

HERITAGE

- REDROW -

EATON GREEN HEIGHTS

LUTON





WELCOME TO EATON GREEN HEIGHTS



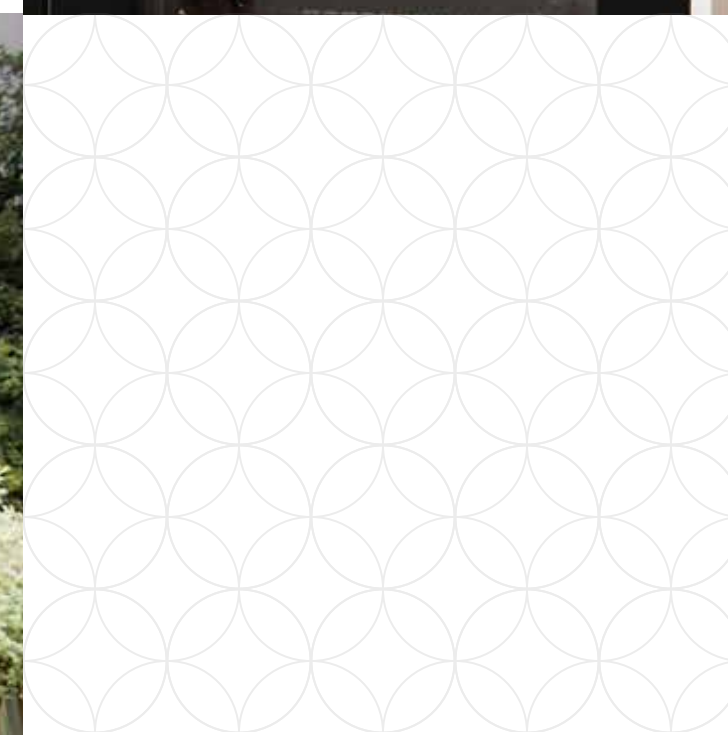
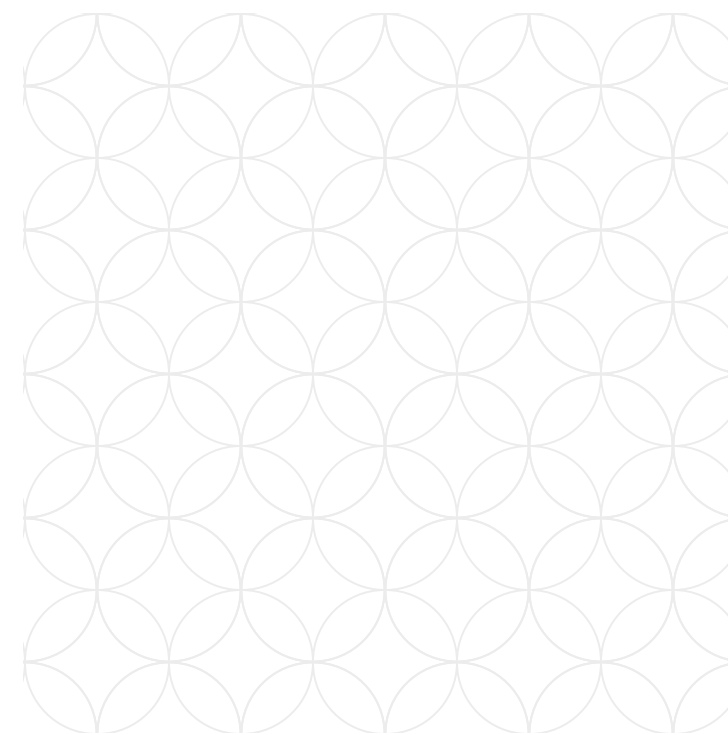
A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE CHARMING TOWN OF LUTON

Eaton Green Heights is a stunning new community of stylish three and four bedroom homes, brought to you by Redrow's Heritage Collection. Close to the magnificent Chiltern Hills Area of Outstanding Natural Beauty and with Stockwood Park Golf Club, Whipsnade Zoo and Wardown Park a stone's throw away, Eaton Green Heights has a home and a lifestyle just right for you.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

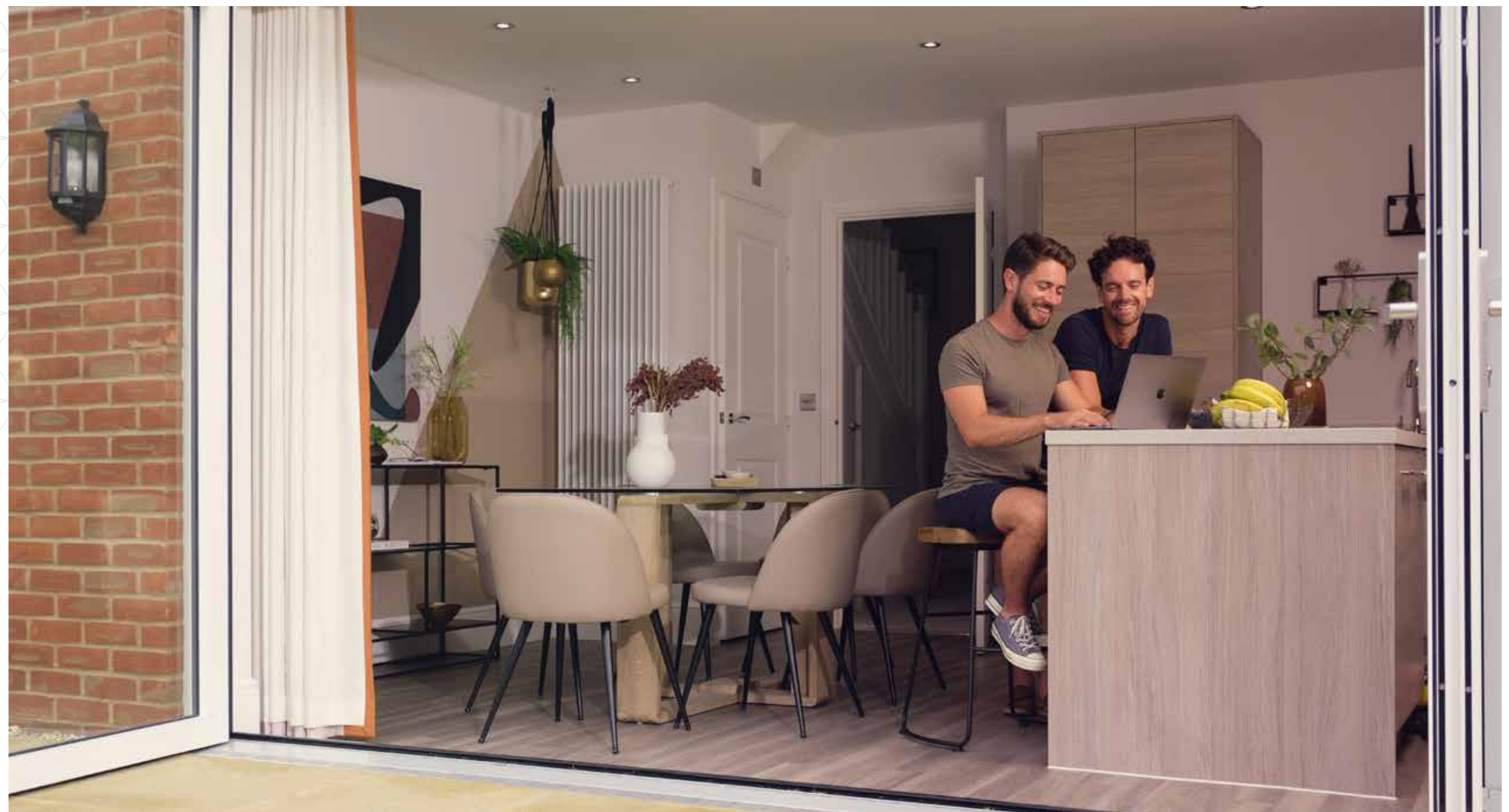
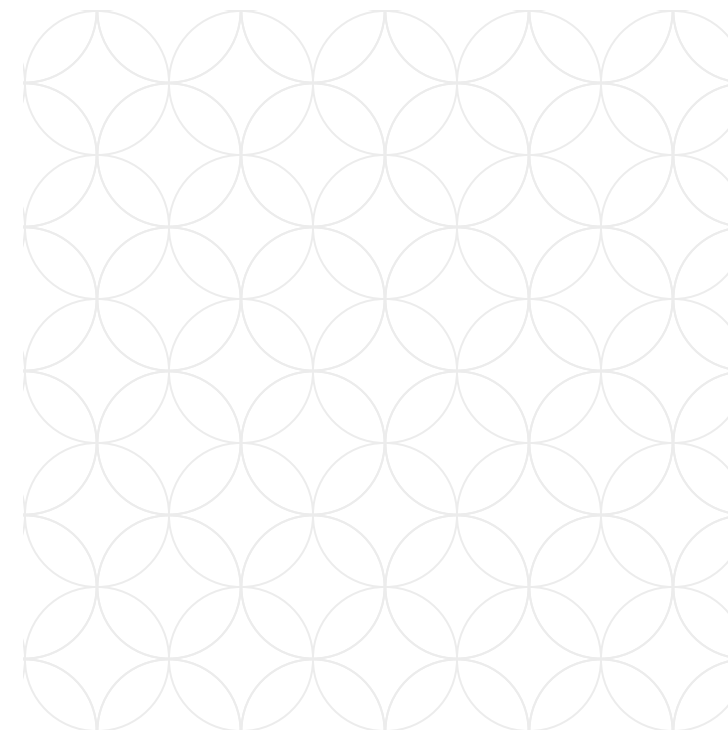


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

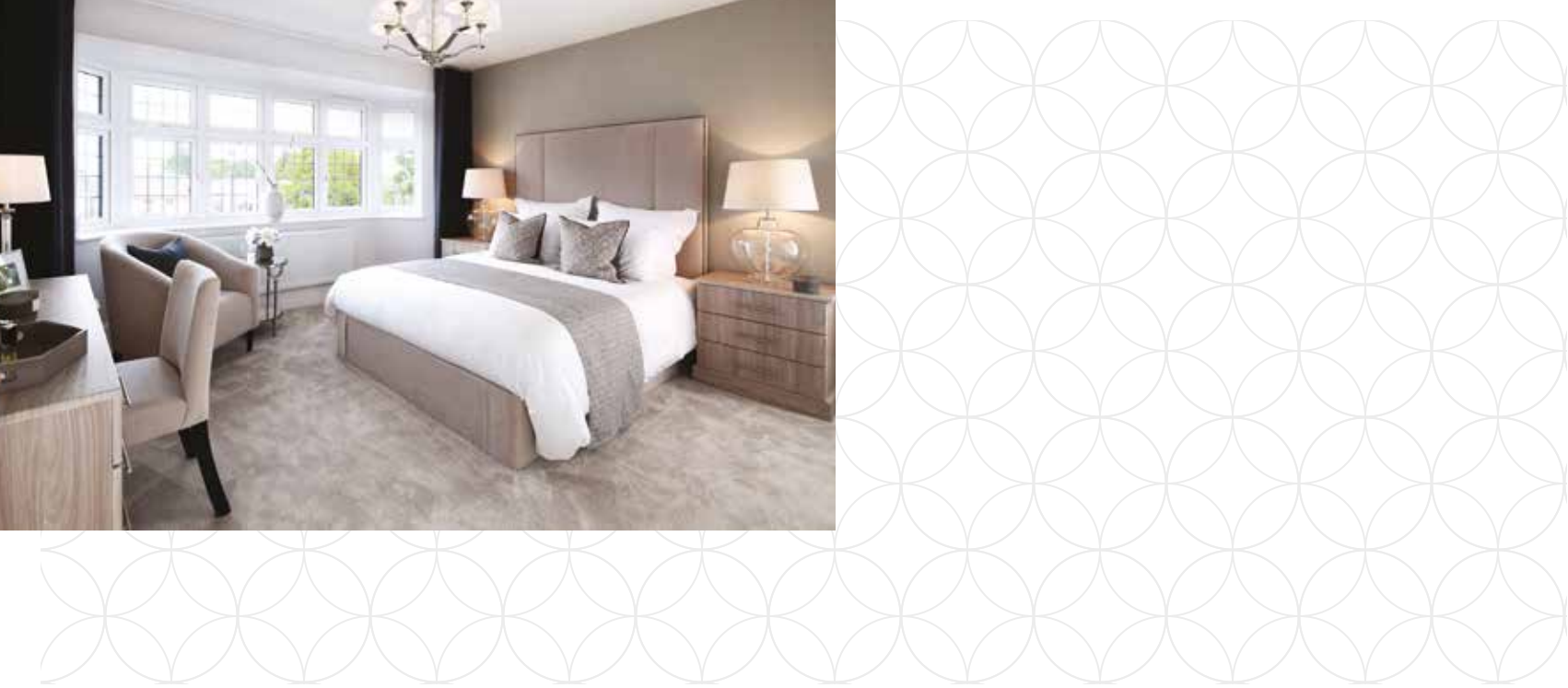
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME TOGETHER

From outstanding national parks and reserves nearby, to the vibrant and diverse town centre, Luton really does have it all.

Within walking distance is Stockwood Discovery Centre, a treasure trove of Luton's history, featuring stunning landscaped gardens, archaeological ruins, rural crafts and a permanent display of works by acclaimed artist Ian Hamilton Finlay.

Wardown Park, one of seven of Luton's green havens, is the jewel in the town's crown. Listed as Grade II on the English Heritage Register of Historic Parks, this open space has offered a serene getaway close to the centre of town for more than 100 years. As well as swathes of green, you will find attractive water features, a museum and a diverse calendar of fun activities.

Luton has no shortage of places to shop, as charming specialist stores and much-loved national chains sit side by side in the town centre. The Mall, one of the UK's first indoor shopping centres, is buzzing with more than 135 retailers. George Street boasts a bustling independent character, with shops and eateries for you to revel in throughout the day and into the evening.



ENJOY A HEALTHY LIFESTYLE

Whether you enjoy taking in the great outdoors, hitting the gym or joining in with a Pilates class, Luton offers a wealth of fitness options. Inspire Sports Village boasts facilities including an Olympic-sized swimming pool with a 10 metre diving board, a 100-station gym and dance studios. Alternatively, Stockwood Park Athletics Centre and Health Hub, nestled in beautiful woodland, offers superb facilities including diet and nutrition sessions, health camps and performance training.

The centre is also home to a 400 metre track with a full-size football pitch. Practice your swing at Stockwood Park Golf Centre, where you can spend the day on the 9 or 18 hole course, followed by lunch in the Perks Cafe and Bar. There is a shop on hand for dedicated golfers, or brush up on your skills with extra lessons.

