



TATTENHOE PARK

MILTON KEYNES

BUCKINGHAMSHIRE

MILTON KEYNES

DISCOVER THE BENEFITS OF MODERN, WELL CONNECTED LIVING

Milton Keynes offers a vibrant and well-balanced lifestyle, ideal for families, professionals and first-time buyers looking for convenience and opportunity. Known for its excellent transport links, residents benefit from easy access to the M1, A5 and direct rail services to London Euston, making commuting simple and efficient. Milton Keynes is a popular choice for those wanting both career opportunities and quality of life.

Surrounded by green spaces, lakes and parkland, Milton Keynes combines urban convenience with access to outdoor living. Residents can enjoy scenic walking and cycling routes, leisure facilities, shopping at Centre:MK, and entertainment including theatres, restaurants and sports venues. With a strong sense of community and a wide range of amenities on your doorstep, Milton Keynes is the perfect place to call home

Images used are for illustrative purposes only. These images may not reflect the homes at Tattenhoe Park



“ABSOLUTELY FANTASTIC
EXPERIENCE! ”

-SettleParadigm shared owner



“BEING IN SHARED
OWNERSHIP MADE US
A FEEL A LITTLE
MORE PROTECTED”
-SettleParadigm shared owner

OUT & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND



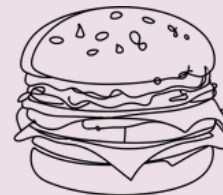
Priory Rise & Giles Brook Primary are both within a 10 minute walk. Perfect for thriving young minds



Large supermarkets are located within just five miles! Perfect for the big shop or for daily little top ups



Milton Keynes Central Station is a 10 minute drive providing you with direct links to London & beyond



Local gastropubs are within 15 minutes of your new home. Providing ample opportunities to treat yourself or catch up with friends



You can be on main roads such as the M1 or A421 within just 5 minutes, providing quick links for commuting or leisure



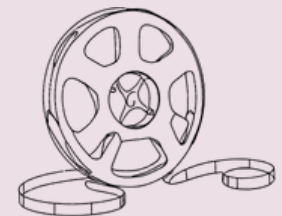
Willen Lake is a beautiful setting to enjoy nature, outdoor activities and great for furry friends too



There are ample local and popular cycle routes. Well suited to relaxed weekend rides and confident family cyclists.

