMIER  
LEAGUE ADDITION



[www.orchards.co.uk/telford-house](http://www.orchards.co.uk/telford-house)



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# INTRODUCING

18 New build apartments finished to a high specification and come with private outdoor space in the form of a balcony as well as a communal courtyard garden for all to enjoy.





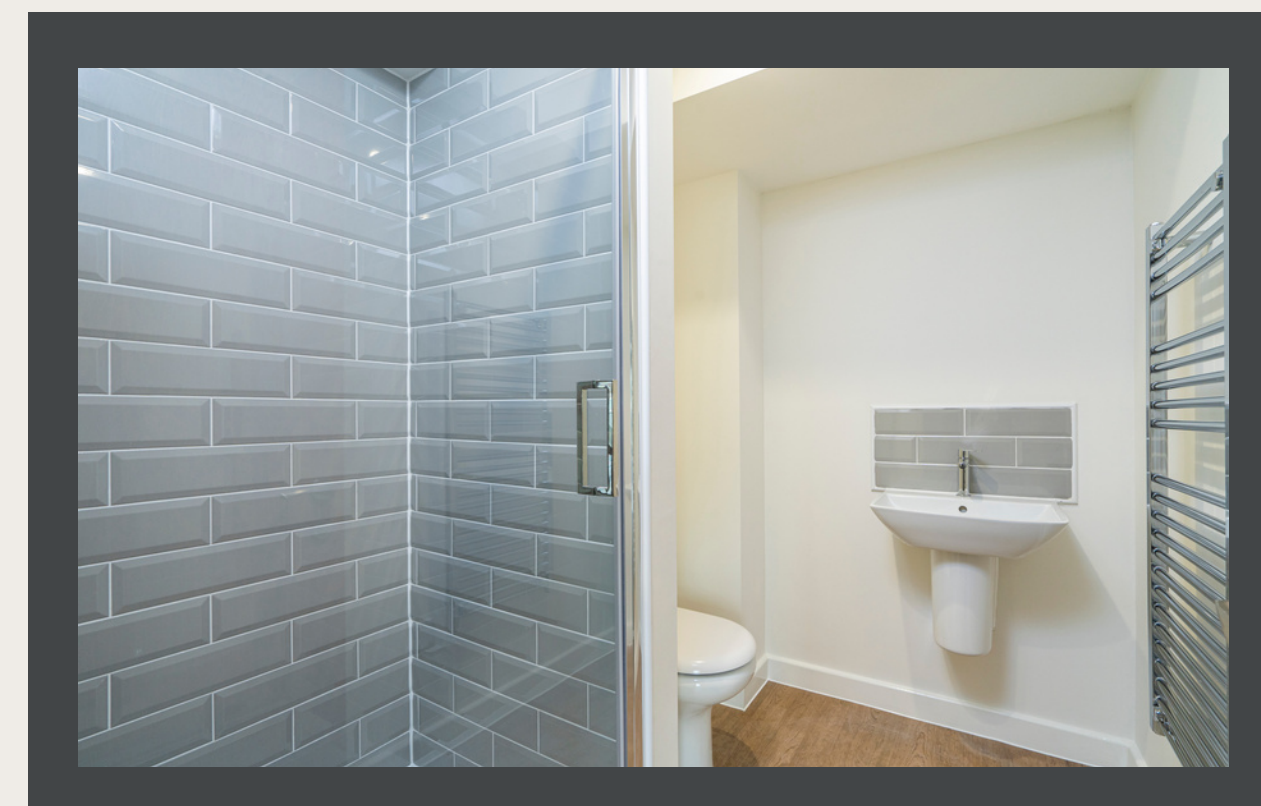


# AVAILABLE

FROM JUNE 2023

## MAKE A MOVE.

Viewings and applications are opening from the 5th June 2023. Viewings can be requested by visiting [www.orchards.co.uk/telford-house](http://www.orchards.co.uk/telford-house)





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# INTRODUCTION

Introducing a newly constructed, elegantly designed residential landmark nestled in the heart of Luton town centre, which offers an exclusive collection of 18 stunning apartments, each masterfully crafted with modern aesthetics, sophisticated designs, and high-quality finishes.