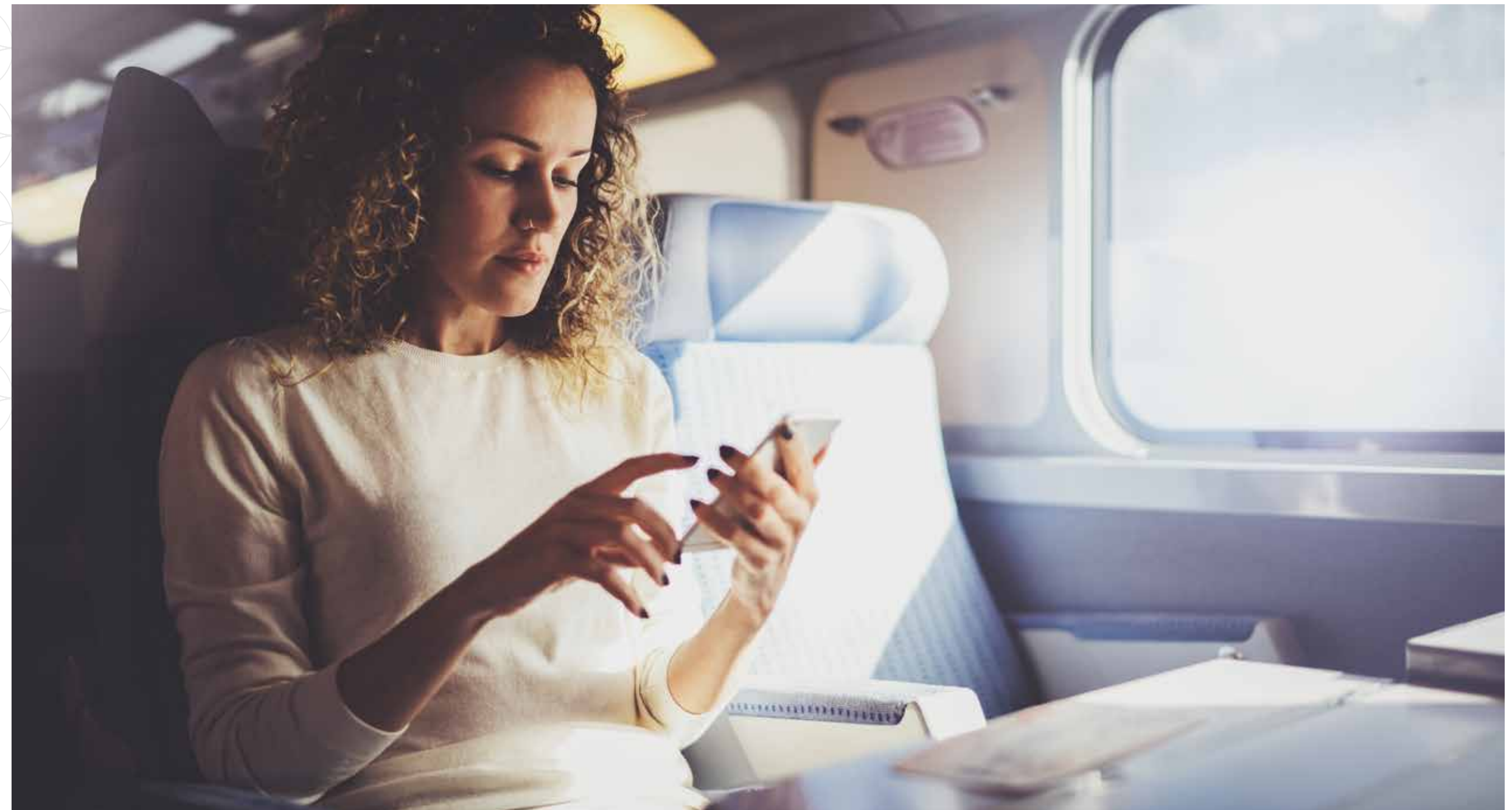
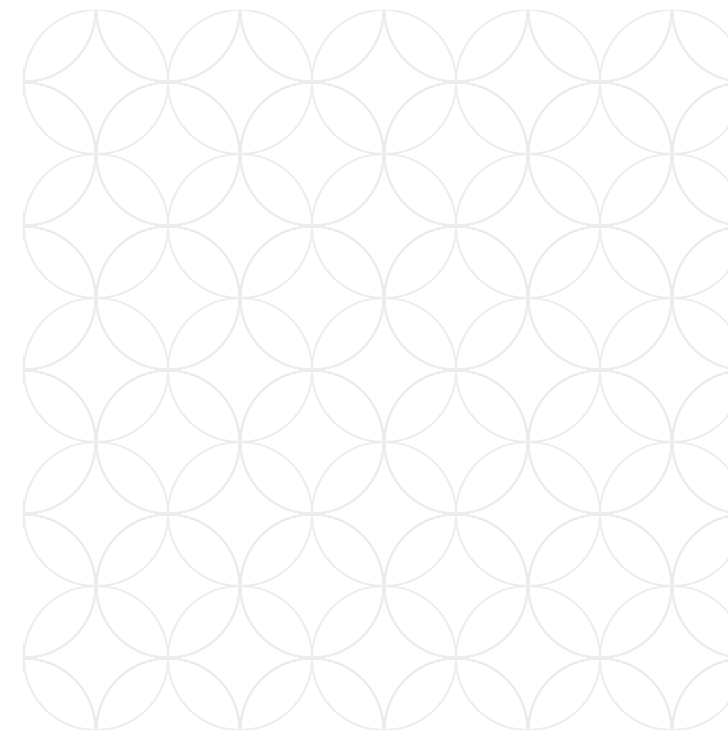
MORE OPPORTUNITIES

There is a wide choice of nurseries around Luton, including Prospect House Day Nursery, Harts Hill Nursery and Bright Minds Montessori Nursery just a few minutes' drive away.

Within 1.5 miles there is a plethora of primary schools including the Ofsted-rated outstanding Surrey Street Primary and the good Oakwood Primary School.

Secondary education is also exceptional, with the good rated Richmond Hill West School among the four schools within easy reach of Eaton Green Heights. Luton is home to a selection of independent schools, which include the prestigious The King's House School just 12 minutes' drive away. For older children, there is the Rabia Girls' and Boys' School.

Luton is perfectly placed for further and higher education, with the University of Bedfordshire minutes from Eaton Green Heights.



LESS TIME TRAVELLING

Your new home at Eaton Green Heights enjoys close proximity to both Luton and Luton Airport Parkway railway stations. Both provide services into the capital, with journeys from Luton Airport Parkway to London St Pancras taking 26 minutes. Blackfriars can be reached in 44 minutes. Luton's central location means rail travel to Bedford, Leicester and the North of England is just as convenient.

The M1 is less than three miles from the development, taking you south to the M25 in 12.3 miles. There is no need for airport parking at Eaton Green Heights, as London Luton Airport is just 1.2 miles away.





AN EVOLUTIONARY JOURNEY

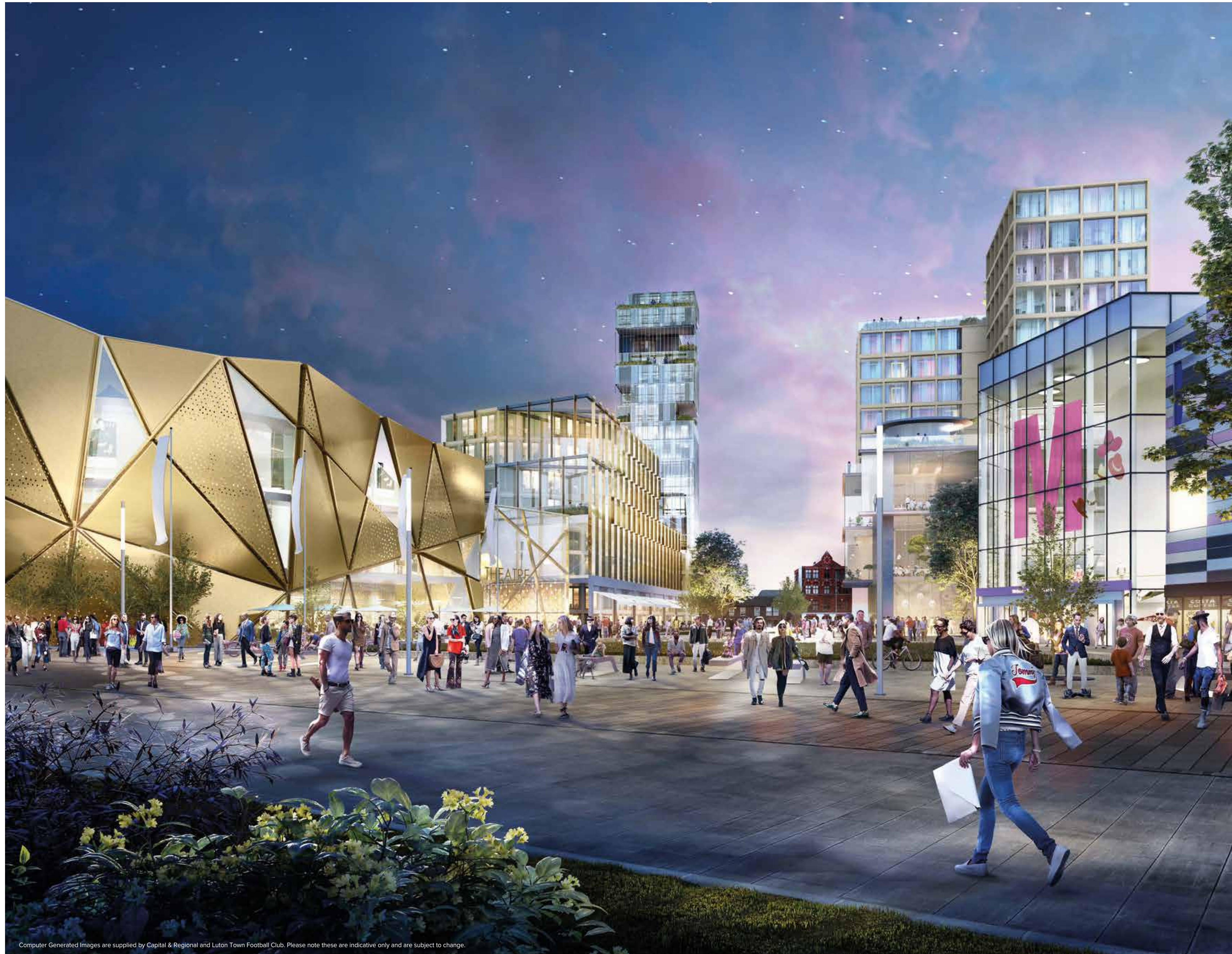
Experience first hand the transformation of this unique town, as it becomes one of the UK's leaders in travel, leisure and business.

From your new home at Eaton Green Heights, you will have a front row seat as Luton continues on its thrilling rejuvenatory journey. By 2020, the town will have everything it needs to compete on the national and international stage, becoming one of the most sought-after places to live in the country.

As a resident of this up-and-coming town, you will benefit from the millions of pounds being invested in improving the already outstanding local retail offering. Meanwhile, you will take advantage of the numerous new hubs for living, working, socialising and relaxing.

There will be new quarters for the arts and culture; elsewhere, employment opportunities will be created in the aviation, manufacturing, and research and development sectors amongst others. Investment in Luton's infrastructure will improve your access to the airport, and make journeys between town and the M1 easier and quicker.





Computer Generated Images are supplied by Capital & Regional and Luton Town Football Club. Please note these are indicative only and are subject to change.



THE **BRIGHTEST** OF FUTURES

Luton will be transformed by £1.5bn worth of investments across the town, truly making it the place to be.

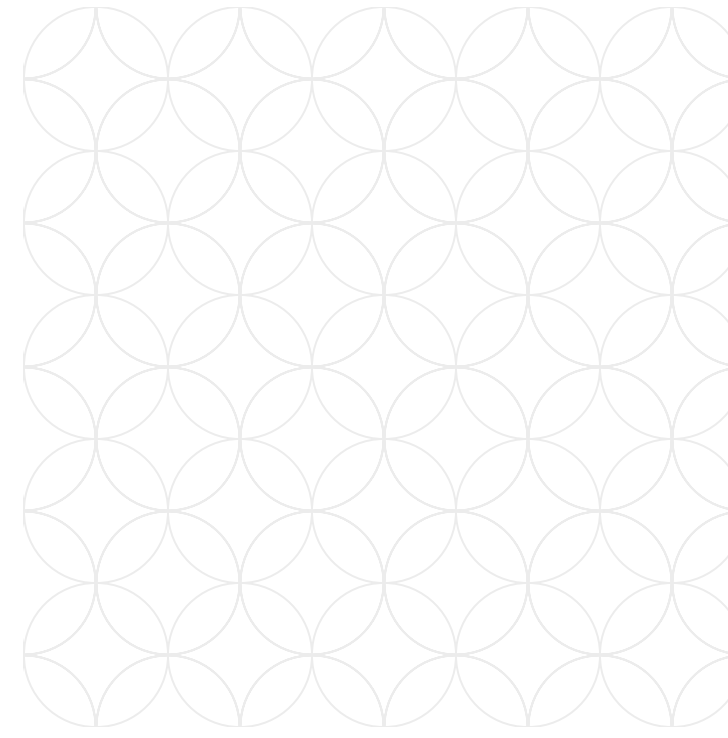
One eagerly anticipated transformation is the new multi-million pound transit system between Luton Airport Parkway Railway Station and London Luton Airport. Vastly enhancing the travel experience, you'll be able to jet off abroad much more quickly and conveniently.

What's more, the airport is adding to its list of destinations, with plans in the pipeline to fly to Orlando, Cancun and Dubai, while a new state-of-the-art terminal will include a fantastic selection of new restaurants and shops to enjoy, either as a traveller or a visitor.

London Luton Airport is fast becoming a magnet for the aerospace and engineering sectors creating hundreds of jobs for local people.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Eaton Green Heights**.










