



TEMPUS HOUSE

249 MIDSUMMER BOULEVARD - MILTON KEYNES

**A STUNNING COLLECTION OF LUXURY NEW STUDIO, 1 BED & 2 BED APARTMENTS
IN THE HEART OF MILTON KEYNES**

LUXURY LIVING IN THE HEART OF THE CITY

Tempus House is a stylish and exciting new development of 100 luxury apartments in the heart of central Milton Keynes. The impressive building has been designed with incredible attention to detail, providing elegant design and high specification throughout. With 5 floors of a mixture of studio, one and two bedroom apartments – some with studies and some with extra storage, Tempus House is the perfect modern living space.

Specification is of a high standard including fully integrated modern kitchens, Smeg appliances, quality wood flooring throughout, fully tiled bathroom and video entry systems.

Created for contemporary open-plan living, homeowners will enjoy a combination of generous proportions, high quality finishes & fittings and an enviable position in the centre of the New City.



SPECIFICATION YOU CAN BELIEVE IN

Great attention has been paid to the internal layouts. Every floor is unique in its configuration and all apartments feature high quality fixtures and fittings.

Tempus House has been designed for 21st century living, with each apartment incorporating high quality finishes combined with bright and airy open plan layouts - an ideal space to relax, entertain, or just enjoy everyday living. The apartments are further enhanced by particularly large windows and several apartments have the addition of a balcony.



“Attention to detail and the perfect finish”

SPECIFICATION LIST:

GENERAL

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Braga doors and skirting from Italy
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Fermax Video door entry intercom system
- I.C.W 10 year structural warranty
- Private balconies to selected plots

BATHROOM

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Ladder style Towel Rail

KITCHEN

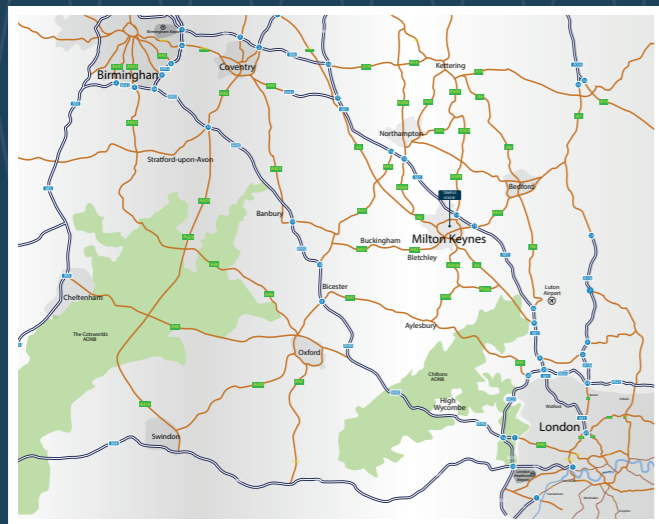
- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units



YOUR LOCATION

Milton Keynes offers a diverse, vibrant and highly innovative location. It boasts a unique design, and its modern layout and multi award-winning facilities have created a highly successful environment with all the benefits of a modern city. There's also easy access to regional road and rail networks, award-winning green areas and the shortest commute times of any European city!

Tempus House could not be better located for city living, working and commuting. Whether you are home based, commuting to London or working within Bucks, Beds or Herts, Milton Keynes offers everything you expect from a thriving metropolis. You are also within walking distance to numerous restaurants and bars, and just a five minute walk from the Milton Keynes Central railway station.



1. Tempus House 2. Central Station 3. The Hub 4. Morrison's 5. Sainsbury's
6. Xscape/Snozone 7. Willen Lake 8. Hotel La Tour 9. Intu MK 10. Center.MK shopping Centre
11. University of Bedfordshire 12. Santander Bank new HQ 13. Network Rail HQ

30
MINUTES BY TRAIN
TO LONDON EUSTON

5
MINUTES WALK
TO CENTRAL MILTON KEYNES STATION

30
MINUTES DRIVE
TO LUTON AIRPORT

300
OVER 300 RESTAURANTS,
EATERIES AND BARS
IN THE AREA

Milton Keynes city centre provides a range of excellent local attractions to suit visitors of any age. The town itself is a shoppers paradise, boasting over 200 shops featuring everything from high-end boutiques to high street staples.

