



STATION HOUSE

MILTON KEYNES

A stylish collection of 200 studio,
1 & 2 bedroom apartments ideally
situated in central Milton Keynes



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PROPERTY SERVICES



NEW HOMES

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Welcome

To Milton Keynes

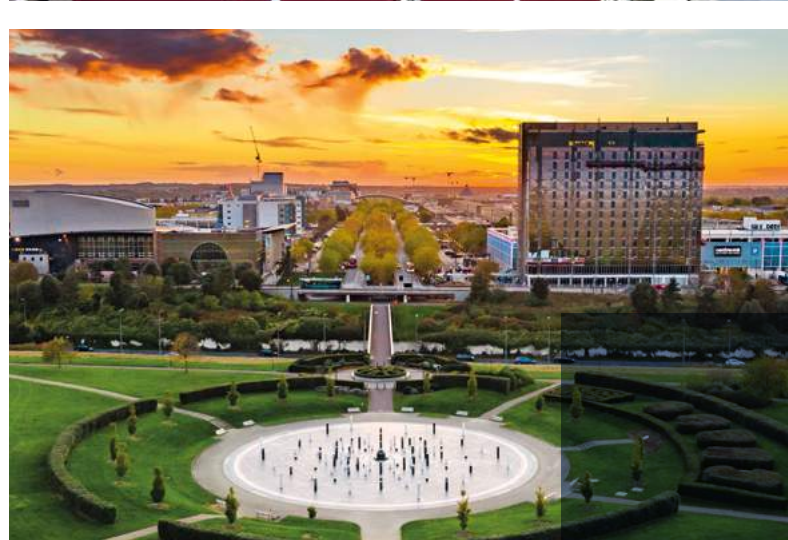
Milton Keynes was formally designated as a new town in January 1967. Its 34 square miles (88km²) area incorporated the existing towns of Bletchley, Wolverton and Stony Stratford along with another fifteen villages and farmland in between. During the last six decades the town has grown exponentially, which culminated in being awarded City status in 2022. This vibrant city offers a 1400 seater state of the art theatre, a municipal art gallery, two multiplex cinemas, an ecumenical central church, a 400 seat concert hall, a teaching hospital, a 30,500 seat football stadium, an indoor ski-slope and a 65,000 capacity open-air concert venue. The Open University is based here and there is a small campus of the University of Bedfordshire. Most major sports are represented at amateur level and we are also proud to be the home of Red Bull Racing (Formula One), MK Dons (association football), and Milton Keynes Lightning (ice hockey) professional teams. The Peace Pagoda overlooking Willen Lake was the first such to be built in Europe. The many works of sculpture in parks and public spaces include the iconic Concrete Cows at Milton Keynes Museum. Milton Keynes is among the most economically productive localities in the UK, ranking highly against a number of criteria.

It has the UK's fifth-highest number of business startups per capita and is home to several major national and international companies.

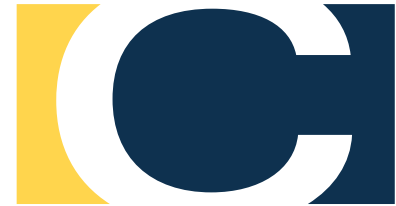
The Milton Keynes Development Corporation planned the major road layout using a grid pattern of approximately 1 km (0.62 mi) intervals, rather than on the more conventional radial pattern found in older towns. Major distributor roads run between communities, rather than through them these distributor roads are known locally as grid roads

There is a separate network (approximately 170 miles (270 km) total length) of cycle and pedestrian routes – the Redway's – that runs through the grid-squares and often runs alongside the grid-road network. This was designed to segregate slow moving cycle and pedestrian traffic from fast moving motor traffic.

The River Great Ouse forms its northern boundary; a tributary, the River Ouzel, meanders through its linear parks and balancing lakes. Approximately 25% of the urban area is parkland or woodland. The Grand Union Canal is another green route meandering through the southern boundary near Fenny Stratford to the "Iron Trunk" aqueduct over the Ouse at Wolverton.



Local leisure



Amenities & locations

A commuter's dream – Station house is located at Milton Keynes Station taking approximately 35 minutes to Euston Station on the West Coast Main Line, The West Coast Main Line (WCML) is one of the most important railway corridors in the United Kingdom, connecting the major cities of London and Glasgow with branches to Birmingham, Liverpool, Manchester, and Edinburgh. Additionally, the commuter has easy access to the M1 (junction 13 and 14) and A5. Luton airport is approximately 40 minutes away by car and both Heathrow and Birmingham International are easily commutable. This exceptional building which has panoramic vistas to the East and West of MK is in a prime location close to The Centre MK and Midsummer Place, this iconic shopping centre offers a fantastic shopping and dining experience and is home to thousands of brands from big-name fashion to independent retailers, including, John Lewis, Marks and Spencer, Next, Harrods Beauty to name just a few.