SO YOU GET MORE OUT

- Local equipped areas of play
- Public open space
- Affordable housing

EXPLORE EATON GREEN HEIGHTS PHASE 3

KEY

	LETCWORTH 3 BEDROOM HOME		GRANTHAM 4 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		CAMBRIDGE 4 BEDROOM HOME
	MALVERN 3 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	GRANTHAM 4 BEDROOM HOME		

LEAP – Local Equipped Area of Play

SS – Sub Station



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



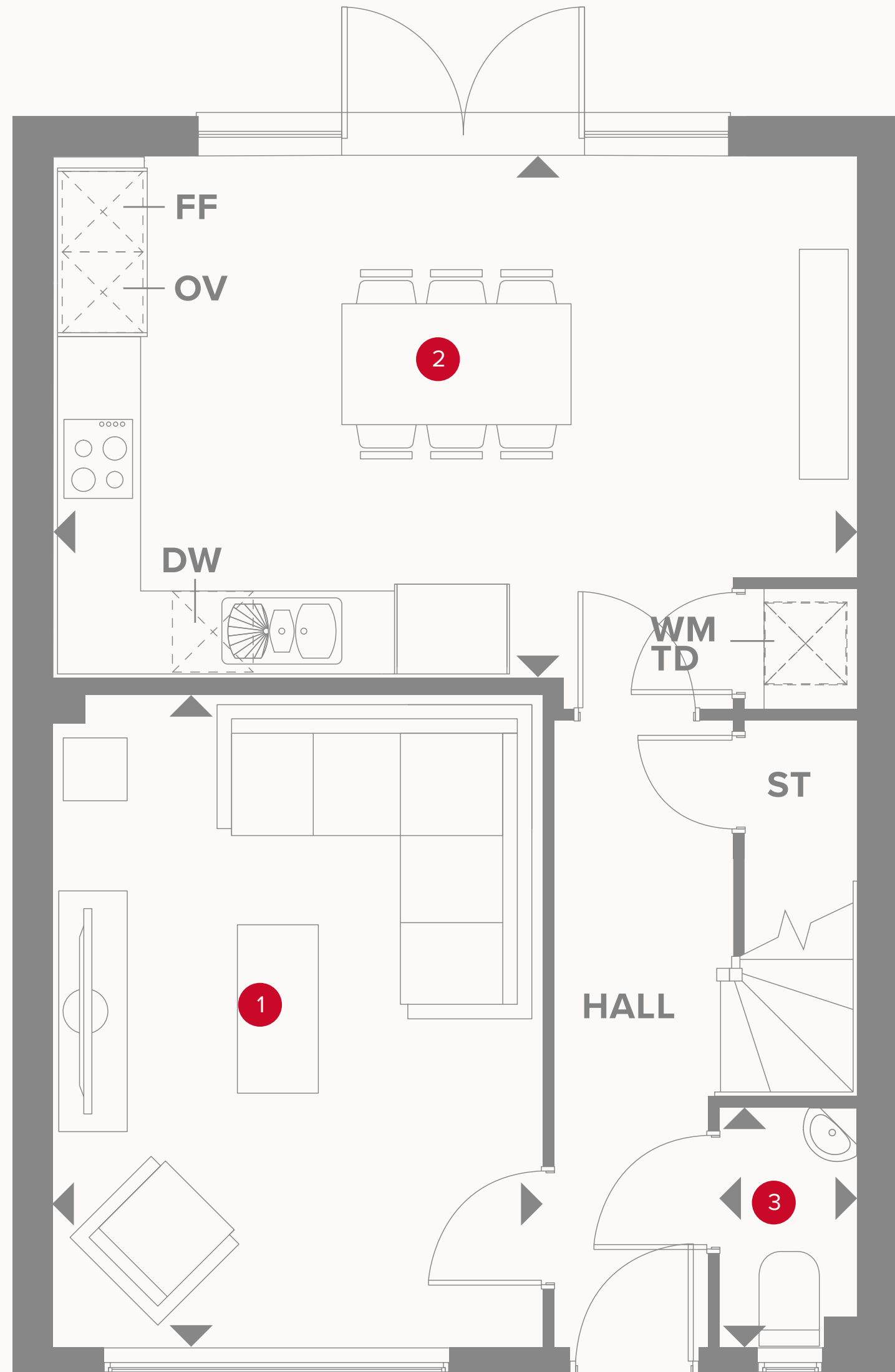
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM HOME






Plots 95, 103, 133, 142, 147 & 154 are handed.


THE WARWICK GROUND FLOOR

1	Lounge	19'0" x 8'9"	5.81 x 2.72 m
2	Kitchen/ Dining	15'5" x 11'6"	4.75 x 3.55 m
3	Cloaks	5'7" x 3'3"	1.74 x 1.01 m



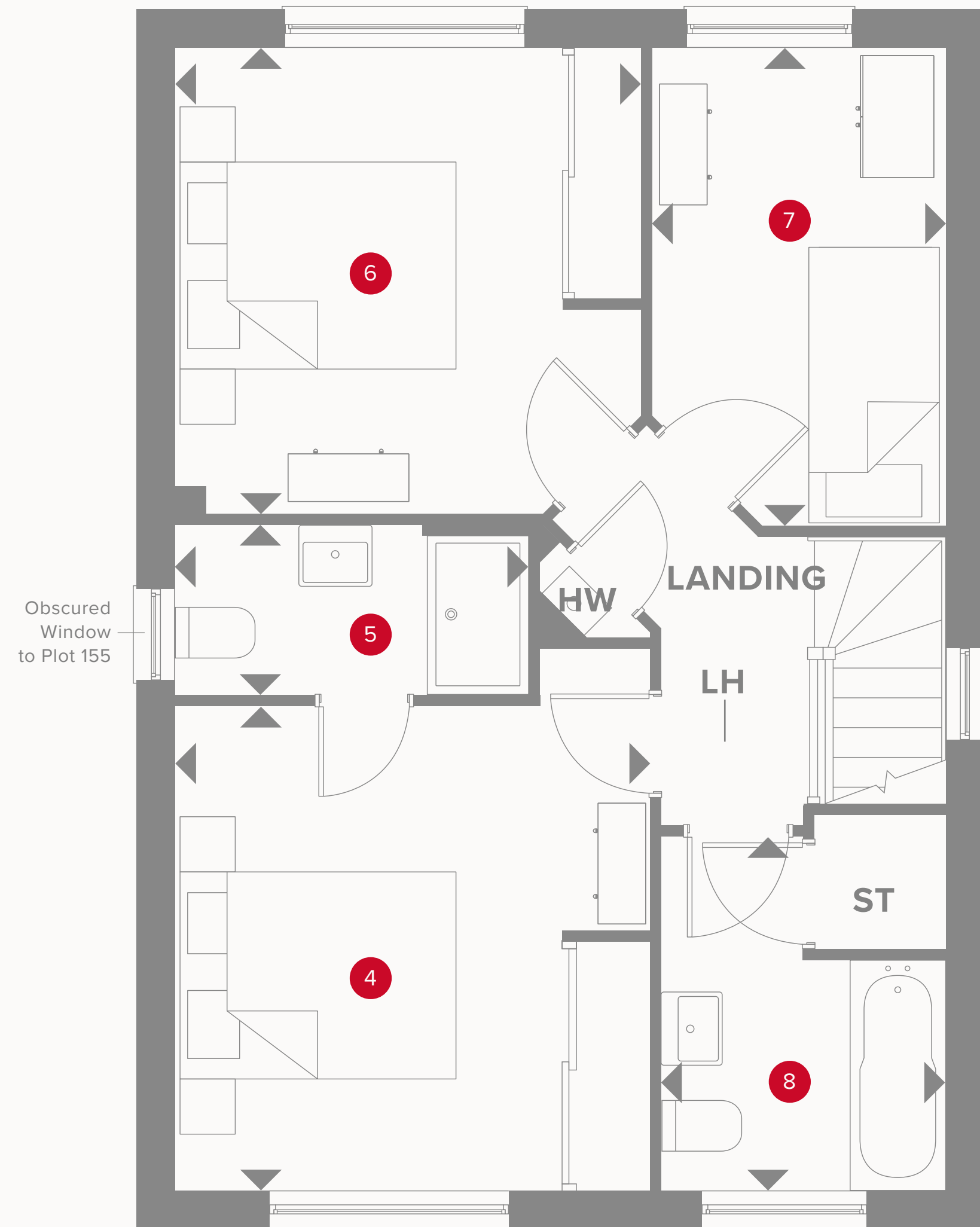
KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'7"	3.67 x 3.59 m
5	En-suite	8'7" x 4'2"	2.67 x 1.30 m
6	Bedroom 2	11'5" x 11'5"	3.53 x 3.52 m
7	Bedroom 3	11'8" x 7'2"	3.62 x 2.22 m
8	Bathroom	8'8" x 7'0"	2.68 x 2.16 m



Plots 95, 103, 133, 142, 147 & 154 are handed.



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



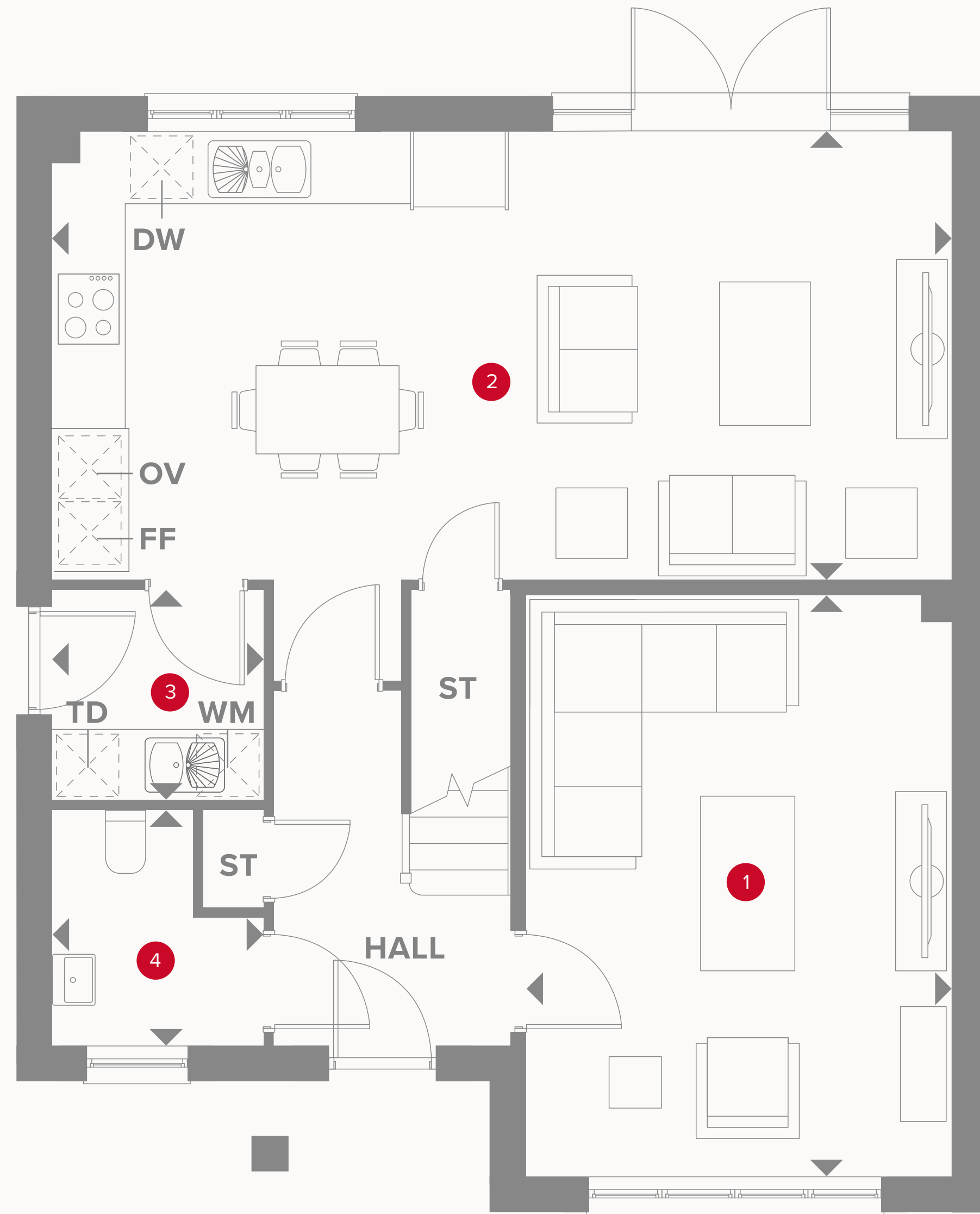
INSPIRED

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME






Plots 99, 113 & 165 are handed.


THE CAMBRIDGE GROUND FLOOR

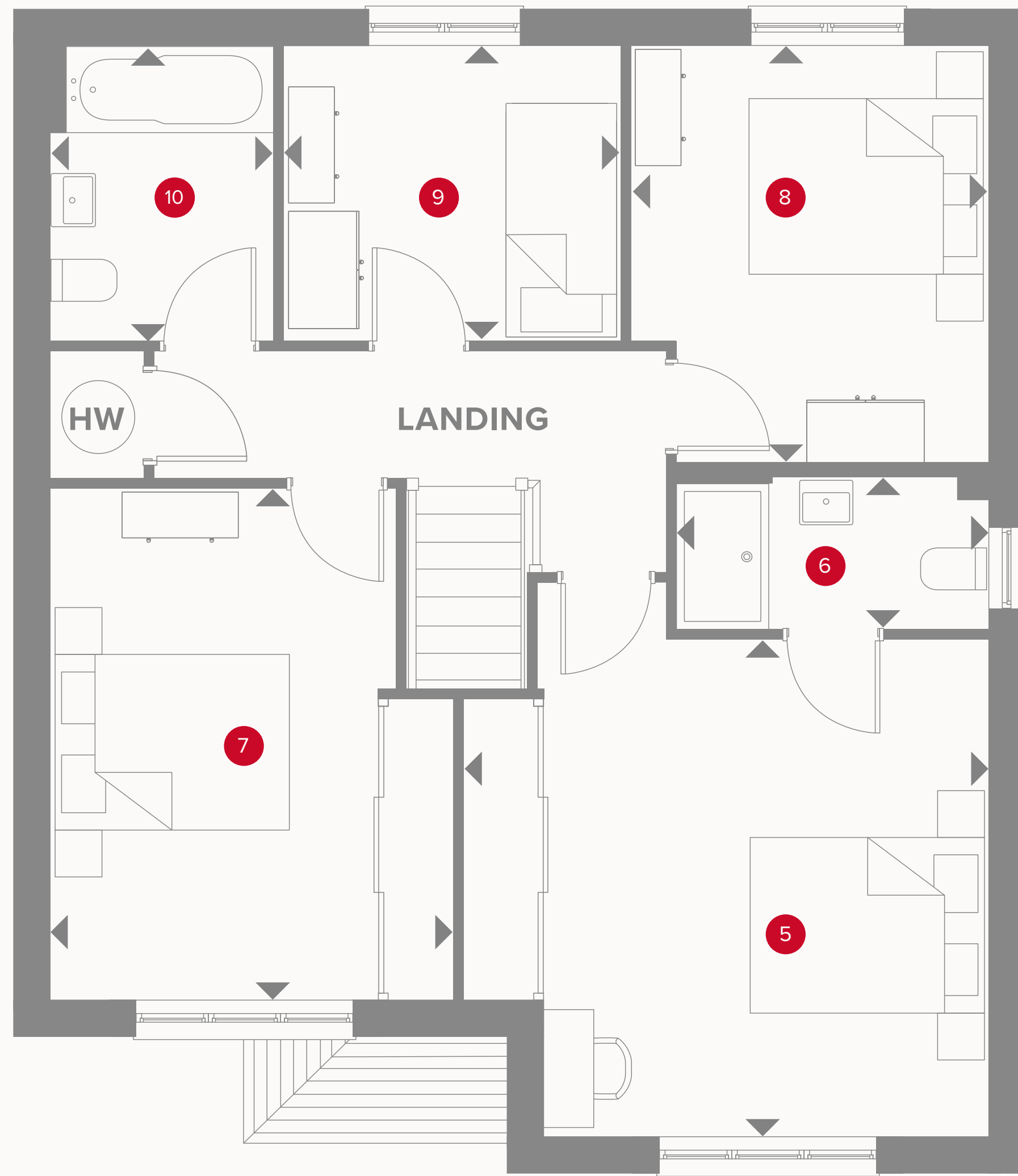
1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Utility	5'11" x 5'11"	1.82 x 1.81 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.81 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 99, 113 & 165 are handed.

THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	14'1" x 13'3"	4.30 x 4.06 m
6	En-suite	8'5" x 4'1"	2.56 x 1.25 m
7	Bedroom 2	13'8" x 10'10"	4.18 x 3.29 m
8	Bedroom 3	11'2" x 9'6"	3.40 x 2.90 m
9	Bedroom 4	9'2" x 7'10"	2.80 x 2.40 m
10	Bathroom	7'10" x 5'11"	2.40 x 1.80 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



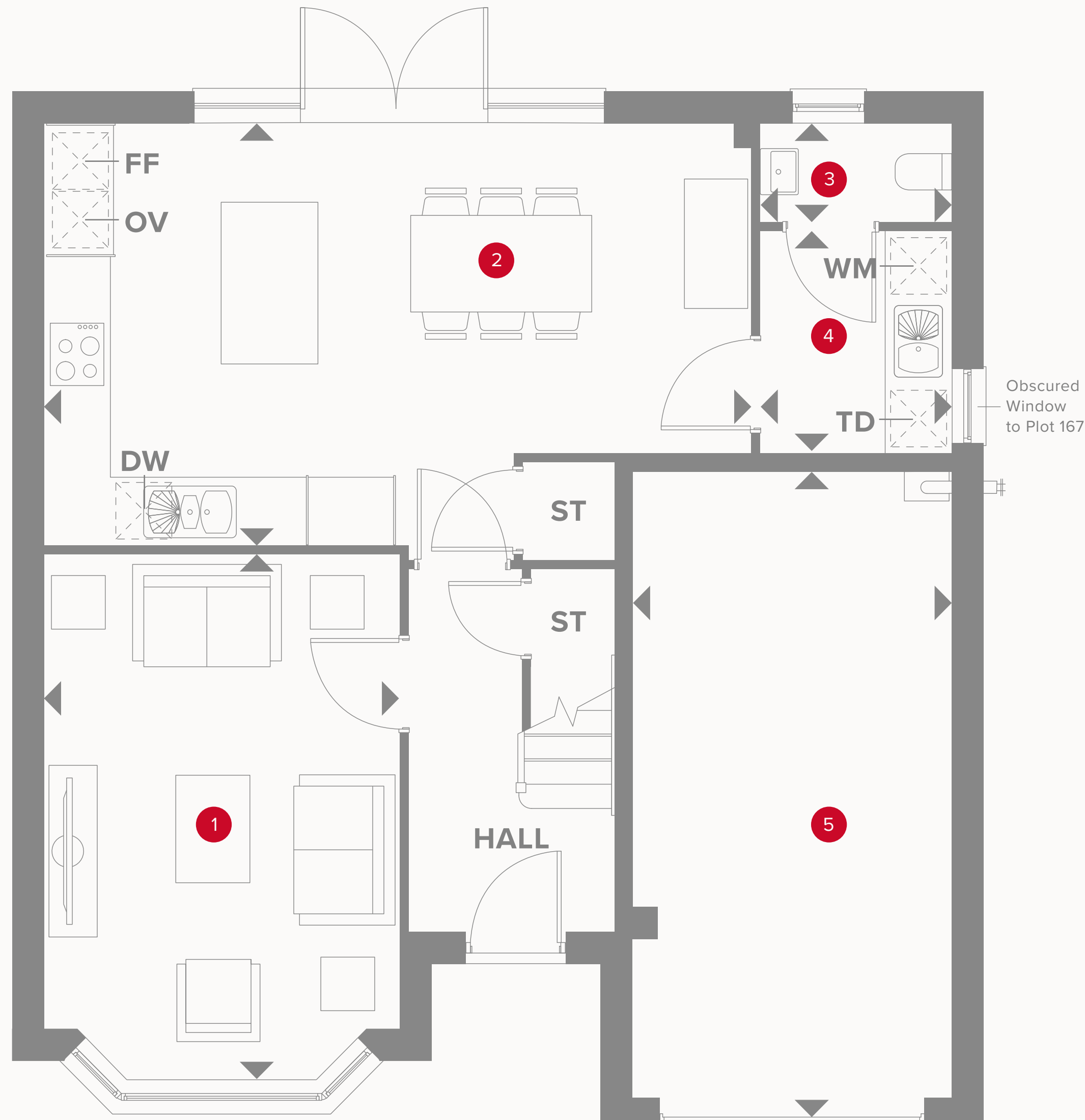
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME






Plots 94, 101, 102, 120 & 166 are handed.


THE OXFORD GROUND FLOOR

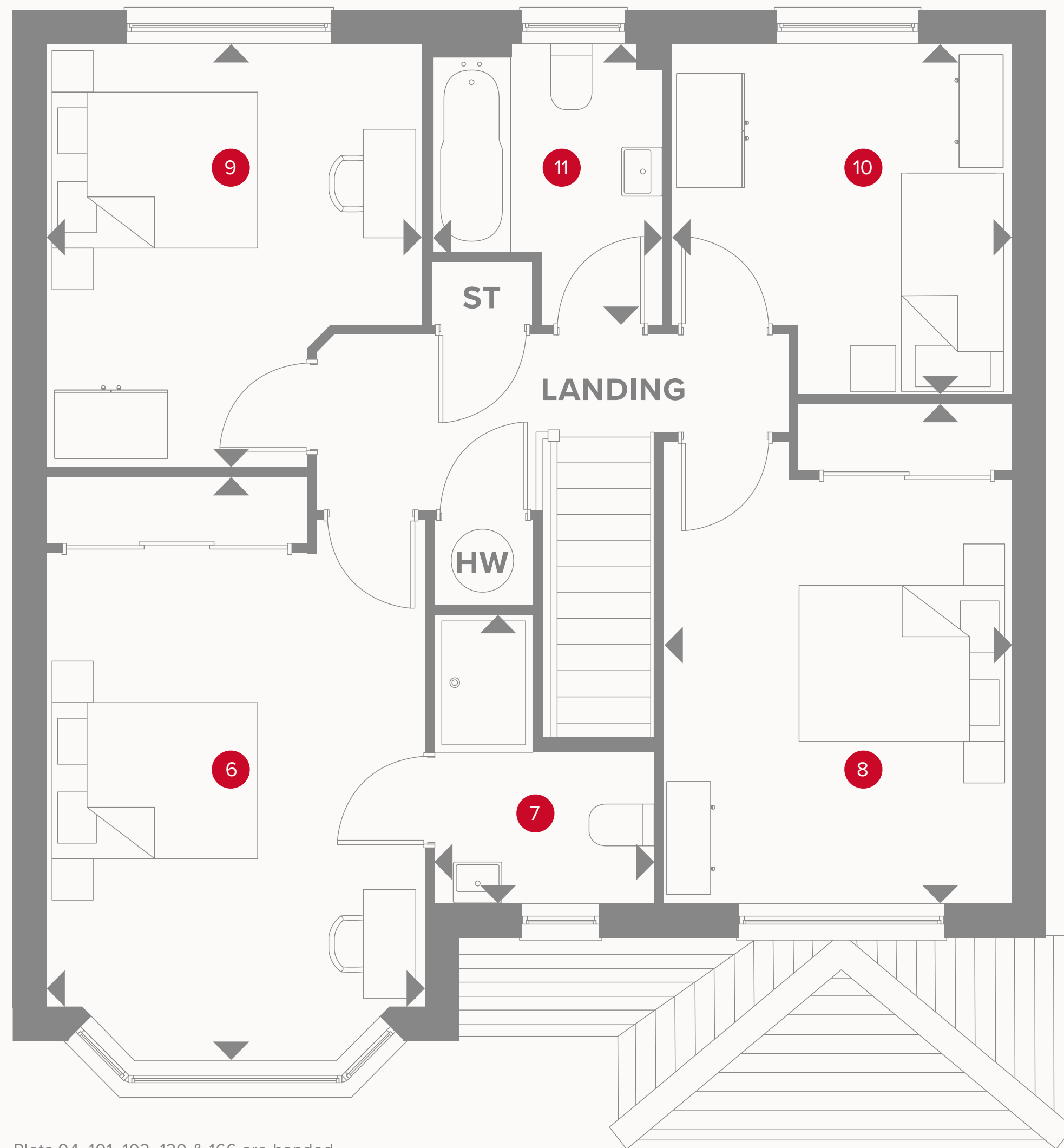
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
4	Utility	6'8" x 5'10"	2.02 x 1.78 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 94, 101, 102, 120 & 166 are handed.

THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	12'0" x 10'10"	3.66 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



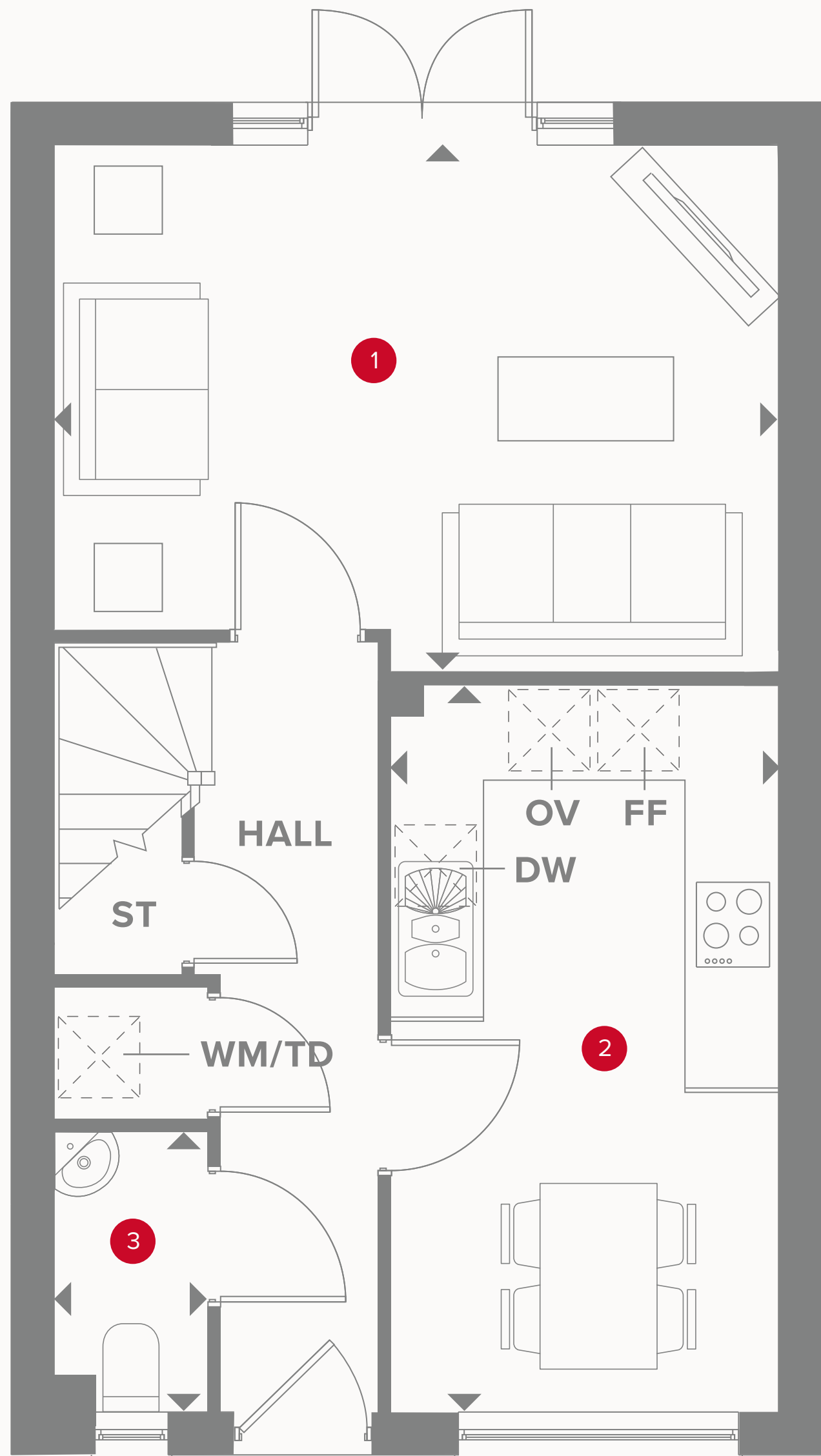
HERITAGE

- REDROW -

THE MALVERN SEMI SPECIAL

THREE BEDROOM HOME

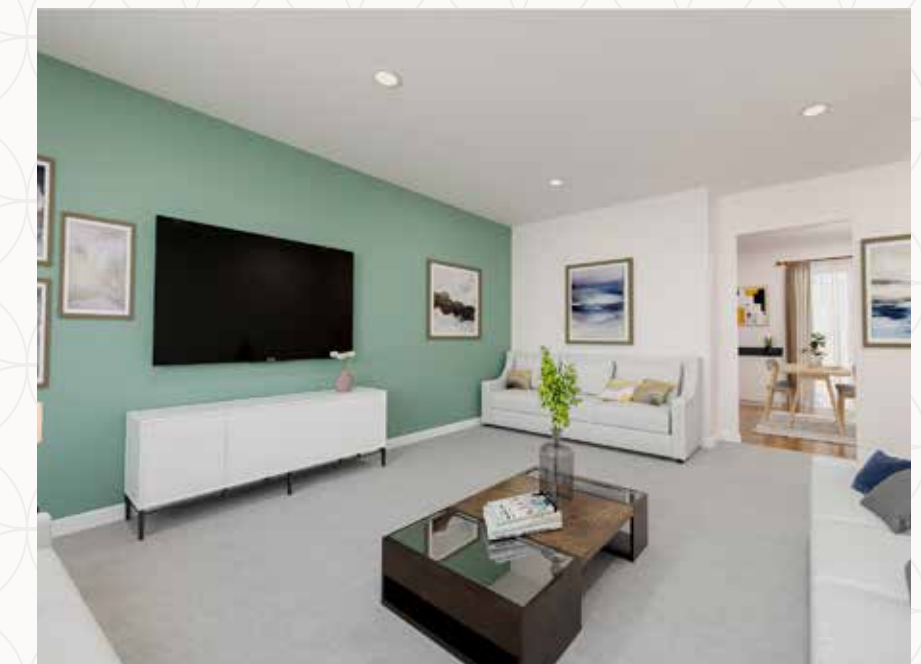
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Plots 116, 117, 128, 129, 134, 135, 143, 145, 148, 149, 170 & 171 are handed.