Intu Milton Keynes is an impressive shopping centre offering a wide variety of choice across both shops and eateries. The state-of-the-art Xscape centre presents a wide variety of activities to entertain the whole family. Boasting an indoor snowdome, trampoline park, bowling and a multiplex cinema, this fantastic activity packed venue is less than 20 minutes walk from the development.

Outdoor leisure pursuits are also well-catered

for in the area. The picturesque Ouzel Valley Park is the perfect place to enjoy a spot of cycling or walking. Dotted with the remains of medieval villages, a community orchard as well as a mix of ancient trees, hedgerows and meadows that provide fantastic habitats for local wildlife, this park is the perfect place to enjoy the great outdoors.



Alternatively, Willen Lake, less than 3 miles from Tempus House, is ideal for those wanting outdoor adventure. Activities on offer include Treetop Extreme, an outdoor splash park and watersports such as wakeboarding, canoeing and stand up paddleboarding. A 3500m2 play area is the perfect place to visit for those with young families, whilst the 5km circular route around both lakes is ideal for enjoying a scenic run or walk.

GROUND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

APARTMENT	TYPE	SIZE (SQ FT)
01	2 Bedroom + En-Suite	650
02	2 Bedroom + En-Suite	721
03	1 Bedroom	608
04	1 Bedroom	538
05	1 Bedroom	540
06	1 Bedroom	587
07	Studio	400
08	1 Bedroom	564
09	1 Bedroom	562
10	2 Bedroom + En-Suite	733

APARTMENT	TYPE	SIZE (SQ FT)
11	1 Bedroom	528
12	2 Bedroom + En-Suite	754
13	Studio	470
14	Studio	470
15	Studio	470
16	Studio	470
17	1 Bedroom	611
18	2 Bedroom + En-Suite	758
19	2 Bedroom + En-Suite	565