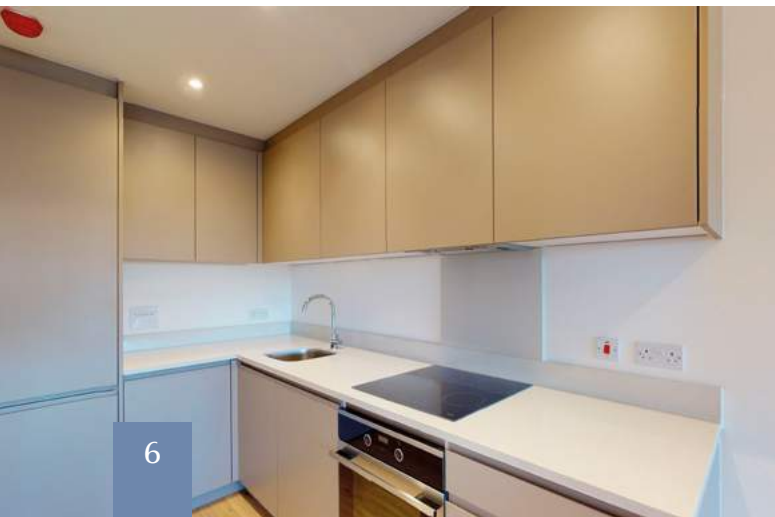
Within Station Square you have the benefit of Starbucks, Pret a Manger, Costa, M&S food, Greggs and other retail outlets on your doorstep.

Sports Central is also a short walk away which includes a full size 3G synthetic pitch and a multi-use games area. The gym group MK also has a facility within the square.

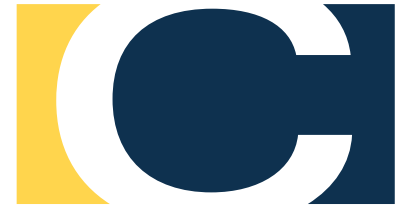
The Hub, a vibrant leisure destination is a short walk away from Station House has a choice of a number of popular bars and restaurants. The local area offers a good selection of schools including Loughton Manor First school, Priory Common School, and Shepherdswell Academy.

This high-quality development benefits from everything you would expect from an exciting modern City.





Specifications



Retro styling with modern fittings

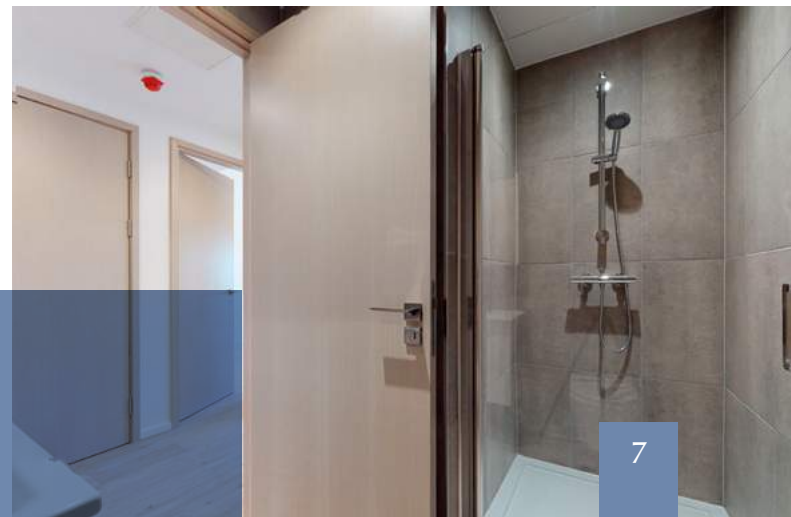
These amazing architectural apartments feature generous high ceilings, retro industrial exposed styling with feature columns in selected apartments. All are fitted with video intercom, Schuco sash windows creating stunning views of the surrounding area with roller blinds and full mechanical ventilation fitted as standard.

The developers have spared no expense on the fixtures installing beautiful white oak veneered doors throughout with brushed stainless steel ironmongery and heavy duty light-grey oak vinyl flooring. Energy efficient LED light fittings, slim-profile contemporary electrical radiators add to the sleek architectural styling of each room.