THE MALVERN SEMI SPECIAL GROUND FLOOR

1 Lounge	15'3" x 11'2"	4.65 x 3.42 m
2 Kitchen/Dining	8'2" x 15'6"	2.49 x 4.73 m
3 Cloaks	3'1" x 5'10"	0.96 x 1.79 m



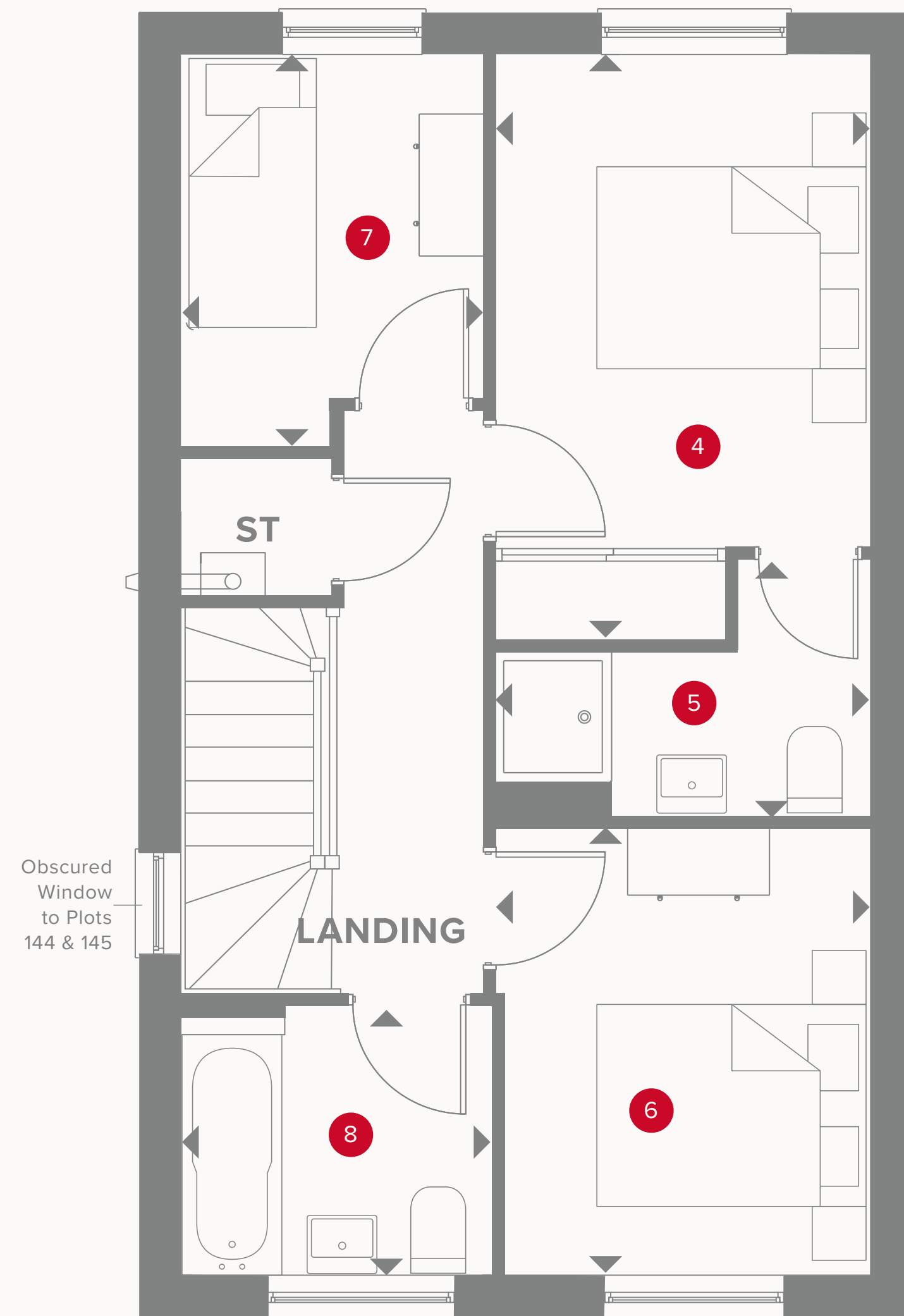
KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE MALVERN SEMI SPECIAL FIRST FLOOR

4	Bedroom 1	8'4" x 12'11"	2.54 x 3.95 m
5	En-suite	8'4" x 5'8"	2.54 x 1.73 m
6	Bedroom 2	8'4" x 9'10"	2.54 x 3.0 m
7	Bedroom 3	6'7" x 8'8"	2.01 x 2.65 m
8	Bathroom	6'9" x 5'10"	2.08 x 1.79 m



Plots 1116, 117, 128, 129, 134, 135, 143, 145, 148, 149, 170 & 171 are handed.



KEY

- ◀ Dimensions start
- HW Hot water storage

CONSUMER
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Customers should note this illustration is an example of the Malvern Semi Special house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



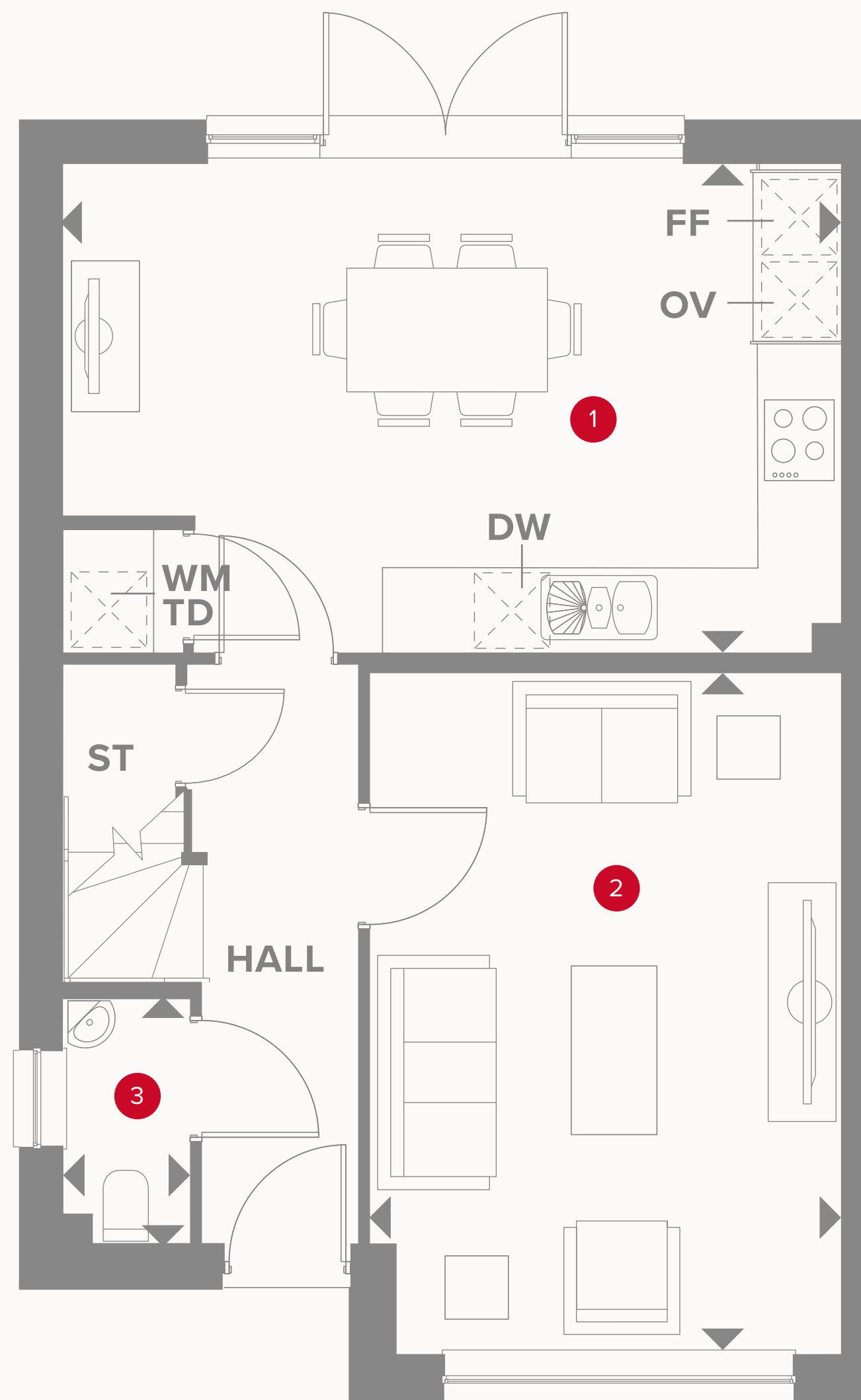
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME






Plots 97, 125, 138, 140, 168 & 175 are handed.


THE LETCHWORTH GROUND FLOOR

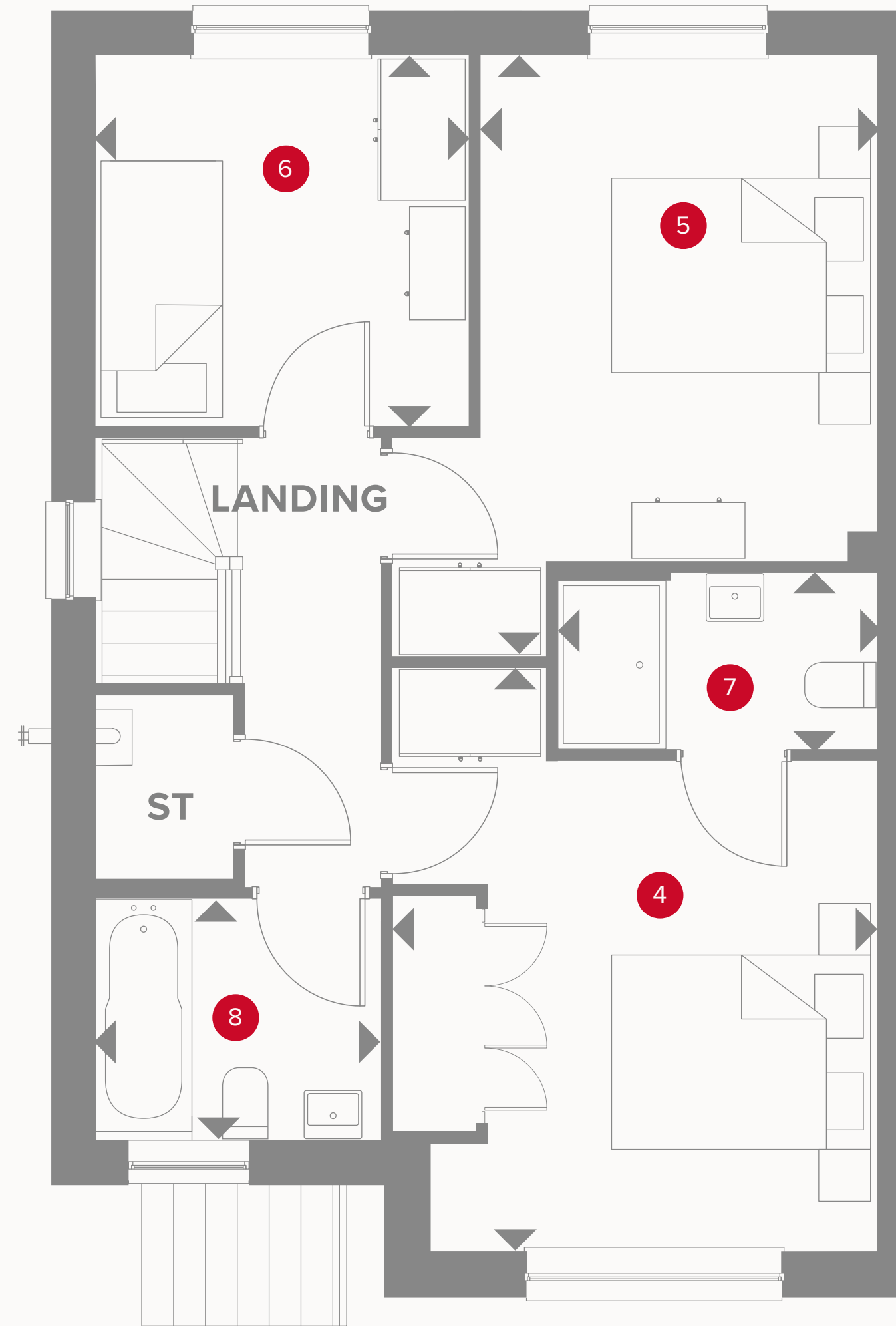
1	Kitchen/Dining	18'2" x 11'5"	5.53 x 3.47 m
2	Lounge	15'11" x 11'0"	4.84 x 3.35 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



Plots 97, 125, 138, 140, 168 & 175 are handed.

THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
5	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 4'1"	2.26 x 1.25 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



