

STOCKWOOD | GARDENS





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WELCOME TO STOCKWOOD GARDENS

Stockwood Gardens will provide a total of 340 high-specification one and two-bedroom apartments with homes dispersed across 11 individual residential blocks.

Stockwood Gardens will be designed to make you feel at home, with picturesque views of the beautiful Stockwood Park, the local golf course and rugby club. You'll love spending time in the communal gardens, where you'll be able to unwind and meet your neighbours.







THE NEIGHBOURHOOD

Stockwood Gardens will bring something special to Luton - creating fantastic spaces where you can relax, unwind and watch the world go by. Whether you're enjoying the open, green spaces or taking in the views in the communal seating areas, or taking advantage of the natural beauty of Stockwood Park, you'll be able to soak up everything the neighbourhood and new community has to offer.

For your security and comfort every apartment block in Stockwood Gardens is fitted with the latest key fob entry system and CCTV.



BLOCK KEY

- | | | |
|--------------|--------------|--------------|
| Ⓐ WHITE ROSE | Ⓒ CHESTNUT | Ⓔ HEATHER |
| Ⓑ THISTLE | Ⓓ SNOWDROP | Ⓕ JUNE BERRY |
| Ⓒ CHESTNUT | Ⓔ HEATHER | Ⓖ GARLAND |
| Ⓓ SNOWDROP | Ⓕ JUNE BERRY | Ⓗ BLUEBELL |
| Ⓔ HEATHER | Ⓖ GARLAND | Ⓘ BLACKTHORN |
| Ⓕ JUNE BERRY | Ⓗ BLUEBELL | |
| Ⓖ GARLAND | Ⓘ BLACKTHORN | |
| Ⓗ BLUEBELL | | |
| Ⓘ BLACKTHORN | | |

PHASE THREE

Phase Three of Stockwood Gardens will see blocks A & B brought to life. Residents of the third phase can enjoy roof terraces, spacious apartments and an abundance of parking.



THE LOCATION

From a Hat District transforming old hat factories into inspiring workspaces for creative and digital industries, to a new civic, leisure and creative hub at St George's Square - Luton is on the up.

One of the most affordable commuter towns in reach of the capital, Luton was named the UK's top property investment hotspots by the Halifax. A £1.5bn programme for new commercial, leisure and housing

development is now underway to transform the town into an important satellite location and business hub, supported by the new £200m Luton Airport Parkway station that will connect the airport terminal to London from 2020.

Luton is a town that has everything. A long history, thriving industry and all the amenities you need – with London just down the motorway.

LUTON LIFESTYLE

Enjoy live jazz music at the Bear Club, the best of African & Caribbean flavours at Ruby's, buy one get one free cocktails at Off the Wall, or head to Luton Galaxy for a movie. Luton's nightlife already caters for young party-goers and a big student population - and with new establishments and lively promenades coming to St George's Square, it's easy to see what the excitement is all about.



SHOPPING

The town centre features a premier indoor shopping centre, The Mall, which attracts more than 20 million shoppers a year to Luton's many popular high street and independent stores. High town remains popular with locals for its independent shops, while The Mall has everything from big name brands to smaller fashion boutiques - and it's getting bigger with new shops, cafes and restaurants, bars and an urban riverside park on the way.





| LEISURE

There are bars and restaurants, pubs and clubs offering every type of cuisine and music. As well as its own theatre, Luton is home to a museum, ample parkland and a choice of cinemas. There are plenty ways to keep in shape with gyms, golf clubs and exercise facilities throughout the town. You'll also find fantastic schools, a hospital and a whole host of amenities. If that's not enough, you don't have to travel far to find yourself in the peace and quiet of the country, whenever you fancy a change from the hustle and bustle.

CADDINGTON VILLAGE

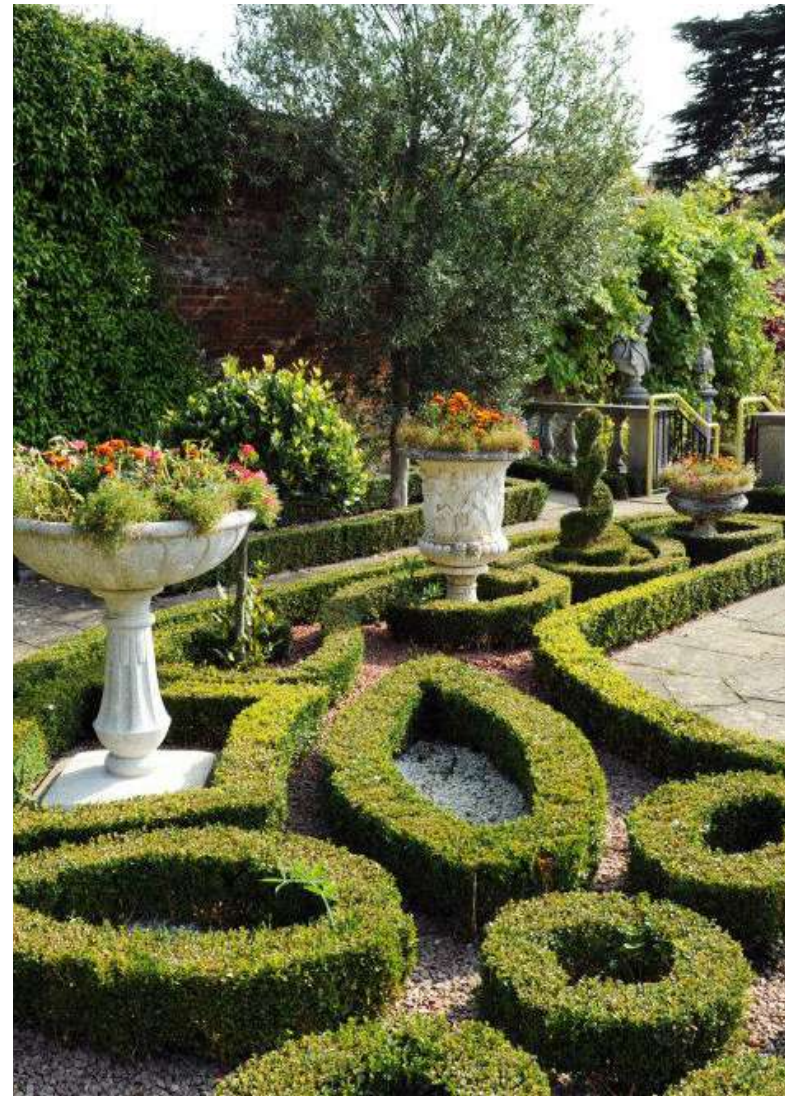
Caddington Golf Club has two beautiful courses that are located in the Chiltern Hills which is designated as an area of outstanding natural beauty. Caddington Golf Clubs 27 holes nestle beautifully on either side of a shallow valley in South Bedfordshire and offer a great golfing experience over its gently undulating terrain.