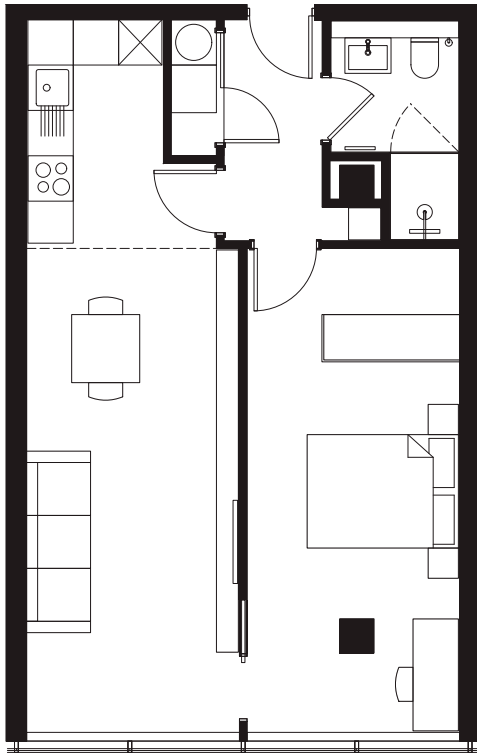
The open plan kitchens are bespoke with handle-less contemporary matt lacquered doors, high-quality quartz worktops and fully integrated appliances.

The stunning shower rooms are fully tiled using large format porcelain tiles, chrome sanitary-ware fittings and large stone-resin walk-in shower trays.

This stunning development offers a fantastic investment opportunity - for current investment yield potential on individual apartment types, please refer to our price list.



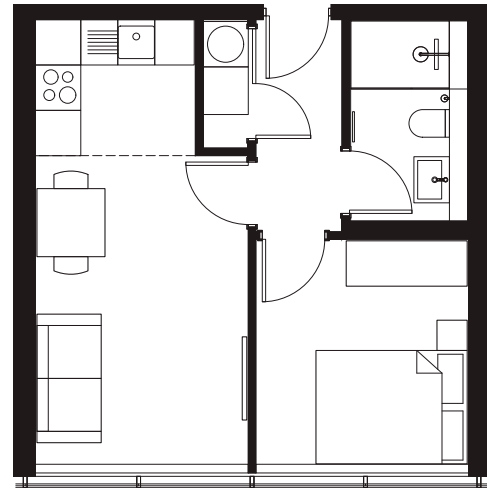
Apartment styles



Apartment type 1

Kitchen/living/dinning	9.55m x 2.85m	31'4" x 9'4"
Bedroom	6.5m x 2.8m	21'4" x 9'2"
Bathroom	-	-
Total	54 sq m	581 sq ft

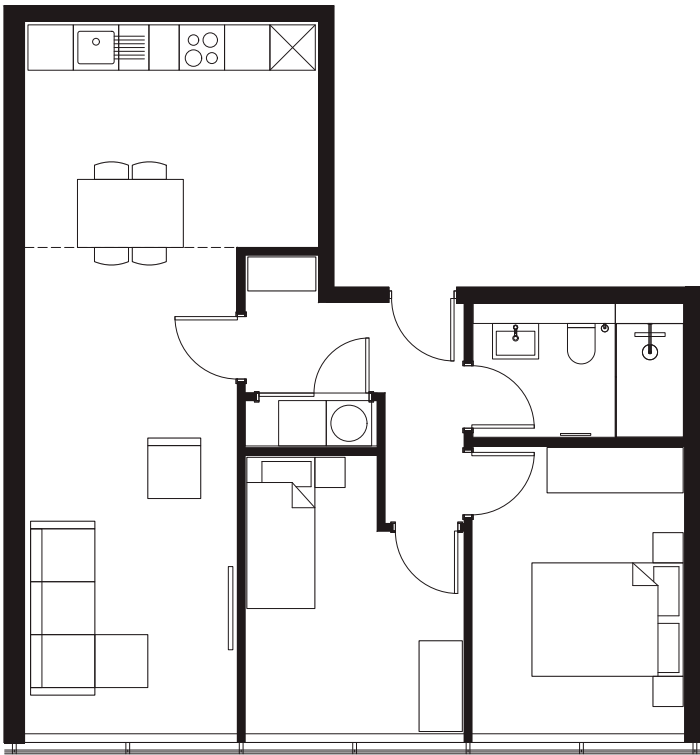
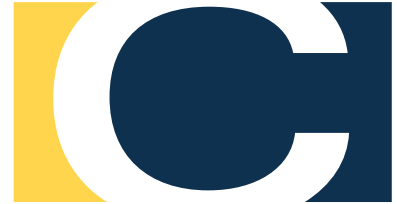
Sizes may vary



Apartment type 2

Kitchen/living/dinning	6.0m x 2.8m	19'8" x 9'2"
Bedroom	2.8m x 3.1m	9'2" x 10'2"
Bathroom	-	-
Total	34 sq m	365 sq ft