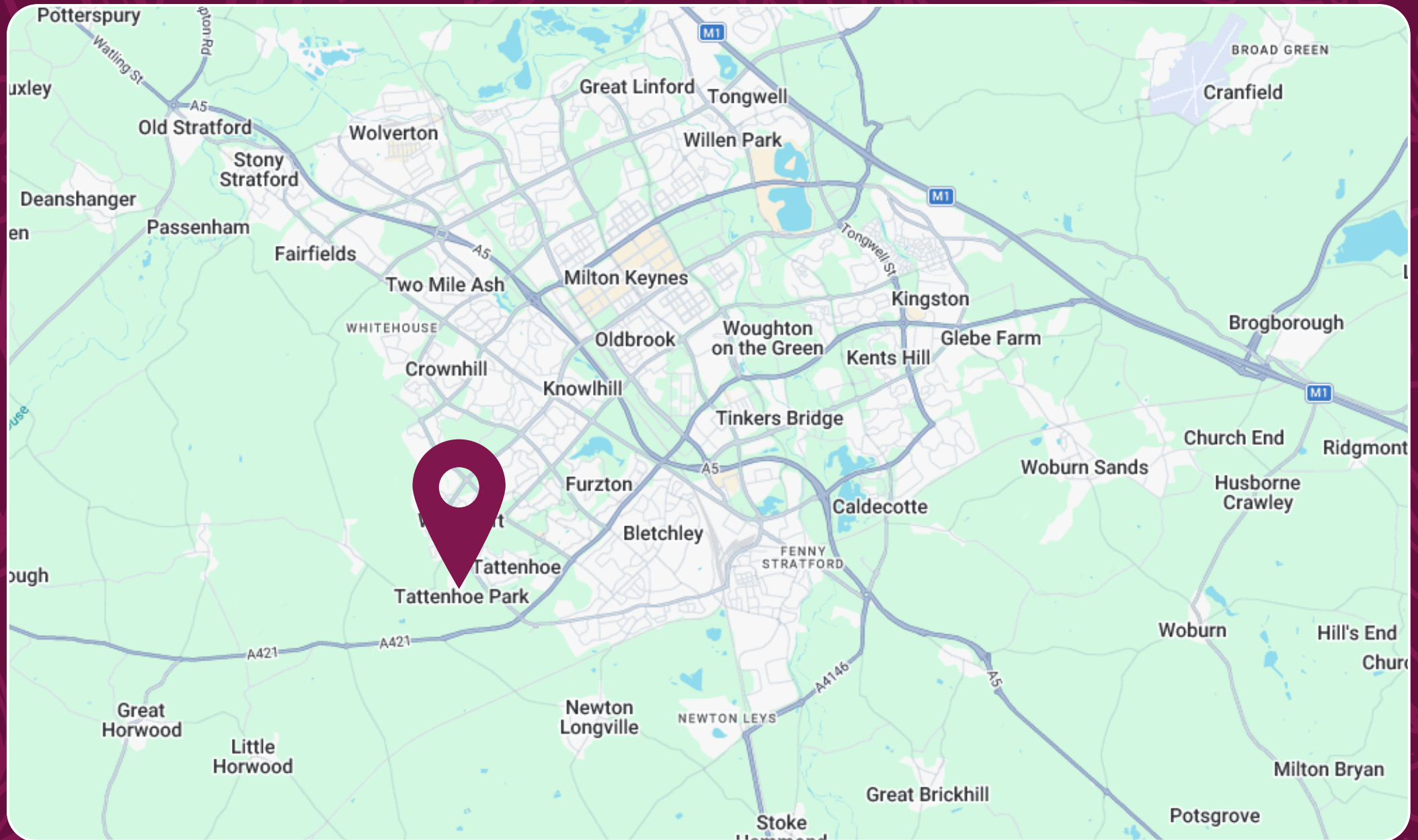


Centre:MK has over 100 shops and is within an 8 minute drive, perfect for your retail therapy needs



Local gyms, cinemas and fast food restaurants can all be found within a 15 minute drive of your new home!

WHERE'S HOME?



SHARED OWNERSHIP

PLOT TO POSTAL

Plots 146-148

No. 4, 6 & 8

Plots 171-174

No. 9, 7, 5 & 3

Plots 154-160

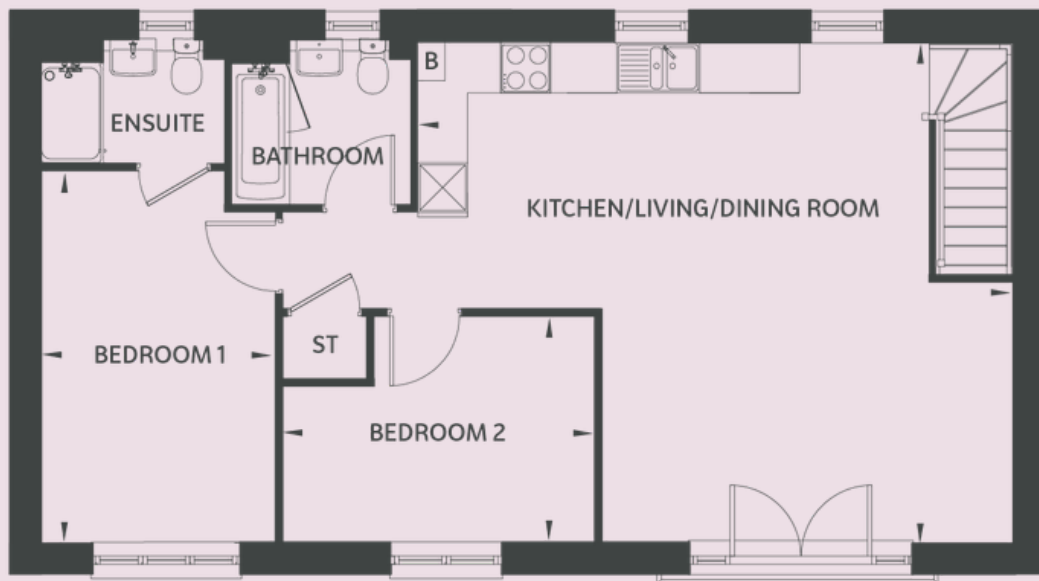
No. 104, 106, 108,
110, 112, 114 & 116

NUMBERS SHOWN ON MAP ARE
POSTAL (DOOR NUMBER)