This prestigious block comprises fourteen immaculate one-bedroom apartments and four expansive two-bedroom apartments, all artfully arranged over multiple floors, providing a perfect blend of comfortable living and bespoke lifestyle. Each apartment is designed to strike a balance between style and functionality, ensuring an environment that delivers beyond expectation. Each home is completed to an exquisite standard, showcasing a meticulously planned layout that embraces modern architectural techniques and a keen eye for detail. The open plan living areas lend themselves to a luxurious and relaxed lifestyle, combining ample natural light and a carefully considered colour palette that exudes an air of sophistication and warmth.

The apartments offer generous living spaces adorned with high-quality fixtures and fittings, ensuring a lifestyle of comfort and convenience. The beautifully appointed kitchens incorporate state-of-the-art appliances, further emphasising the meticulous attention to detail prevalent throughout these homes. Bedrooms are tranquil retreats offering plush carpeting, ensuring every requirement for modern living is met with style and convenience.

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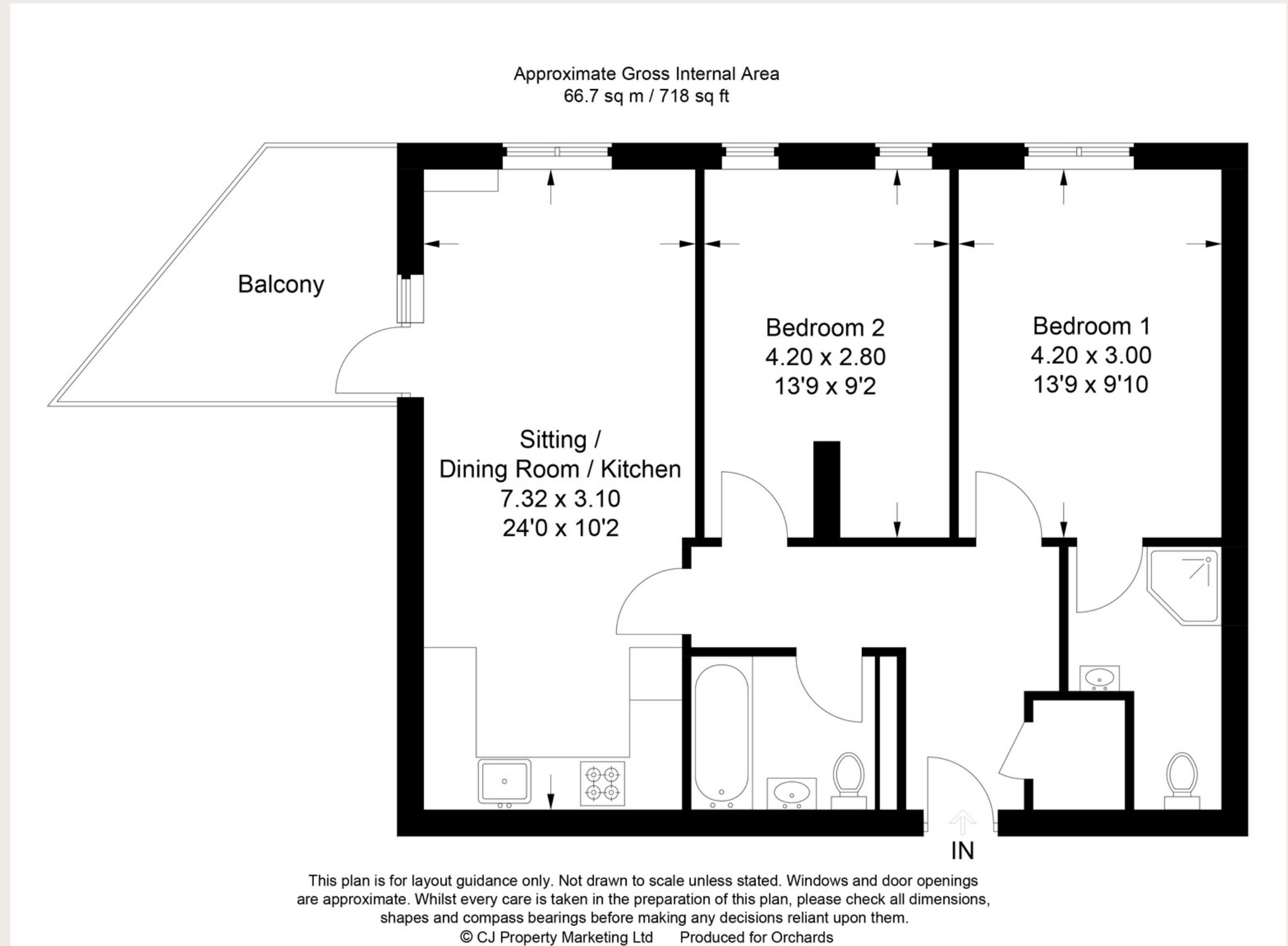
A unique highlight of these properties is the private balcony each apartment possesses, providing a tranquil space to unwind, enjoy outdoor dining, or simply take in the local views. The balconies act as an extension to the internal living areas, marrying indoor and outdoor living beautifully.