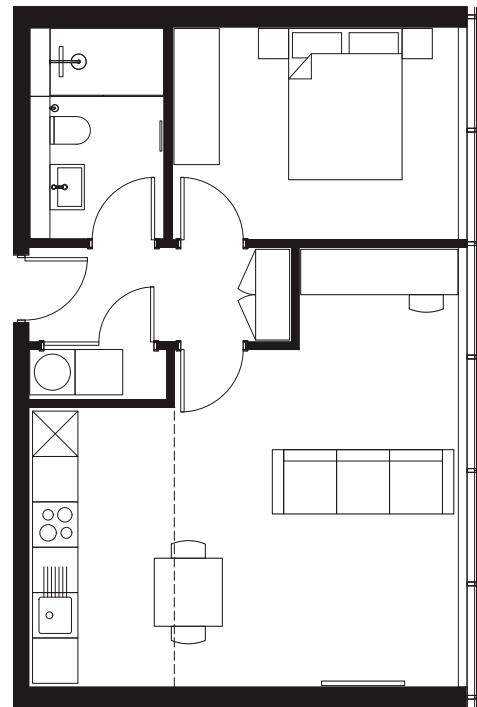
Sizes may vary



Apartment type 3

Kitchen/living/dinning	9.55m x 3.9m	31'4" x 12'10"
Bedroom 1	3.8m x 2.9m	12'6" x 9'6"
Bedroom 2	3.9m x 2.8m	12'10" x 9'2"
Bathroom	-	-
Total	64 sq m	688 sq ft

Sizes may vary

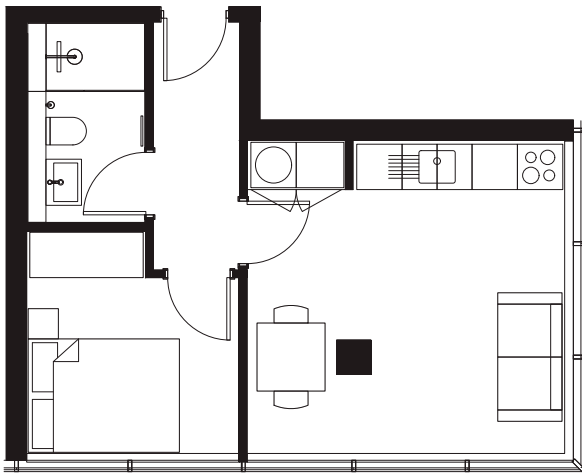


Apartment type 4

Kitchen/living/dinning	5.8m x 5.8m	19'0" x 19'0"
Bedroom	3.9m x 2.8m	12'9" x 9'2"
Bathroom	-	-
Total	50 sq m	538 sq ft

Sizes may vary

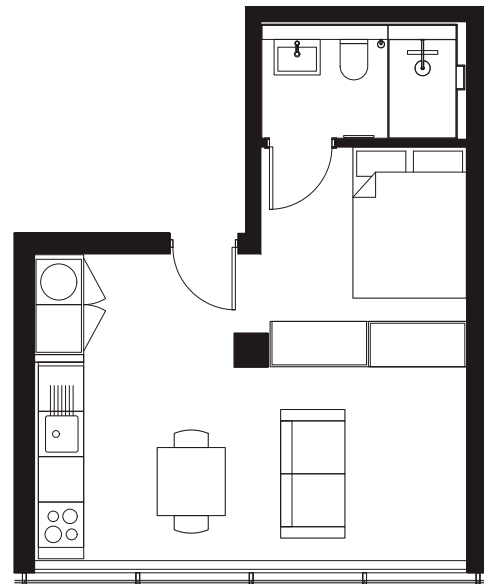
Apartment styles



Apartment type 5

Kitchen/living/dinning	4.2m x 4.3m	13'9" x 13'1"
Bedroom	2.8m x 3.0m	9'2" x 9'10"
Bathroom	-	-
Total	34 sq m	365 sq ft

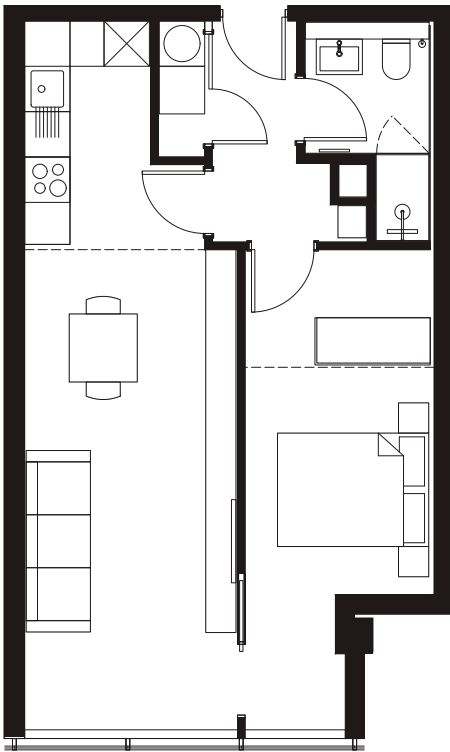
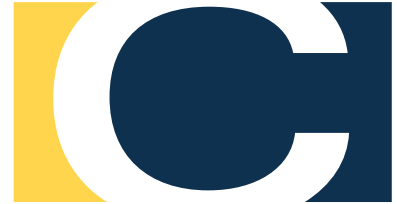
Sizes may vary