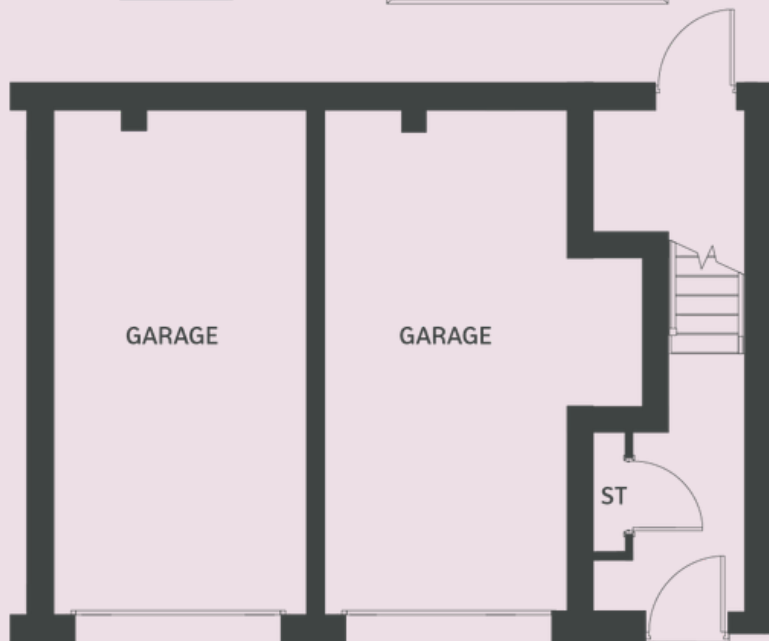
- R** – AFFORDABLE RENTED PROPERTY
- *** – 1 ALLOCATED PARKING SPACE UNDER UNIT
- P** – 2 ALLOCATED PARKING SPACES TO PROPERTY