STOCKWOOD

Stockwood is a public park made from the grounds of what was a stately home from 1740-1964. The park covers an area of approximately 100 hectares and is also home to a rugby club, a golf centre, an athletics track, an equestrian centre and a cafe bar. The former Stockwood Park Museum was transformed in July 2008 into the Stockwood Discovery Centre - a spectacular visitor attraction and museum.

The vast parkland runs along Stockwood Gardens, allowing homeowners to look out from their windows to endless green space. Not every home gives you the opportunity to take a stroll around 250 acres of greenery just moments from your front door.



TRANSPORT & CONNECTIVITY

Newlands Road benefits from fantastic access to the primary road network via Luton Road and the A1081. The A1081 runs east of the site to Luton town centre and connects to the M1 to the west, with access to the national motorway network within four minutes by car.

The M1 connects the development to the M25 to the south and thereby Central London, to the north the M1 reaches to Leeds and wider National motorway network, enabling access to the majority of the country.



**10 MINUTE
DRIVE TO LUTON
AIRPORT**



**EXCELLENT
MOTORWAY
CONNECTIONS**



**23 MINUTE TRAIN TO
LONDON ST PANCRAS
INTERNATIONAL**



LONDON LUTON AIRPORT

In 2019, over 18 million passengers passed through the airport, a record total for Luton making it the fifth busiest airport in the UK. It is the fourth-largest airport serving the London area after Heathrow, Gatwick and Stansted, and is one of London's six international airports along with London City and Southend. The airport serves as a base for EasyJet, TUI Airways, Ryanair and Wizz Air. The vast majority of the routes served are within Europe, although there are some charter and scheduled routes to destinations in Northern Africa and Asia.

Aside from Heathrow, London Luton Airport has the fastest rail connection from Central London at 22 minutes from St Pancras station, via East Midlands Trains.



LUTON COMMUTER BELT

Luton was recently voted best-value commuter location in the UK. With an average house price of £265,575, 24-minute trains to central London and excellent motorway connections, Luton is on the radar of first-time buyers and city commuters.

With soaring property prices in and around London, people are keen to make a serious lifestyle change in order to save money, which is therefore putting a spotlight on a range of possible commuting towns including Luton, that presents a perfect invest opportunity.



UNIVERSITY

Excellent educational opportunities are available for everyone who lives, works or studies in Luton - not only through normal school years but from child care up to college and university. The University of Bedfordshire town centre campus with its new £34 million centre provides a 'one stop shop' for all student services.



STYLISH & EXPANSIVE LIVING





A PLACE TO CALL HOME

ONE BEDROOM

Average One Bedroom Size:
560 sq ft/ 52 sq m





LUXURY FINISHES

TWO BEDROOM

Average Two Bedroom Size:
667 sq ft/ 61.96 sq m





ATTENTION TO DETAIL

ONE BEDROOM DELUXE

Average Deluxe One
Bedroom Size:
Size: 560 sq ft/ 52 sq m



BUILDING SPECIFICATIONS

BATHROOM

- Shower with Fully Glazed Enclosure and Chrome Shower Mixer Tap
- White Wash Hand Basin
- White Semi-Pedestal Toilet
- Fully Tiled Porcelain Walls (Grey) and Floors (Grey)
- Chrome Heated Towel Rail

KITCHEN

- Stainless Steel Four Function Oven
- Frameless Ceramic Hob
- Black Matte Worktop
- White Matt Cabinets
- Stainless Steel Chimney Extractor Hood and Splashback
- Stainless Steel 1.5l Sink Bowl
- Chrome Single Lever Tap
- Fridge/Freezer
- Dishwasher
- Washer Dryer
- Microwave

GENERAL

- Entry System
- Downlight Fittings Spotlight
- Pendant Lights
- Matt Finish Internal Doors
- White Electrical Wall Sockets
- White Framed Windows
- Floor Material Living Area
- Grey Laminate Flooring Kitchen and Living Area
- Fully Grey Carpeted Bedroom

Disclaimer: The specification above is accurate at time of print. The developer reserves the right to alter the outlined specification for any reason. Changes could be due to, but are not limited to; supplier availability, work flow efficiency and layout alterations. Replacements will be made with that of similar.

EXTERNAL

- Double Glazed Security External Doors
- Door Entry Intercom System
- Security Flat Entrance Doors
- Key Fob Entry System
- Bicycle Stores
- CCTV



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