Apartment type 6

Kitchen/living/dinning	4.2m x 5.7m	13'9" x 18'8"
Bedroom	2.7m x 2.9m	8'10" x 9'6"
Bathroom	-	-
Total	32 sq m	344 sq ft

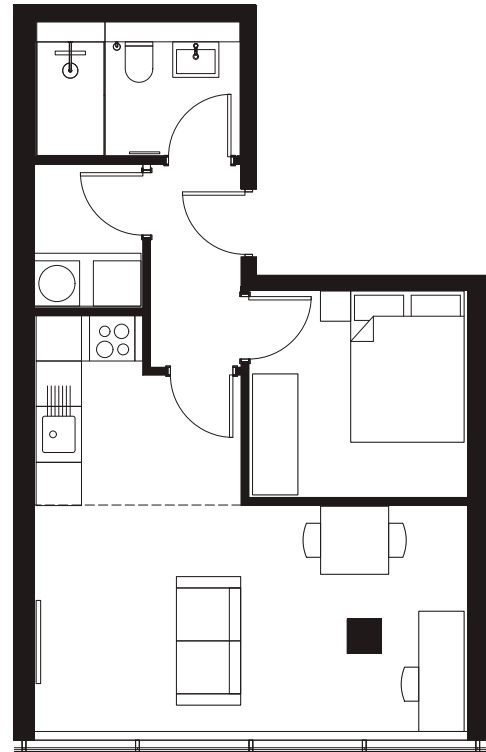
Sizes may vary



Apartment type 7

Kitchen/living/dinning	9.55m x 2.85m	31'4" x 9'4"
Bedroom	6.5m x 2.5m	21'4" x 8'2"
Bathroom	-	-
Total	48 sq m	516 sq ft

Sizes may vary



Apartment type 8

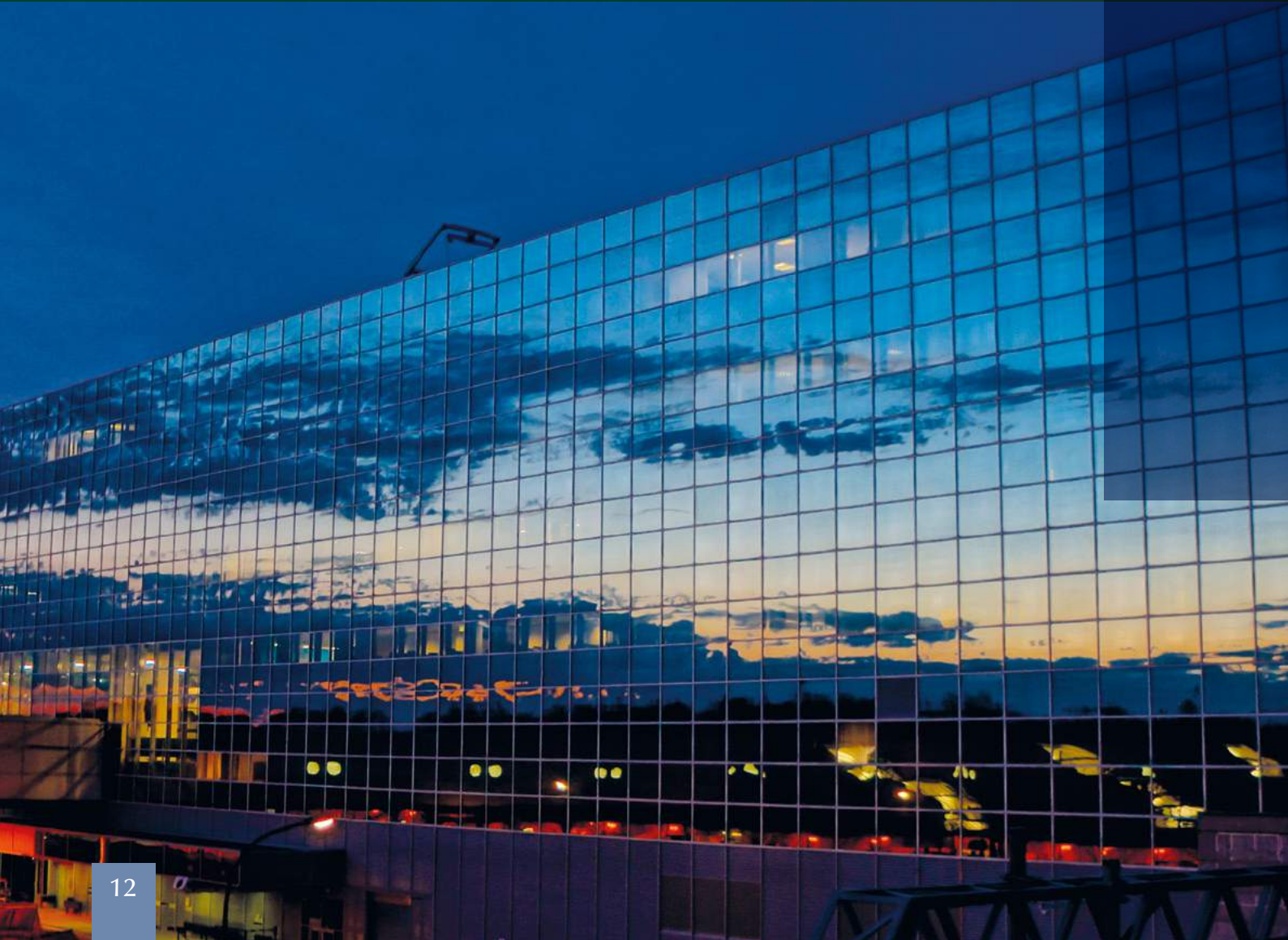
Kitchen/living/dinning	5.6m x 5.7m	18'4" x 18'8"
Bedroom	2.7m x 2.9m	8'10" x 9'6"
Bathroom	-	-
Total	44 sq m	473 sq ft