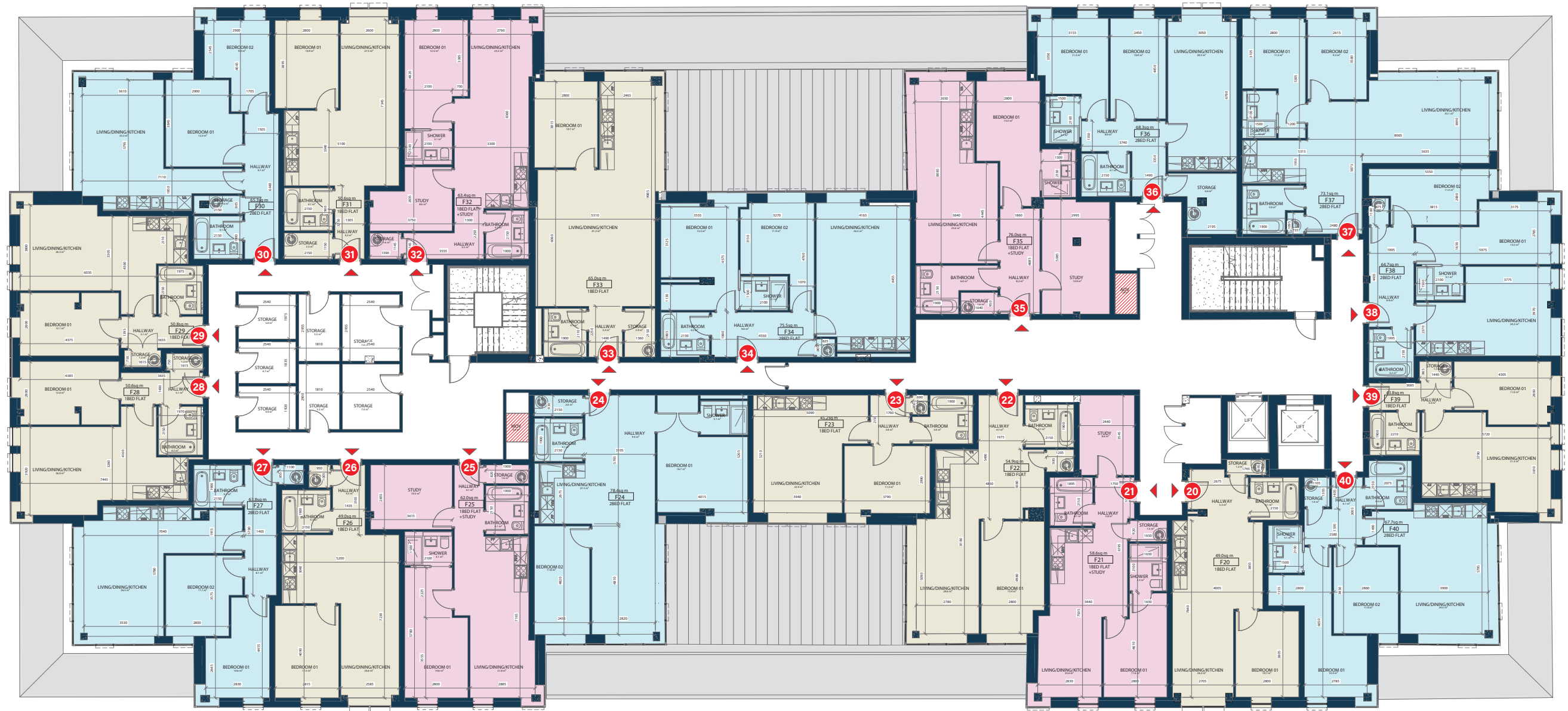


FIRST FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

APARTMENT	TYPE	SIZE (SQ FT)
20	1 Bedroom	533
21	1 Bedroom + Study	629
22	1 Bedroom	589
23	1 Bedroom	485
24	2 Bedroom + En-Suite	841
25	1 Bedroom + Study	665
26	1 Bedroom	526
27	2 Bedroom	685
28	1 Bedroom	543
29	1 Bedroom	543
30	2 Bedroom	703

APARTMENT	TYPE	SIZE (SQ FT)
31	1 Bedroom	545
32	1 Bedroom + Study	685
33	1 Bedroom	704
34	2 Bedroom + En-Suite	810
35	1 Bedroom + Study	811
36	2 Bedroom + En-Suite	733
37	2 Bedroom + En-Suite	784
38	2 Bedroom + En-Suite	694
39	1 Bedroom	470
40	2 Bedroom + En-Suite	726