PLOT 103 & 157



FIRST FLOOR



GROUND FLOOR

ST - Storage B - Boiler

KITCHEN/LIVING/DINING	7.17m x 6.01m
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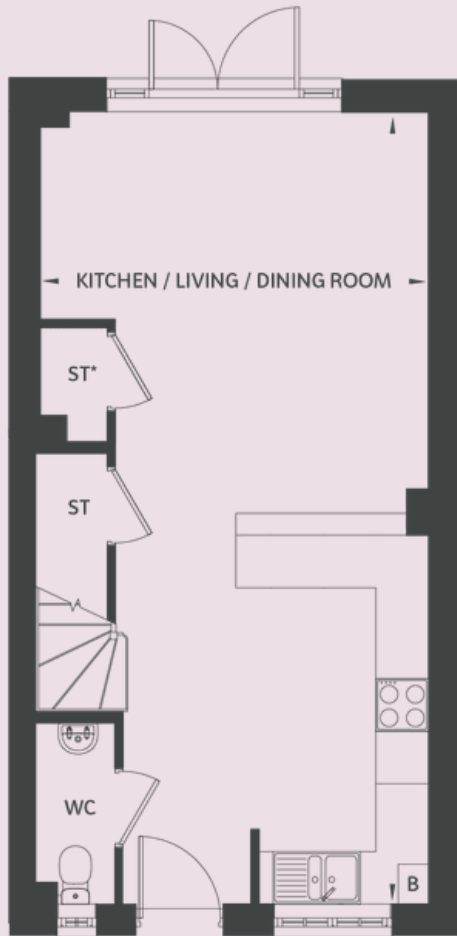
BEDROOM 1	2.81m x 4.47m
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BEDROOM 2	3.75m x 2.78m
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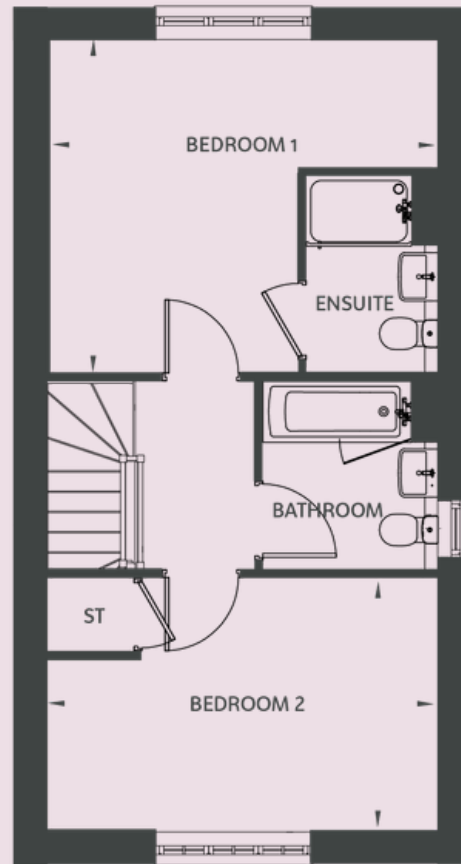
TOTAL AREA	66.08 sqm / 711 sq ft
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Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

PLOTS 146, 147, 148



GROUND FLOOR



FIRST FLOOR

ST - Storage B - Boiler

ST* - Optional storage cupboard for ASHP

KITCHEN / LIVING / DINING	4.43m x 9.05m
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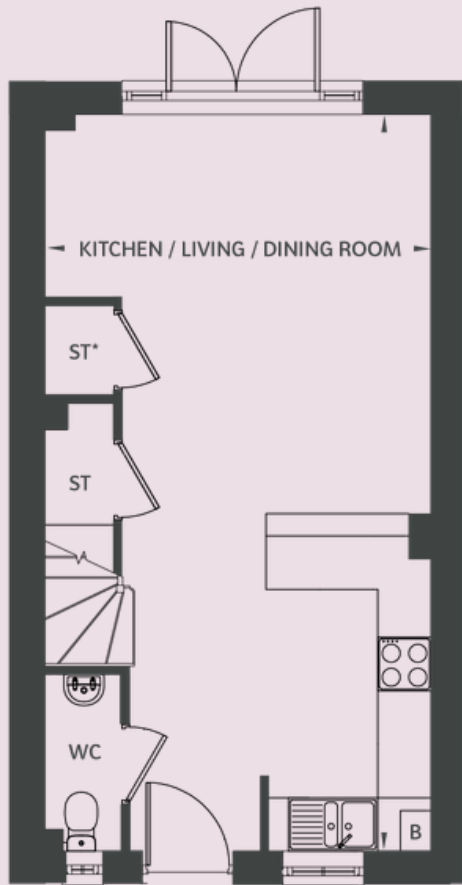
BEDROOM 1	4.43m x 3.81m
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BEDROOM 2	4.43m x 2.90m
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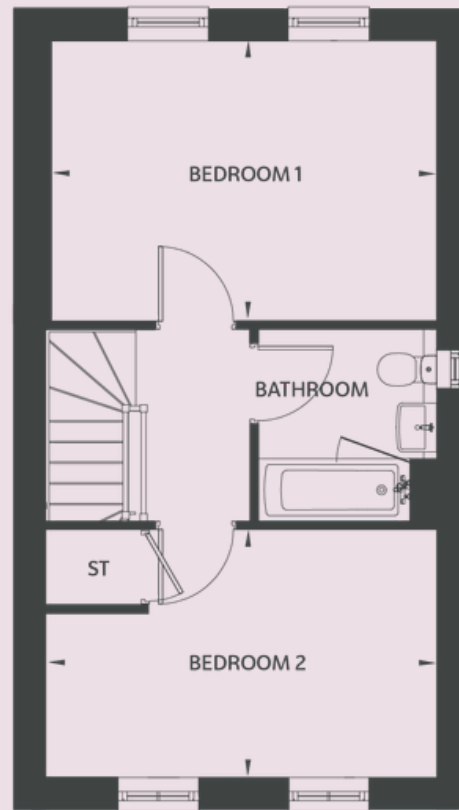
TOTAL AREA	69.82 sqm / 752 sq ft
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PLOTS 154, 155, 156, 158, 159, 160, 171, 172, 173, 174