In addition to individual apartments, the development also boasts a communal courtyard garden in which to socialise, entertain or simply escape the pace of city life. It's a space thoughtfully designed to foster community, promote wellbeing, and enhance the overall living experience within the development.

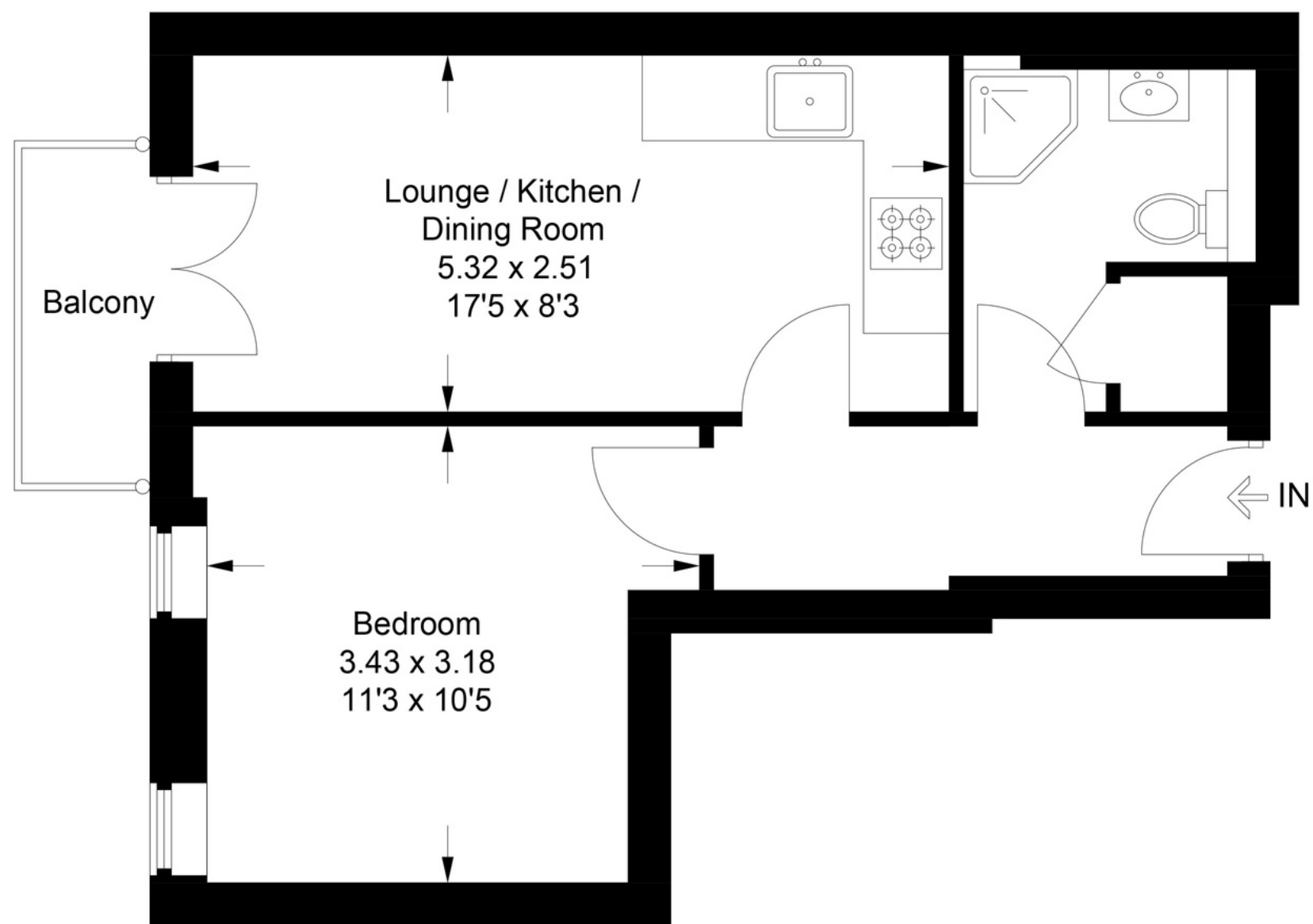
Set in an ideal location, these properties stand in the hub of vibrant local amenities. An array of quality restaurants, popular bars, and an expansive shopping mall are mere steps away, offering a unique blend of convenience and lifestyle amenities. This popular location also provides immediate access to the mainline train station, boasting direct links to London. With trains reaching St Pancras International in under 30 minutes, the city is essentially at your doorstep, making these homes an ideal choice for professionals requiring seamless connectivity.