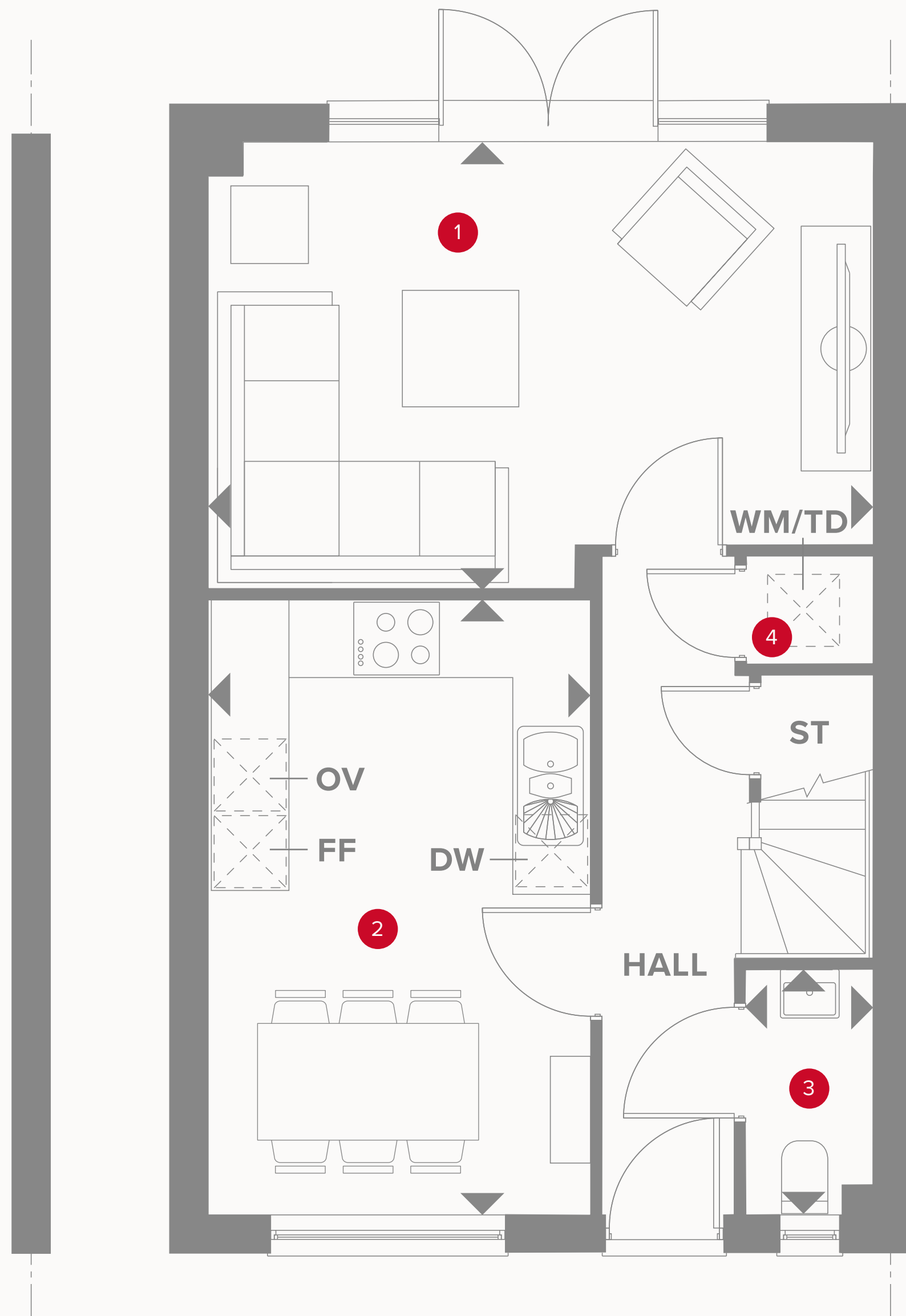
HERITAGE

- REDROW -

THE GRANTHAM 4

FOUR BEDROOM HOME







THE GRANTHAM 4 GROUND FLOOR

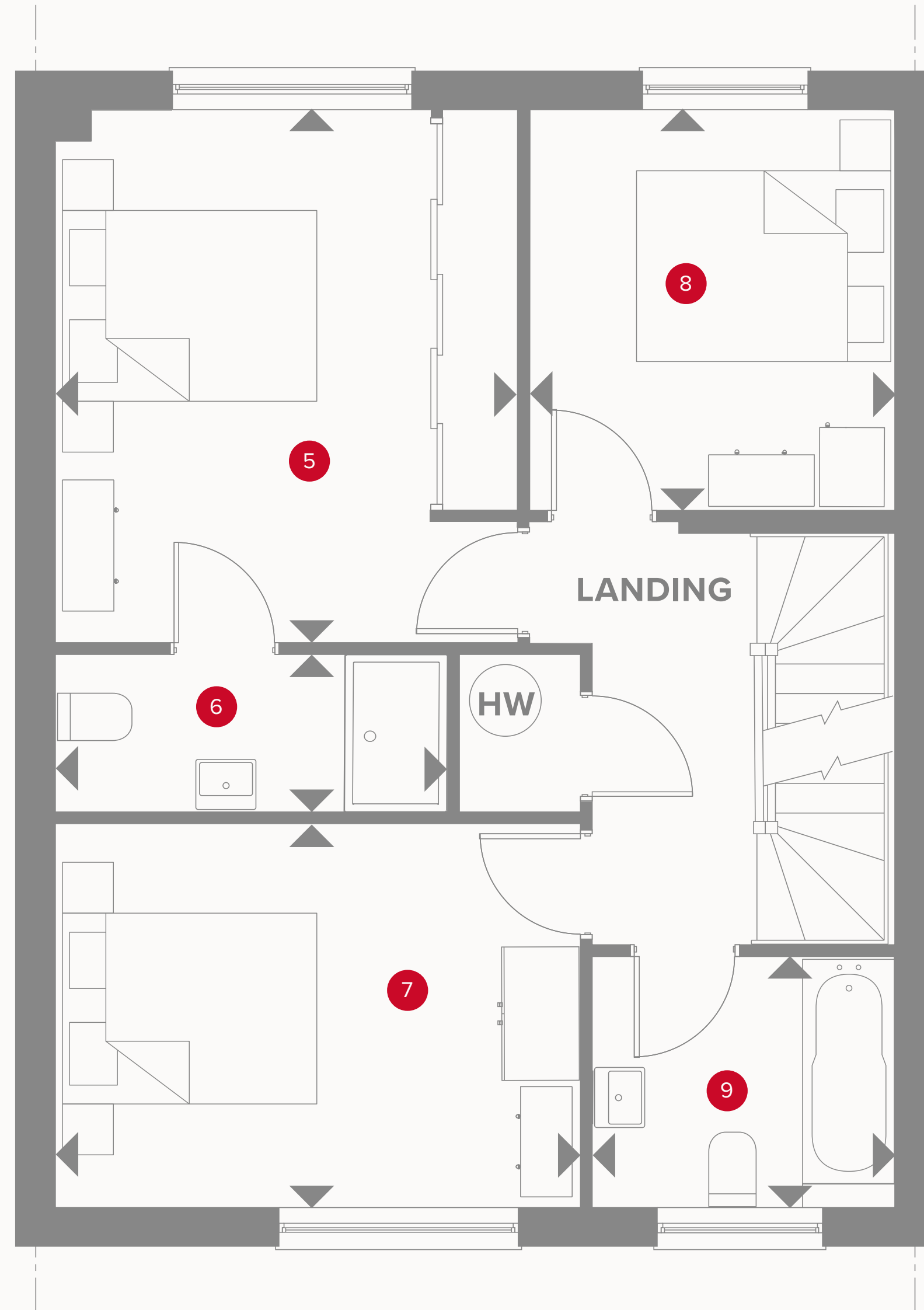
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'2" x 2'9"	0.96 x 0.84 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- DW** Dishwasher space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- TD** Tumble dryer space



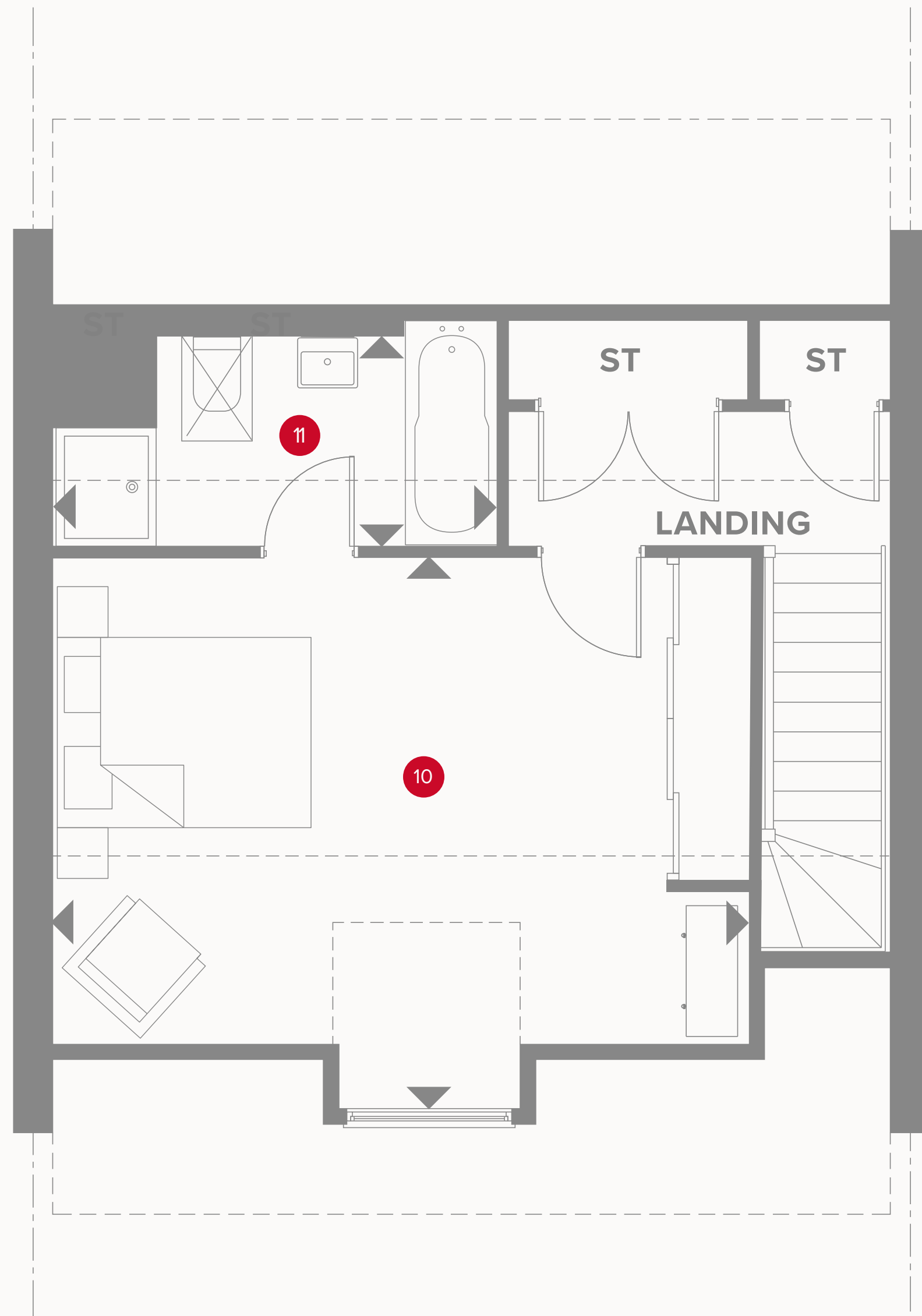
THE GRANTHAM 4 FIRST FLOOR

5	Bedroom 1	13'1" x 11'5"	4.00 x 3.47 m
6	En-suite 1	9'8" x 3'11"	2.94 x 1.19 m
7	Bedroom 2	12'11" x 9'5"	3.94 x 2.87 m
8	Bedroom 3	9'10" x 8'11"	3.00 x 2.73 m
9	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



KEY

- ◀ Dimensions start
- HW Hot water storage



THE GRANTHAM 4 SECOND FLOOR

10	Bedroom/Media Room	17'2" x 13'8"	5.24 x 4.17 m
11	En-suite 2	11'9" x 5'0"	3.58 x 1.53 m



KEY

- ◀ Dimensions start
- ST** Storage cupboard



Customers should note this illustration is an example of the Grantham 4 house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



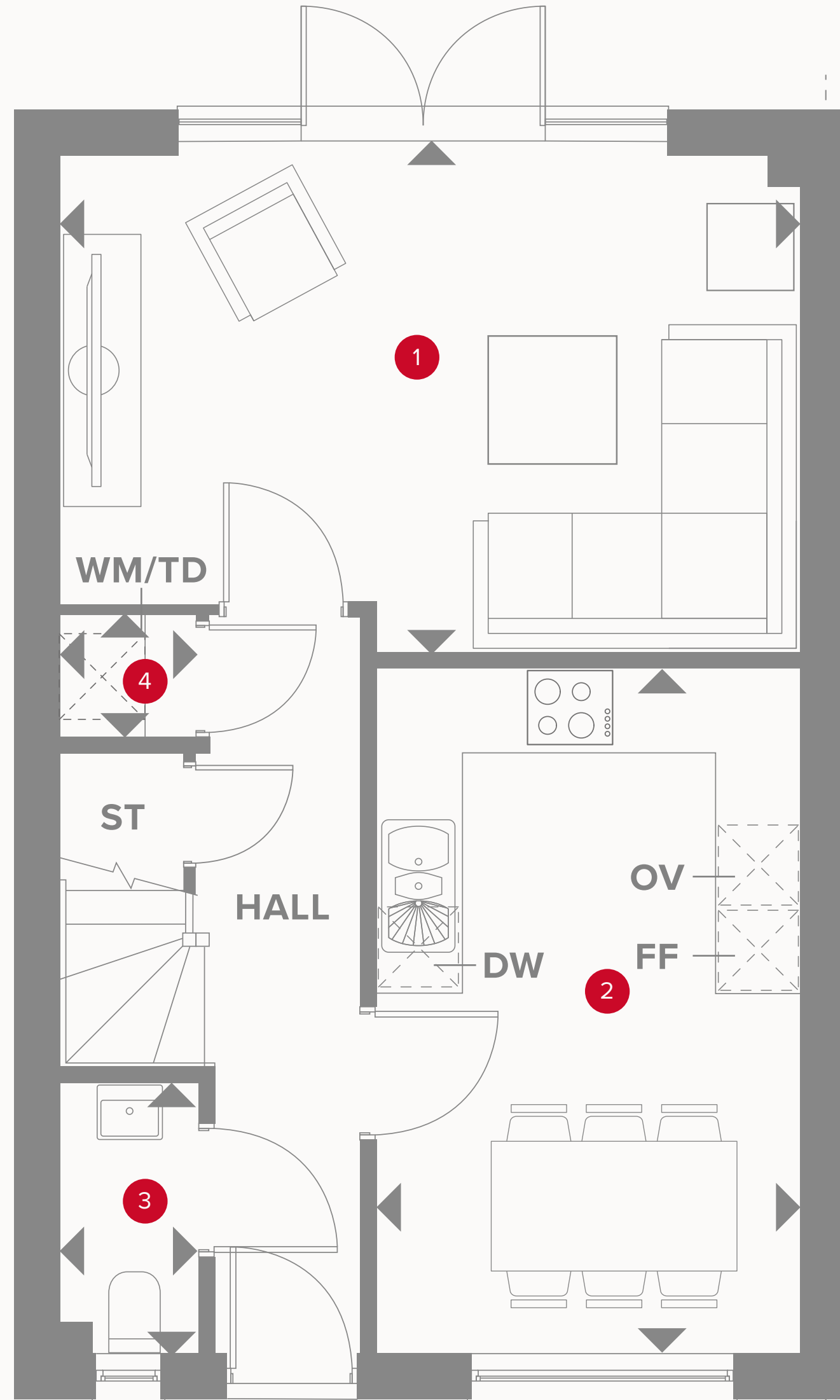
HERITAGE

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THE GRANTHAM SEMI

FOUR BEDROOM HOME

 **REDROW**




Plots 92, 105, 114, 121, 123, 152, 157 & 162 are handed.