GROUND FLOOR



FIRST FLOOR

ST - Storage B - Boiler

ST* - Optional storage cupboard for ASHP

KITCHEN / LIVING / DINING	4.32m x 8.26m
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BEDROOM 1	4.32m x 3.14m
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BEDROOM 2	4.37m x 2.78m
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TOTAL AREA	61.39 sqm / 661 sq ft
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Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

DESIGNED WITH YOU IN MIND

KITCHEN

- Stylish fitted kitchen from Symphony in Medford White
- Laminate worktop and upstand in Tectonia
- Stainless steel chimney style extractor
- Built-in oven with 4 ring induction hob
- Undercounter Fridge & Freezer to plots 154-160 & 171-174, integrated fridge freezers to remaining plots
- Integrated washing machine and dishwasher

FLOORING

- Karndean Palio to kitchen, bathroom, WC & hallway – Knight tile – KP104
- Carpet to bedrooms and living room, Abingdon Allure – Dapple

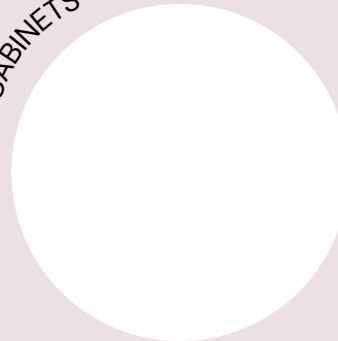
BATHROOM

- Modern white bathroom suite from with chrome taps.
- Full height tiling to bathing areas
- Glass shower screen
- Shower over bath in main bathroom
- Shower enclosure in en-suite
- Heated towel rail

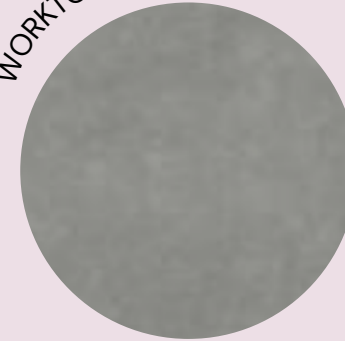
GENERAL

- Allocated parking space
- Gas Combi Boiler
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.

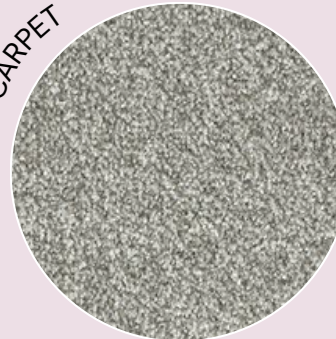
CABINETS



WORKTOP



CARPET



LAMINATE



SPECIFICATION SAMPLES ARE TO BE USED A REFERENCE ONLY AND MAY DIFFER TO THE REAL PRODUCT.
SPECIFICATION IS ACCURATE AT THE TIME THIS DOCUMENT WAS PRODUCED. SPECIFICATION MAY CHANGE.



THE LEGAL BIT

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

AFTER THIS, ALL THAT IS LEFT TO DO IS ENJOY LIFE IN YOUR NEW HOME!

WHY SETTLE PARADIGM?

We want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. We are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire, Buckinghamshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase up to 75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Consumer Price Index (CPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

AM I ELIGIBLE?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

We'll allocate the home on a First Come First Served basis.

DEVELOPMENT INFO

- Plots 112 and 103 - initial shares available to purchase are restricted. Minimum 25% - maximum 50%. Staircasing is unrestricted and 100% shares are possible after the initial purchase.



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settle.*Paradigm*