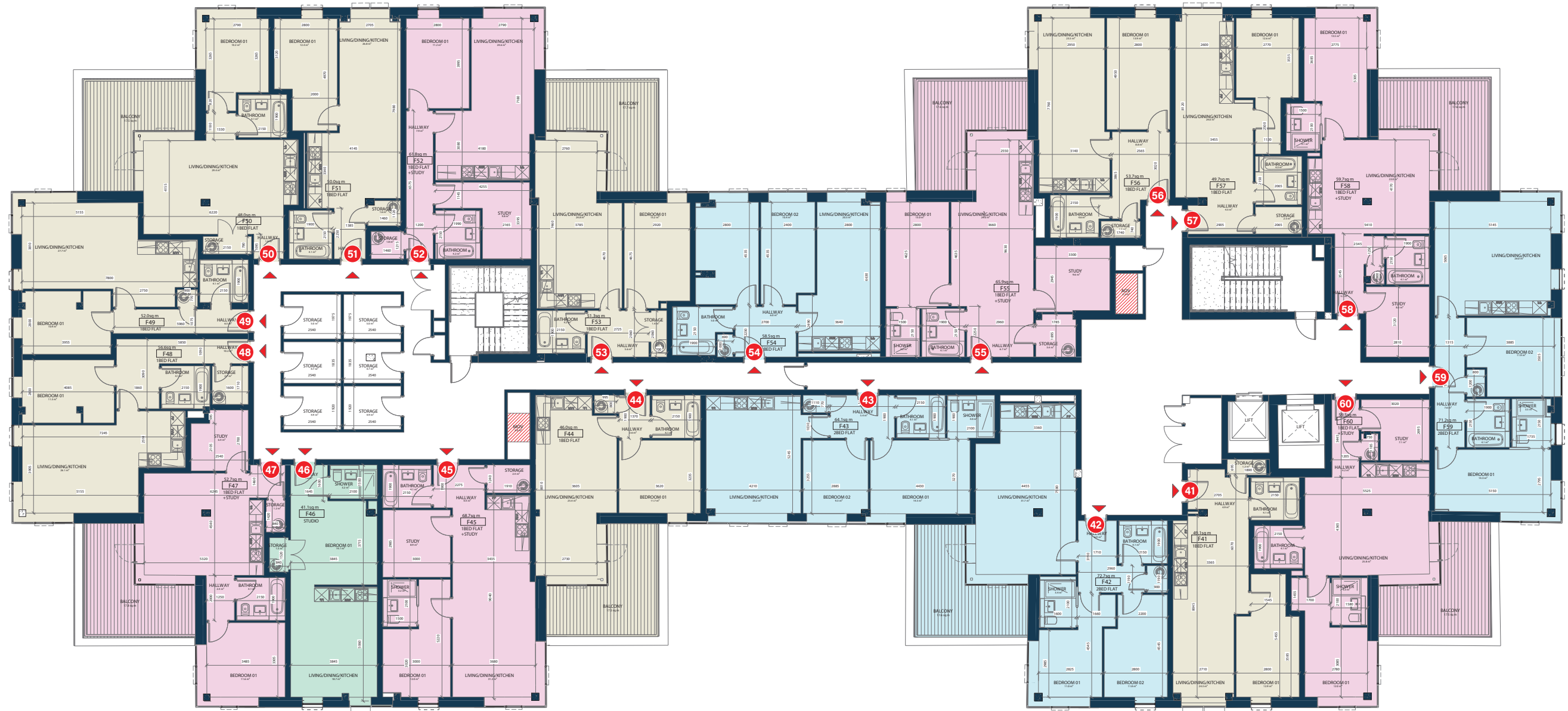


SECOND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

APARTMENT	TYPE	SIZE (SQ FT)
41	1 Bedroom	534
42	2 Bedroom + En-Suite	780
43	2 Bedroom + En-Suite	688
44	1 Bedroom	494
45	1 Bedroom + Study	737
46	Studio	441
47	1 Bedroom + Study	561
48	1 Bedroom	611
49	1 Bedroom	558
50	1 Bedroom	516

APARTMENT	TYPE	SIZE (SQ FT)
51	1 Bedroom	539
52	1 Bedroom + Study	666
53	1 Bedroom	554
54	2 Bedroom	630
55	1 Bedroom + Study	707
56	1 Bedroom	576
57	1 Bedroom	542
58	1 Bedroom + Study	650
59	2 Bedroom + En-Suite	764
60	1 Bedroom + Study	638