This extraordinary development blends design, detail, and location into a residential offering unmatched in the Luton town centre. It's an opportunity to be part of an exclusive living experience that combines modern luxury with urban convenience, delivering a unique lifestyle opportunity for all.

# PLOTS 1, 2, 15 & 16



Approximate Gross Internal Area  
33.4 sq m / 360 sq ft

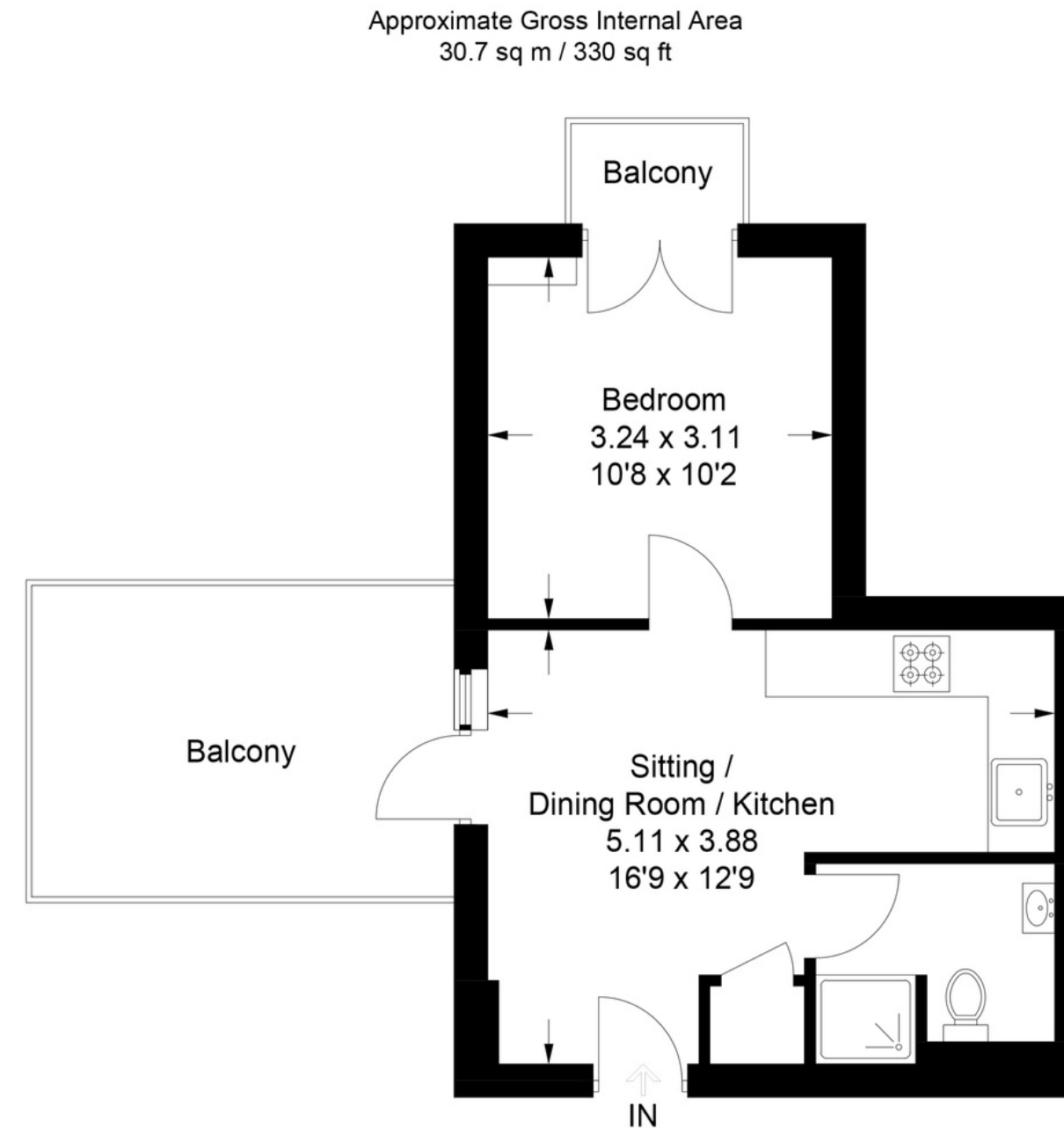


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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PLOTS 3, 4, 7, 8, 11 & 12