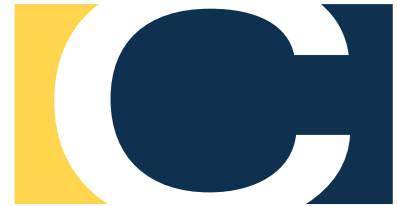
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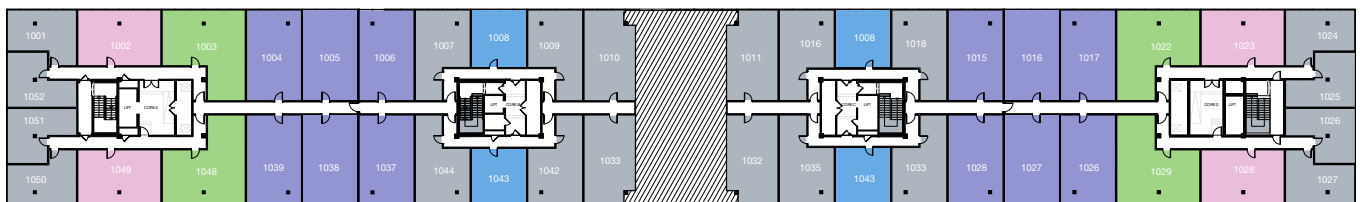
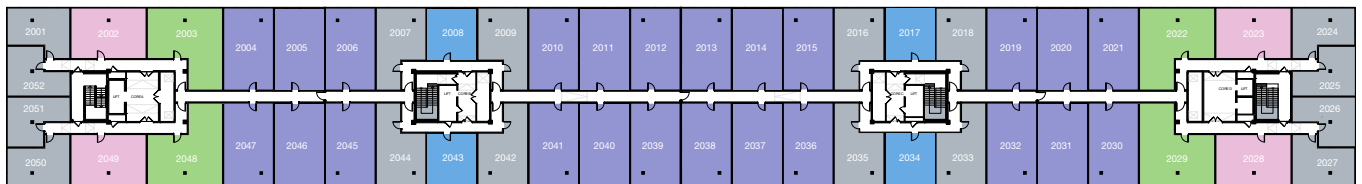
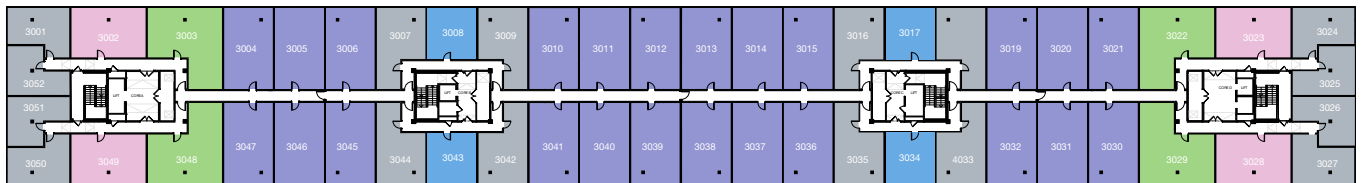
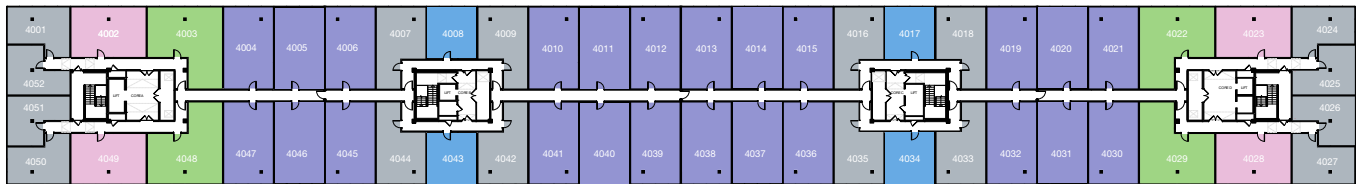
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Apartment locations