THE GRANTHAM SEMI GROUND FLOOR

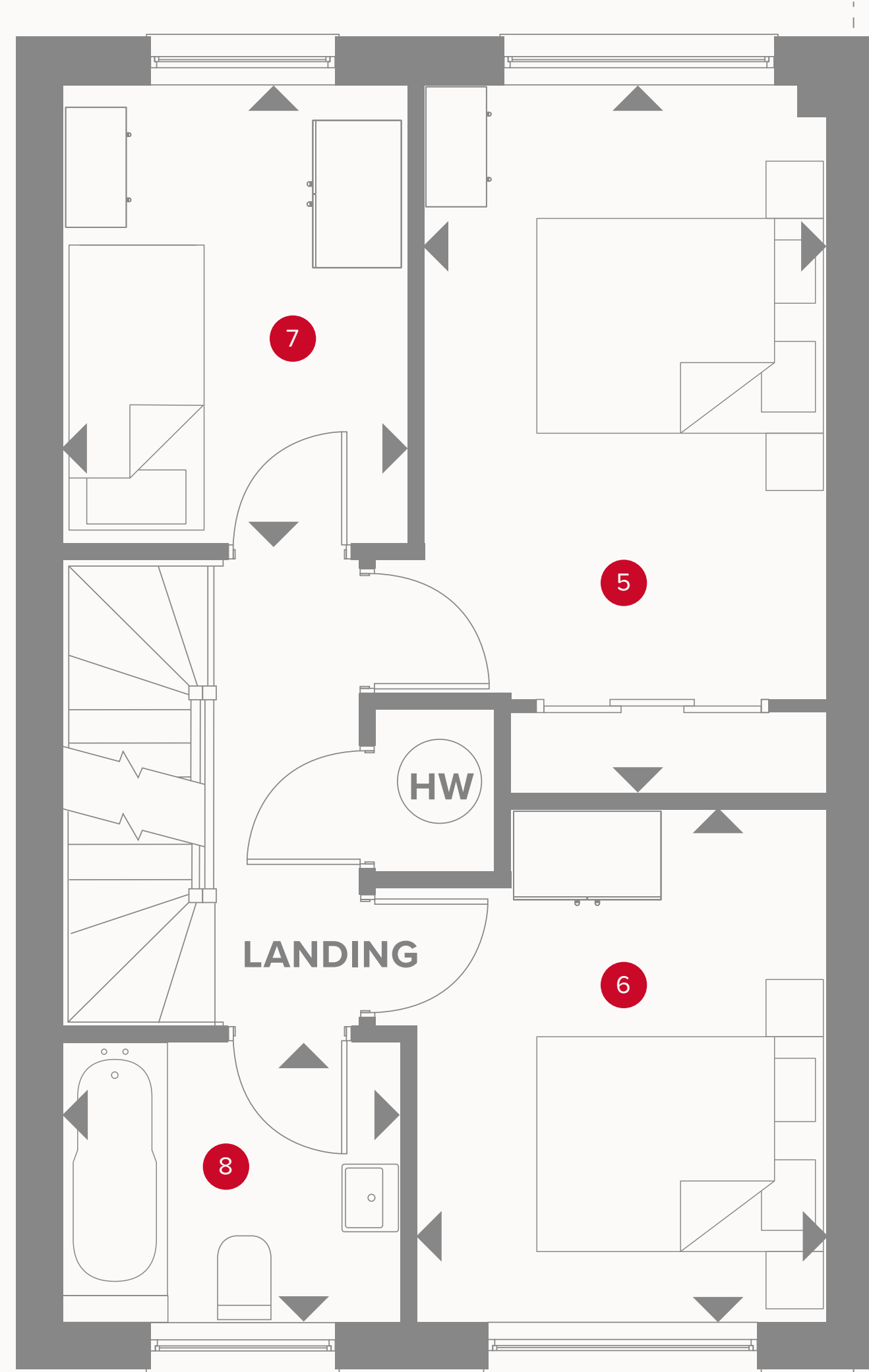
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.83 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- DW** Dish washer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- TD** Tumble dryer space



Plots 92, 105, 114, 121, 123, 152, 157 & 162 are handed.

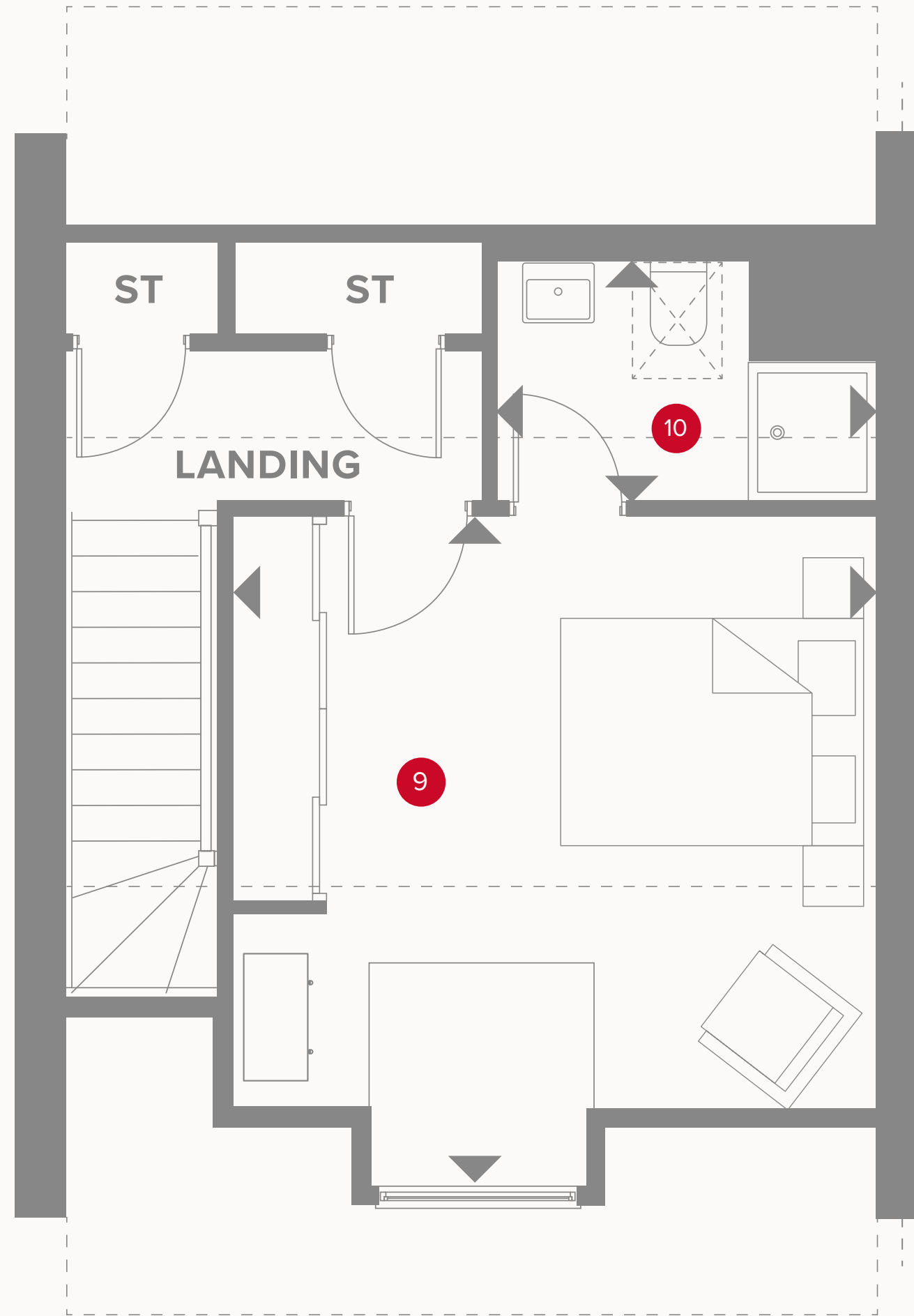
THE GRANTHAM SEMI FIRST FLOOR

5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'5" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



KEY

- ◀ Dimensions start
- HW** Hot water storage



Plots 92, 105, 114, 121, 123, 152, 157 & 162 are handed.

THE GRANTHAM SEMI SECOND FLOOR

9 Bedroom 1	13'10" x 13'3"	4.21 x 4.05 m
10 En-suite	7'10" x 5'1"	2.38 x 1.54 m



KEY

- ◀** Dimensions start
- ST** Storage cupboard



Customers should note this illustration is an example of the Grantham Semi house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



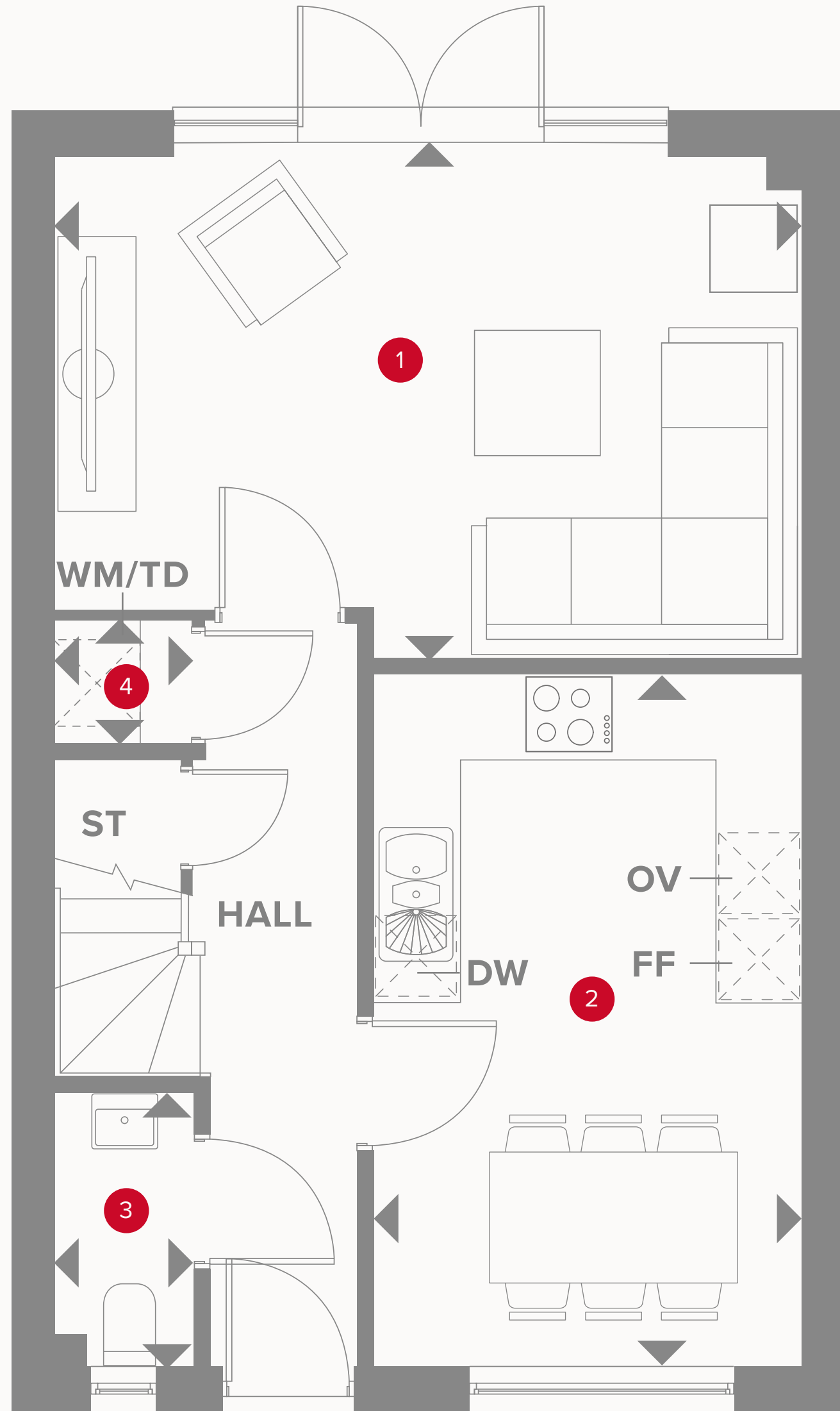
HERITAGE

- REDROW -

THE GRANTHAM

FOUR BEDROOM HOME






Plots 107 & 158 are handed.


THE GRANTHAM GROUND FLOOR

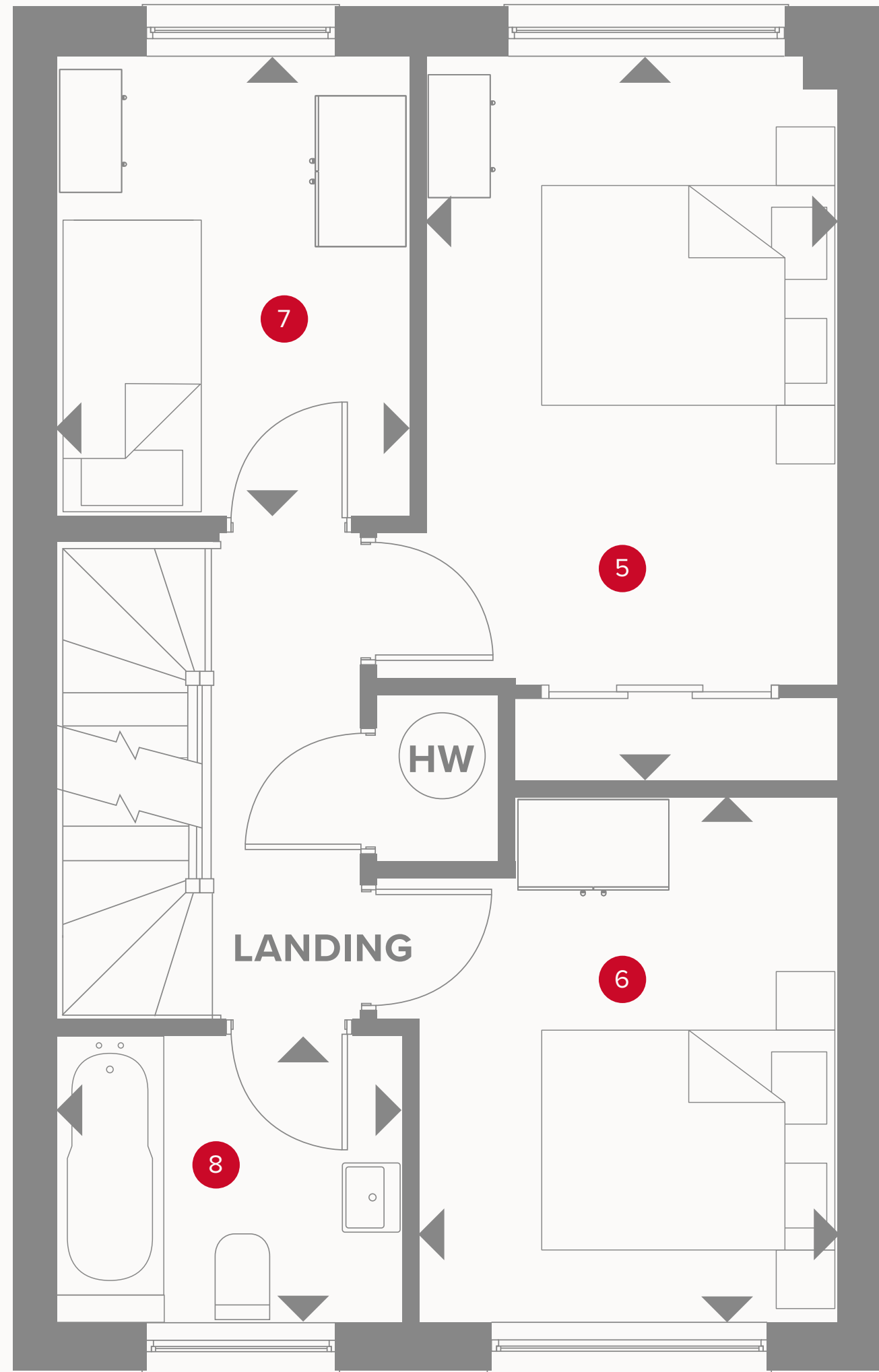
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/Dining	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'2" x 3'2"	1.87 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.83 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- DW** Dish washer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- TD** Tumble dryer space



Plots 107 & 158 are handed.

