



SAXON
SQUARE
LUTON LU2

DEVELOPMENT
FACT SHEET



LAURENCE COURT - CGI



GRIFFIN COURT - CGI



ELLESMERE COURT - CGI



WILSON COURT - CGI

DEVELOPER

Redrow Homes Ltd

LOCATION

Kimpton Road, Luton, LU2

LOCAL AUTHORITY

Luton Borough Council

TENURE

999 years leasehold

BUILDING INSURANCE

10 Year LABC Building Warranty

NET INTERNAL FLOOR AREAS

Apartments from 520 sq ft to 837 sq ft
(useable internal areas, excludes balconies or terraces).

PARKING

Parking £5,000 a space, one per flat available.
Please speak to a sales executive for more information.

TRANSPORT LINKS

Within walking distance of Luton Airport Parkway station providing direct links into central London in 24 mins.

Positioned 0.5 miles from London Luton Airport offering direct flights to over 70 destinations.

Only 1.3 miles from the M1 J10 offering fast, efficient access to Milton Keynes, Birmingham and beyond.

LEISURE DESTINATIONS

Luton Shopping Centre	5 mins
Stockwood Discovery Centre	6 mins
Luton Hoo Estate	7 mins
Luton Town Football Club	8 mins
Wardown Park	9 mins
St Albans (Historic Market Town)	10 mins
Hitchin (Historic Market Town)	14 mins
Whipsnade Zoo	27 mins
MK Shopping Centre	32 mins

BY TRAIN FROM LUTON AIRPORT PARKWAY

St Albans	10 mins
London St Pancras International	24 mins
Farringdon	36 mins
London Blackfriars	44 mins
London Bridge	55 mins
Gatwick	1 hr 27 mins
Brighton	2 hrs 2 mins

Travel time and distances are approximate only. Source: Trainline.com

COUNCIL TAX 2017/18

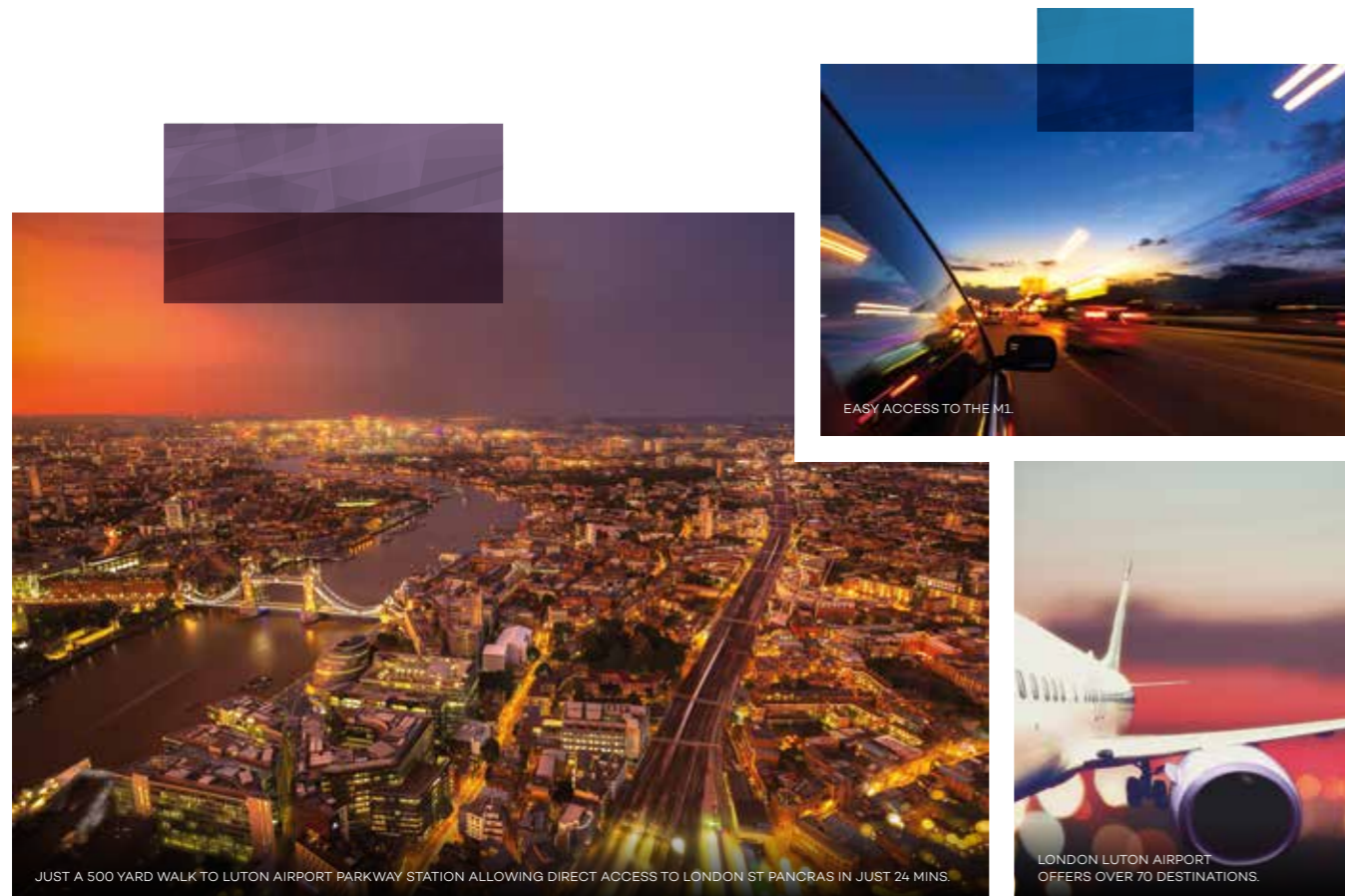
Please visit;
www.luton.gov.uk/Council_tax
for further information

DEVELOPMENT


- A beautifully-styled collection of modern 1 and 2 bedroom apartments, situated in one of the UK's best-connected towns.
- Saxon Square incorporates high-specification design features and provides advantageous on-site amenities such as underground parking and cycle stores.
- The communal spaces within the buildings have been strategically designed to create maximum fluidity and ease.
- High-specification interiors and stylish design features throughout.
- Living space wired to receive Sky Q television.
- Fully fitted contemporary kitchen units with oven/ceramic hob and a fridge/freezer.
- This prominent collection of buildings feature peaceful landscaped gardens located in the centre of the development, allowing easy access for all residents.