■ Apartment type 1
 ■ Apartment type 2
 ■ Apartment type 3
 ■ Apartment type 4





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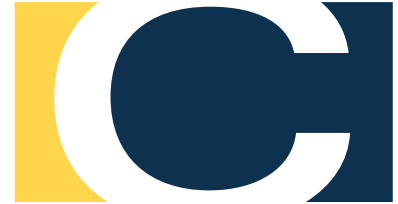


The developer has informed us that there is a peppercorn lease with 999 years from conception. The maintenance and ground charges have not been verified and must be confirmed before proceeding to purchase.

These sales particulars were prepared before the completion of the properties and the final finishes may vary slightly. To assess the final finish all prospective purchasers must inspect the actual unit they wish to purchase to satisfy themselves of the style and quality. The measurements have been provided by the developer and have not been verified by us.

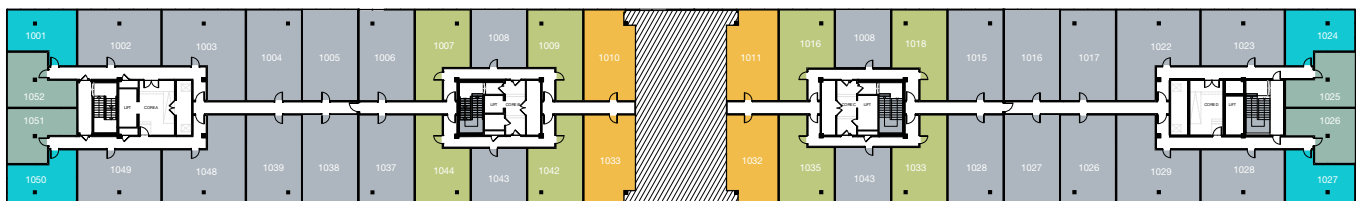
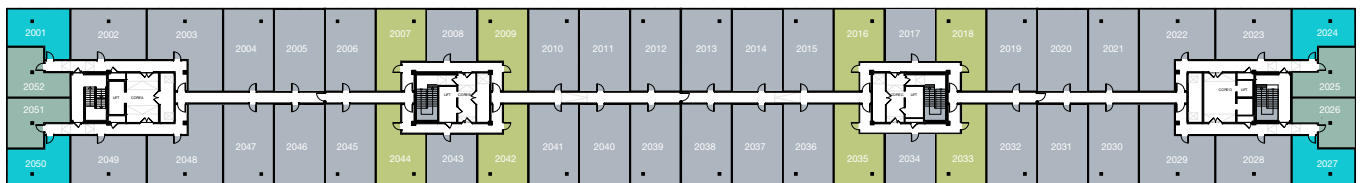
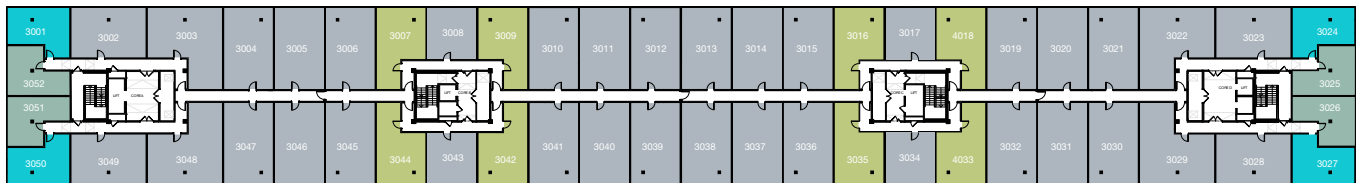
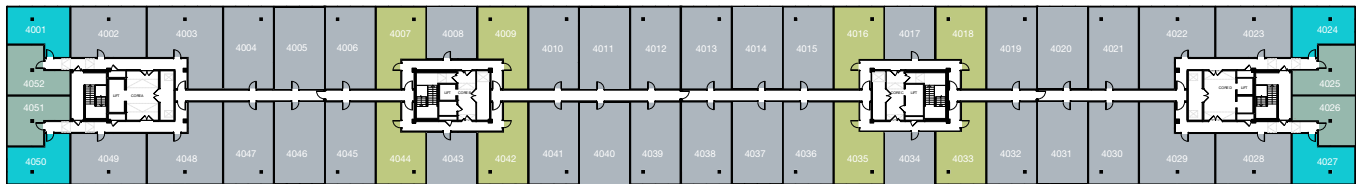
Some images shown are for illustration purposes only and are representative only.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