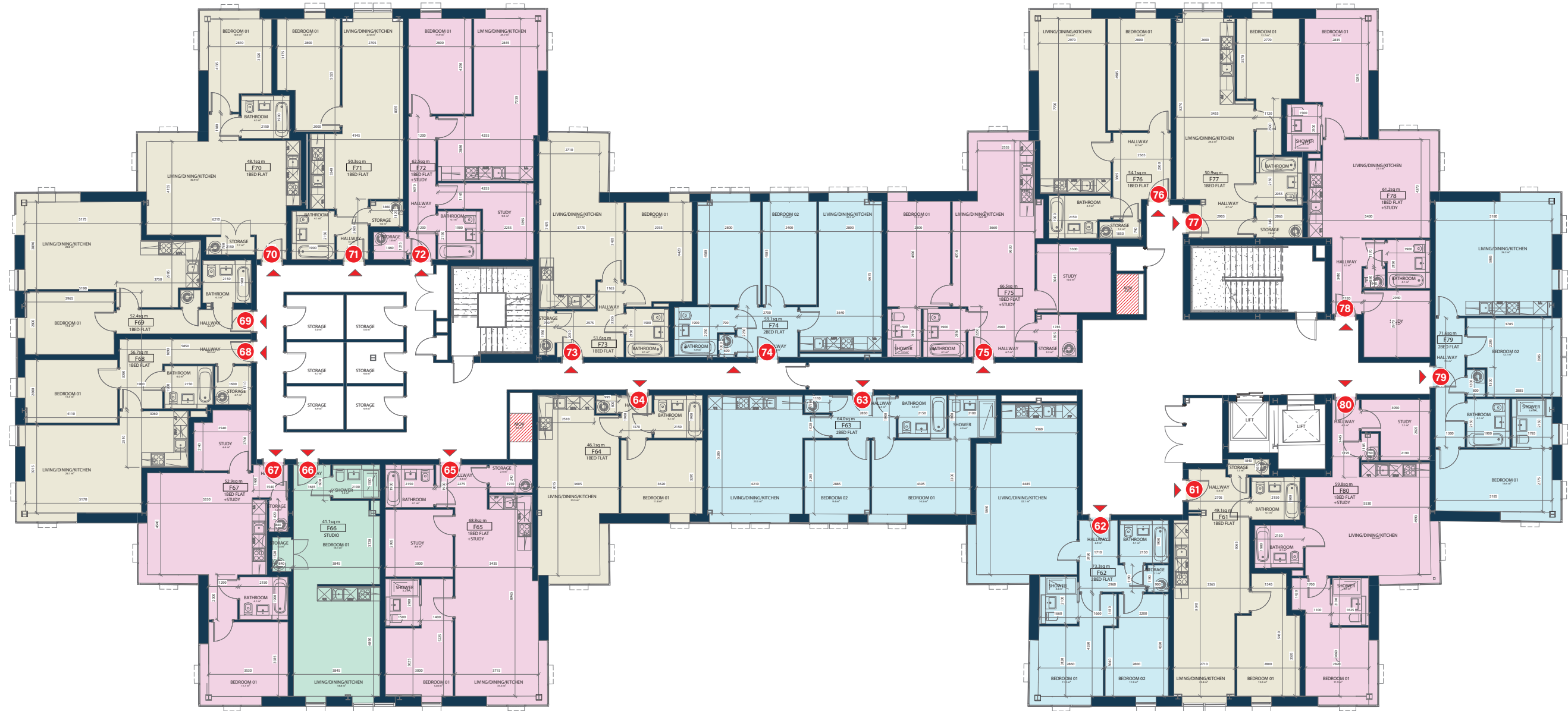


THIRD FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

APARTMENT	TYPE	SIZE (SQ FT)
61	1 Bedroom	535
62	2 Bedroom + En-Suite	787
63	2 Bedroom + En-Suite	687
64	1 Bedroom	495
65	1 Bedroom + Study	738
66	Studio	441
67	1 Bedroom + Study	568
68	1 Bedroom	608
69	1 Bedroom	562
70	1 Bedroom	517

APARTMENT	TYPE	SIZE (SQ FT)
71	1 Bedroom	542
72	1 Bedroom + Study	672
73	1 Bedroom	559
74	2 Bedroom	634
75	1 Bedroom + Study	712
76	1 Bedroom	583
77	1 Bedroom	546
78	1 Bedroom + Study	657
79	2 Bedroom + En-Suite	768
80	1 Bedroom + Study	642