# PLOT 5, 6, 9, 10, 13 & 14

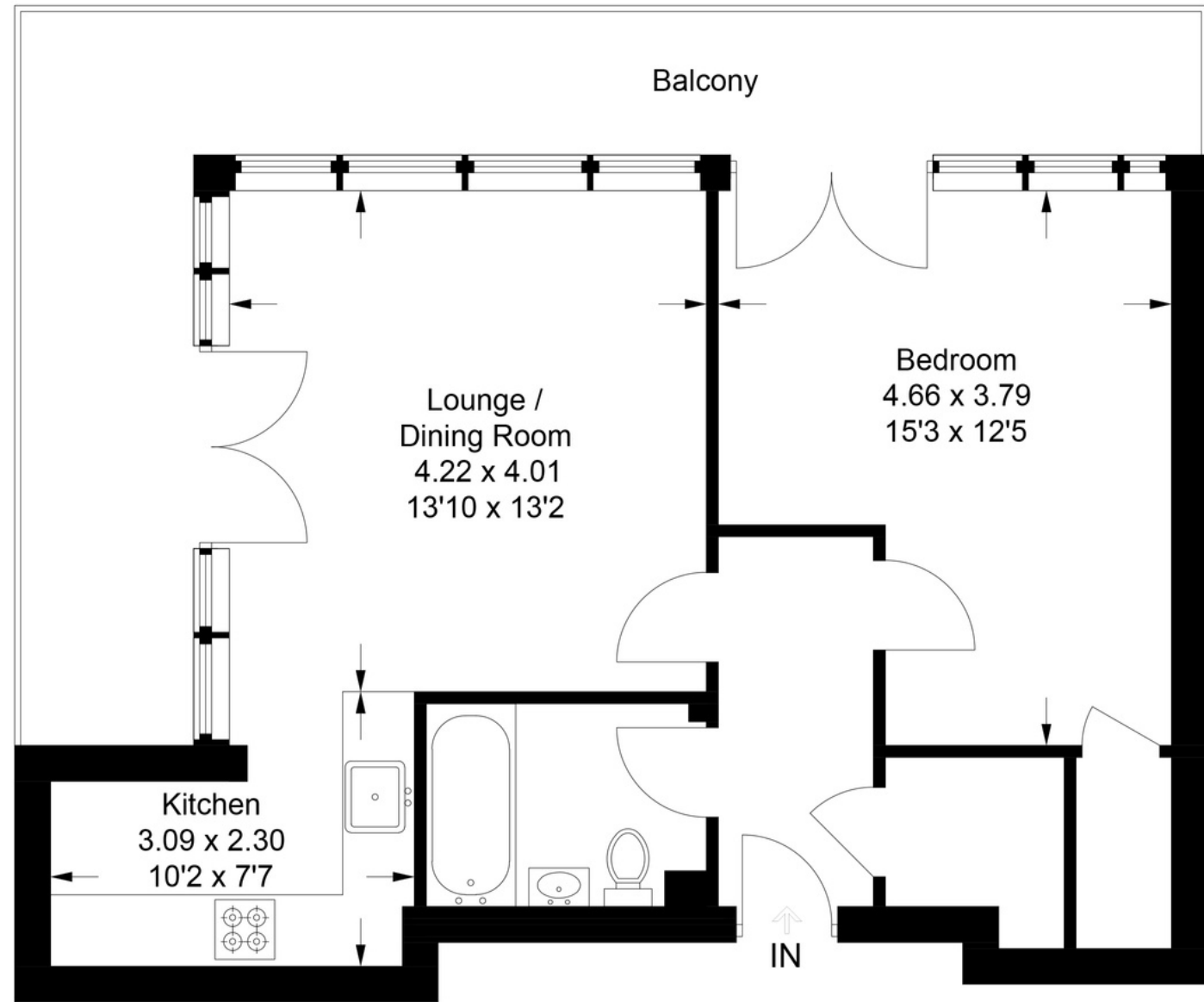


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Approximate Gross Internal Area  
51.6 sq m / 555 sq ft



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## PLOTS 17 & 18



# CONTACT US

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