Apartment locations

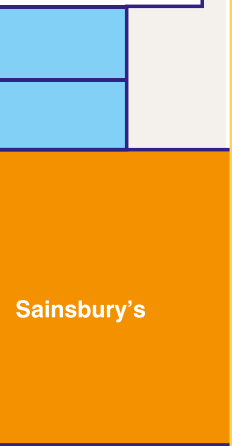
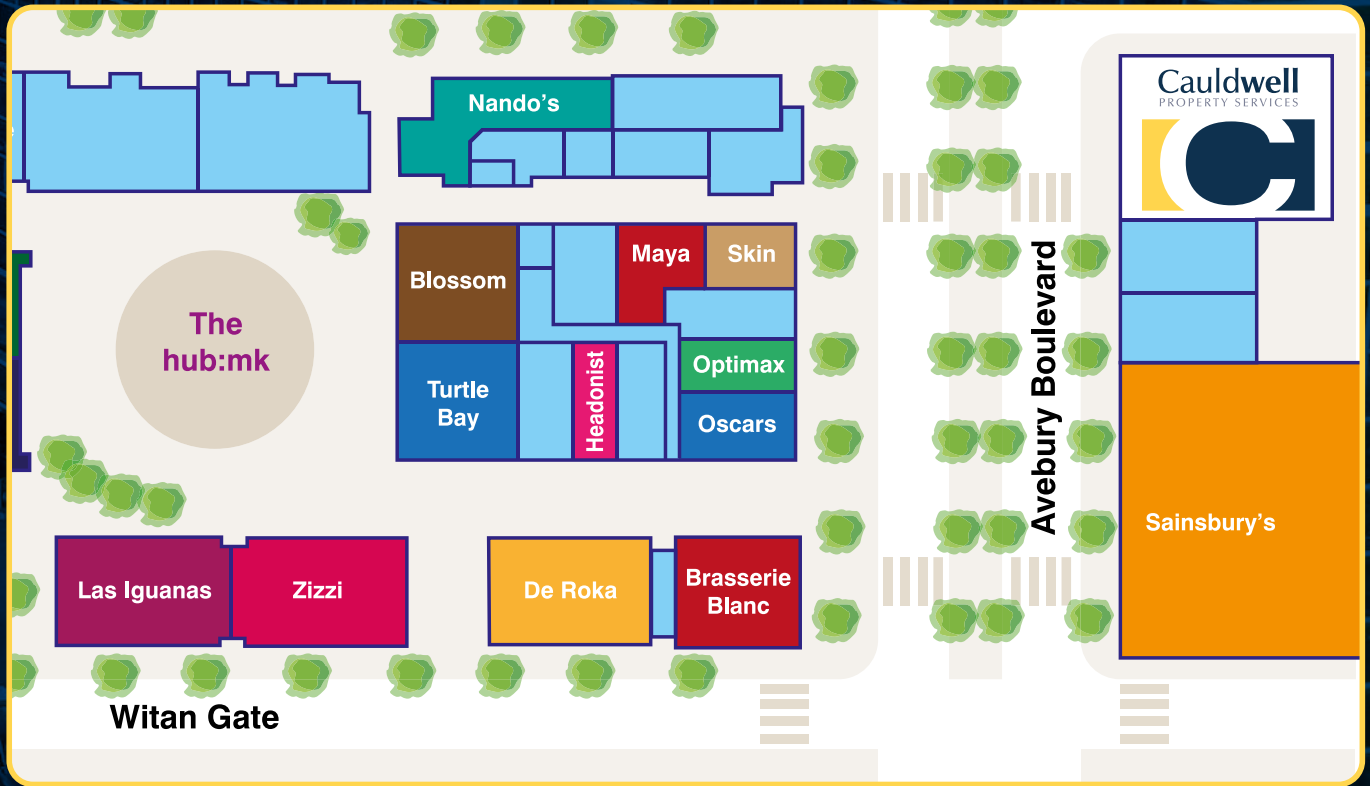
■ Apartment type 5
 ■ Apartment type 6
 ■ Apartment type 7
 ■ Apartment type 8





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