LOCAL AREA

- Saxon Square is located in the vibrant and diverse town of Luton.
- The site's location is a 500 yard walk to Luton Airport Parkway station allowing you direct access to London St Pancras International in just 24 minutes.
- Just a short drive from Saxon Square is The Luton Mall offering customers a wide range of shopping and dining experiences for the whole family.
- The Hat Factory in the town centre includes theatre, music, comedy, dance and film programmes.
- Kenilworth Road, the home of Luton Town Football Club is only an 8 minute drive.
- Stockwood Discovery Centre is a local museum showcasing local history displays and beautiful sculptured gardens.
- ZSL Whipsnade Zoo and safari park is located at Whipsnade, near Dunstable.




APARTMENT MIX

 WILSON COURT COMPLETION DATE Q2 2019				
FLOOR LEVEL	1 BED	2 BED	TOTAL	
THIRD FLOOR	4	6	10	
SECOND FLOOR	4	6	10	
FIRST FLOOR	4	6	10	
GROUND FLOOR	6	4	10	
TOTAL	18	22	40	

 GRIFFIN COURT COMPLETION DATE Q2 - Q3 2019				
FLOOR LEVEL	1 BED	2 BED	TOTAL	
SEVENTH FLOOR	3	4	7	
SIXTH FLOOR	4	4	8	
FIFTH FLOOR	5	4	9	
FOURTH FLOOR	5	4	9	
THIRD FLOOR	5	4	9	
SECOND FLOOR	5	4	9	
FIRST FLOOR	5	4	9	
GROUND FLOOR	3	5	8	
TOTAL	35	33	68	

APARTMENT MIX

 LAURENCE COURT COMPLETION DATE Q2 2019				
FLOOR LEVEL	1 BED	2 BED	TOTAL	
THIRD FLOOR	5	4	9	
SECOND FLOOR	5	4	9	
FIRST FLOOR	5	4	9	
GROUND FLOOR	4	4	8	
TOTAL	19	16	35	

ELLESMERE COURT COMPLETION DATE Q4 2019 - Q1 2020				
FLOOR LEVEL	1 BED	2 BED	TOTAL	
SEVENTH FLOOR	4	6	10	
SIXTH FLOOR	4	6	10	
FIFTH FLOOR	4	6	10	
FOURTH FLOOR	4	6	10	
THIRD FLOOR	4	6	10	
SECOND FLOOR	4	6	10	
FIRST FLOOR	4	6	10	
GROUND FLOOR	6	4	10	
TOTAL	34	46	80	



GROUND RENT

One bedroom £180
Two bedroom £230

ESTIMATED SERVICE CHARGE

Service charge estimated at £2.10 per sq.ft.
Please ask your sales consultant for further information.

Central Heating Payments:
Estimated Standing Charge £664 per annum

STAMP DUTY LAND TAX – PRIMARY HOME

Up to £125,000	Zero
(The portion from £125,001 to £250,000)	2%
(The portion from £250,001 to £925,000)	5%
(The portion from £925,001 to £1.5 million)	10%
(The portion above £1.5 million)	12%

First time buyers pay no stamp duty
land tax up to £300,000.

STAMP DUTY LAND TAX – SECOND HOME/BUY TO LET

Up to £125,000	3%
The next £125,000 (the portion from £125,001 to £250,000)	5%
The next £675,000 (the portion from £250,001 to £925,000)	8%
The next £575,000 (the portion from £925,001 to £1.5 million)	13%
The remaining amount (the portion above £1.5 million)	15%

TERMS OF PAYMENT

- 1 A reservation deposit of £2,500 is payable on reservation.
- 2 An exchange deposit, being 10% of the Actual Purchase Price (less the reservation deposit paid), is due on exchange of contracts, which must take place within 28 days of the reservation. An additional payment of 5% the Actual Purchase Price is payable on the date which is 6 months from the Date of Exchange.
- 3 Balance 85% of the Actual Purchase Price is payable on Legal Completion.

* Different payment terms apply for Help To Buy.
Please speak to the Sales Team for more information.



ALL CGIS ARE INDICATIVE ONLY.



SAXON
SQUARE
LUTON LU2

DEVELOPER

REDROW HOMES LIMITED

Tel: +44(0)20 3553 0308

RECOMMENDED PURCHASER'S SOLICITORS

PRABJOTH BASSAN

Taylor's Legal

184 Manor Road,
Chigwell, Essex, IG7 5PZ

Tel: +44(0)20 8501 4959

VENDOR'S SOLICITORS

REDROW LEGAL TEAM

Nina Lamborn

Redrow Homes Limited,
Redrow House, St. David's Park,
Ewloe, Flintshire, CH5 3RX

Tel: +44(0)1244 520044



LAURENCE COURT - CGI



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GRIFFIN COURT - CGI

MARKETING SUITE

OPEN DAILY 10:00AM - 5:30PM

Kimpton Road, Luton,
Bedfordshire, LU2 0SX

WWW.SAXON-SQUARE.COM