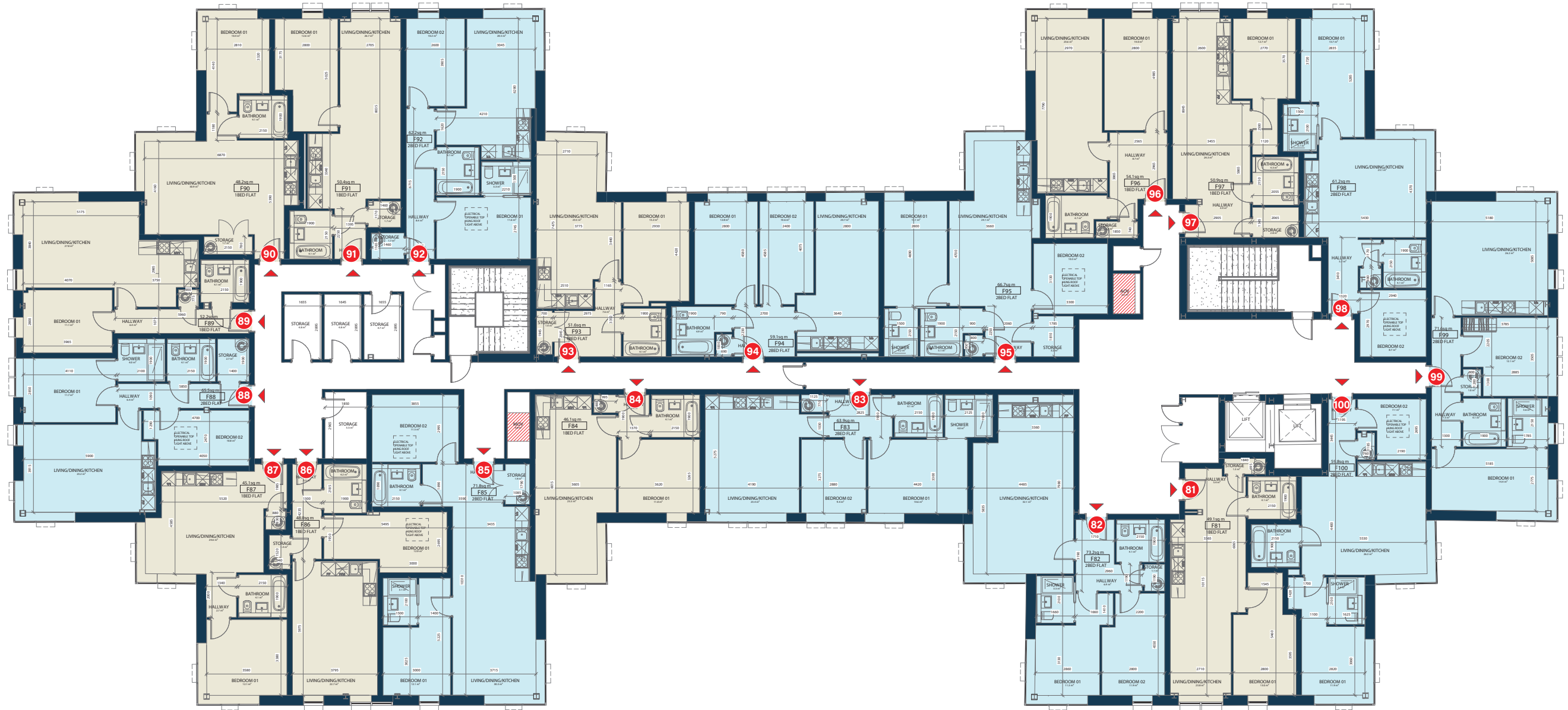


FOURTH FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

APARTMENT	TYPE	SIZE (SQ FT)
81	1 Bedroom	535
82	2 Bedroom + En-Suite	785
83	2 Bedroom + En-Suite	686
84	1 Bedroom	495
85	2 Bedroom + En-Suite	770
86	1 Bedroom	514
87	1 Bedroom	486
88	2 Bedroom + En-Suite	703
89	1 Bedroom	560
90	1 Bedroom	517

APARTMENT	TYPE	SIZE (SQ FT)
91	1 Bedroom	542
92	2 Bedroom + En-Suite	667
93	1 Bedroom	559
94	1 Bedroom	634
95	2 Bedroom + En-Suite	716
96	1 Bedroom	582
97	1 Bedroom	546
98	2 Bedroom + En-Suite	657
99	2 Bedroom + En-Suite	770
100	2 Bedroom + En-Suite	643



FLAT 14 | EXAMPLE STUDIO APARTMENT

TOTAL GROSS AREA	43.8 SQM - 470 SQFT
BEDROOM	13.6 SQM - 146 SQFT
KITCHEN/LIVING AREA	21.3 SQM - 229 SQFT
BATHROOM	3.4 SQM - 37 SQFT
BALCONY	10.4 SQM - 112 SQFT



FLAT 25 | EXAMPLE ONE BEDROOM + STUDY

TOTAL GROSS AREA	62 SQM - 665 SQFT
BEDROOM	14.6 SQM - 157 SQFT
STUDY	10.3 SQM - 111 SQFT
KITCHEN/LIVING AREA	21.8 SQM - 235 SQFT
BATHROOM	4.1 SQM - 44 SQFT



FLAT 28 | EXAMPLE ONE BEDROOM APARTMENT

TOTAL GROSS AREA	50.6 SQM - 543 SQFT
BEDROOM	12 SQM - 129 SQFT
KITCHEN/LIVING AREA	26 SQM - 280 SQFT
BATHROOM	4.2 SQM - 45 SQFT



FLAT 42 | EXAMPLE TWO BEDROOM APARTMENT

TOTAL GROSS AREA	72.7 SQM - 780 SQFT
BEDROOM 01	11 SQM - 118 SQFT
BEDROOM 02	11.8 SQM - 127 SQFT
KITCHEN/LIVING AREA	31.7 SQM - 342 SQFT
BATHROOM	4.1 SQM - 44 SQFT
EN-SUITE	3.4 SQM - 37 SQFT
BALCONY	17.6 SQM - 189 SQFT