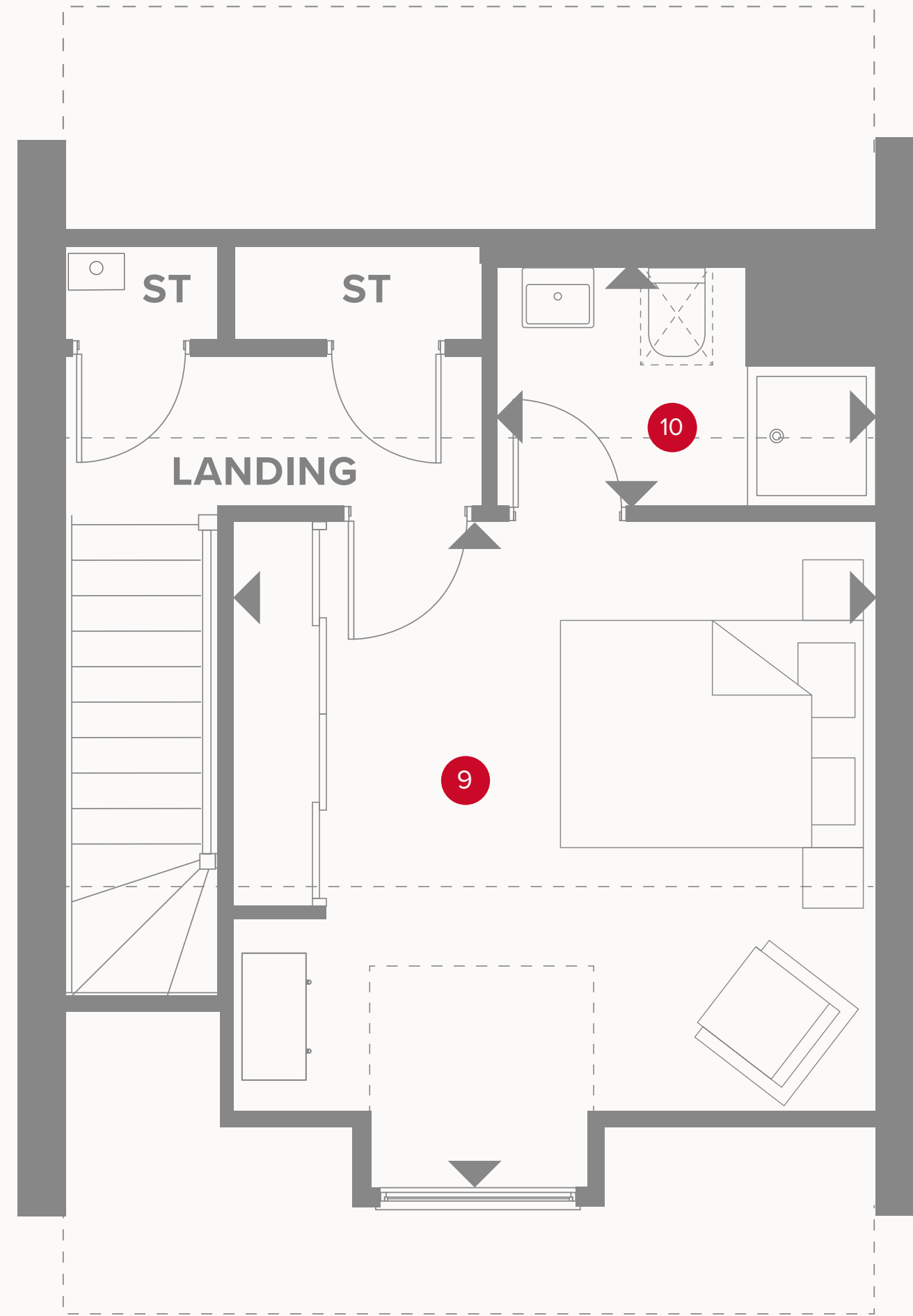
THE GRANTHAM FIRST FLOOR

5	Bedroom 2	15'6" x 8'10"	4.73 x 2.70 m
6	Bedroom 3	11'3" x 9'0"	3.43 x 2.75 m
7	Bedroom 4	9'8" x 7'7"	3.00 x 2.30 m
8	Bathroom	7'5" x 6'2"	2.26 x 1.87 m



KEY

- ◀ Dimensions start
- HW Hot water storage



Plots 107 & 158 are handed.

THE GRANTHAM SECOND FLOOR

9	Bedroom 1	13'8" x 13'3"	4.21 x 4.05 m
10	En-suite	7'10" x 5'1"	2.38 x 1.54 m



KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Grantham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

SKILFUL EXECUTION

Quality is never an accident, it is always the result of high intention to detail. It represents the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of exclusive Symphony kitchen designs to choose from. Please see Sales Consultant for more information.

Downlights

LED under cupboard downlights provided (where shown on kitchen layout).

Kitchen Sink

1 1/2 bowl sink

Utility sink

Single bowl sink.

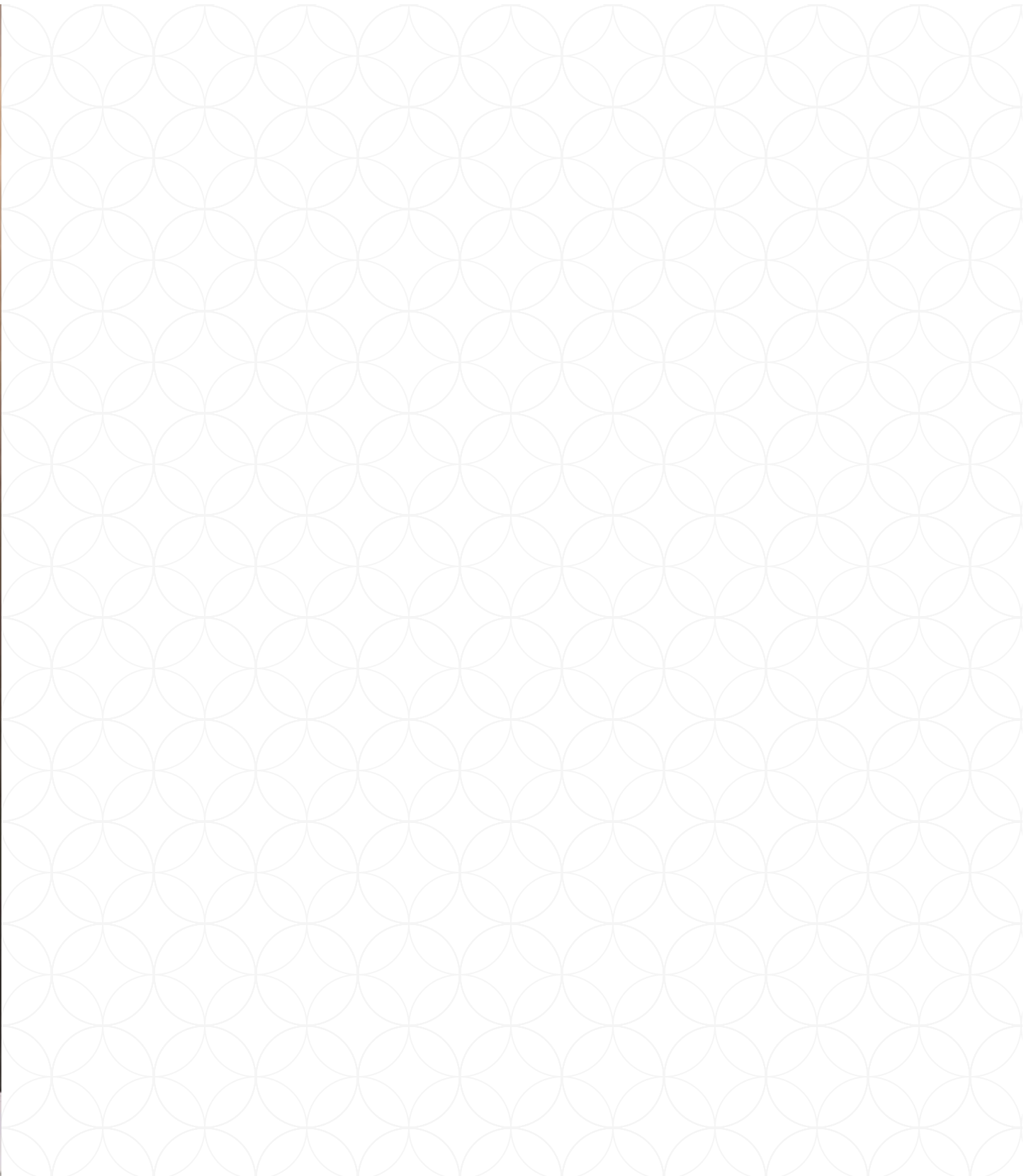
Appliances

4 ring burner hob

Double oven

60cm chimney extractor hood

50/50 fridge/freezer



INTERIOR

Walls

Crown white emulsion paint finish.

Ceilings

Flat finish with white emulsion paint decoration.

Internal Doors

2-panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses.

Radiators

Myson radiators.

Wardrobes

Choice of fitted wardrobe to bedroom 1, see Sales Consultant for more information.

Phone Point

Located as follows: one adjacent TV location in lounge and one in study (where applicable). Additional points may be provided, see layouts for details.

TV Point

Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable)

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Ideal Standard in white finish.

WC

Concept close coupled back-to-wall pan with dual flush cistern.

Shower over Bath

Shower valve and screen to bath where there is no separate shower enclosure within bathroom.

Shower Valve

Thermostatic bar valve.

Wall Tiles to Cloakroom, Bathroom & En-suite

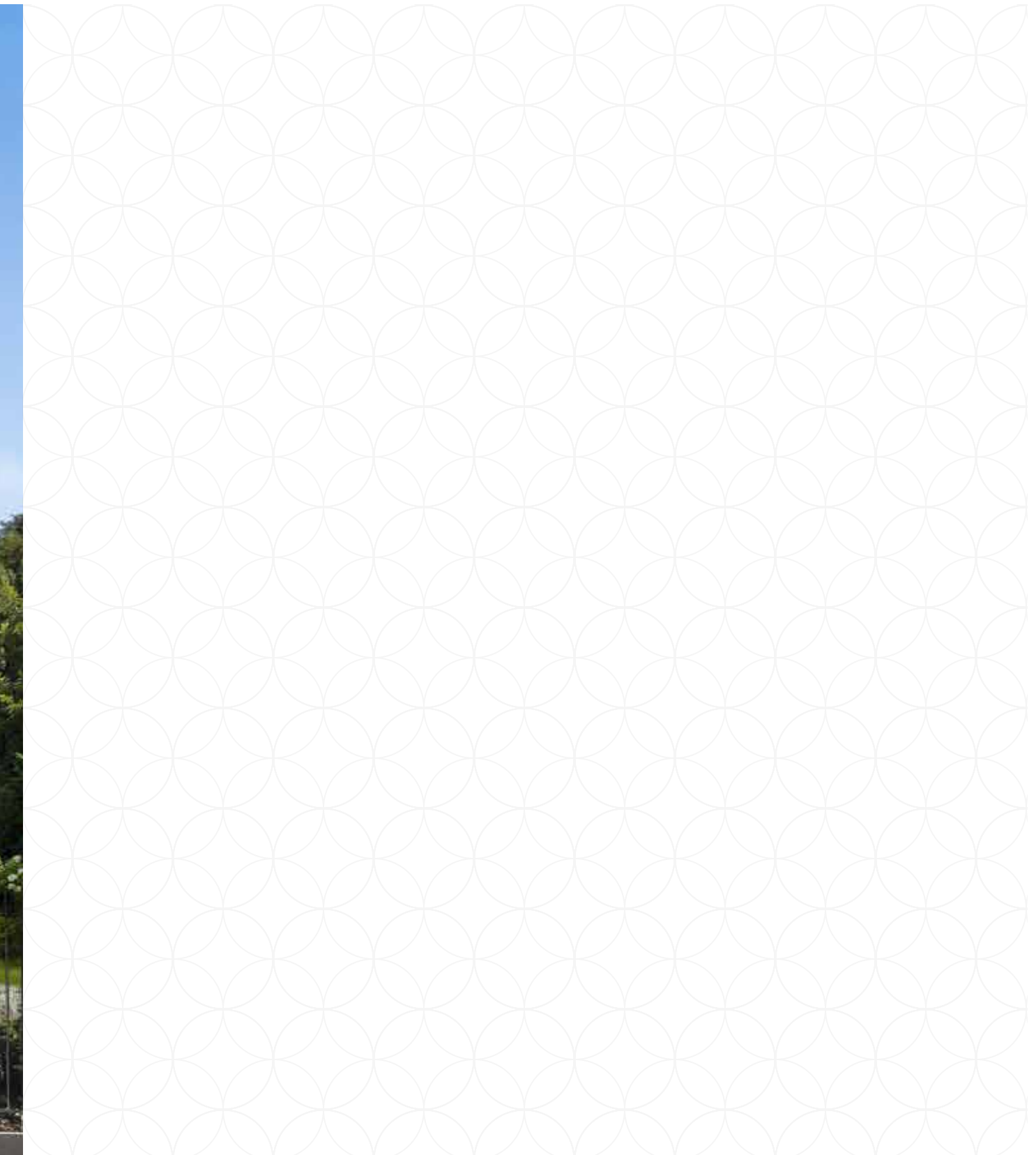
H&R Johnson wall tile choices available to areas as indicated on drawings. Mirror to be fitted above the bathroom and en-suite washbasins (where applicable) please see drawings.

Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suite where shown on drawing.

Shaver Socket

In bathroom and en-suite/s finish to match electrical plates.



EXTERIOR

External Doors

Front
GRP door with patterned glass

Rear
GRP door with patterned glass.

Door Bell

Mains Wired Bell Push Door Bell.

Security

Multi point locking system to front and rear doors of house.

External Lights

Black coach lantern (properties under 1400 sqft).

Grande Georgian lantern (properties over 1400 sqft)

Downlight

Where entrance is recessed.

Garage

To specific plots, see Sales Consultant for more information.

Door

Mains Wired Bell Push Door Bell.

Power

Double power point and lighting pendant (where garage lies within the curtilage of the property).

External Fencing & sides/rear

Vertical boarding 1.8m high - refer to layout.

Paving

Buff riven faced flags as indicated on drawing.

Gate

1.8m timber gate.

Turfing

Good standard turf to front and rear garden. Refer to layout for landscaping details. Topsoil and Turfing in accordance with NHBC requirements.

Outside Tap

To rear of property - refer to drawing for location.

Please Note:

Apartment specification to be found within the apartment brochure.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code

1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.



1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



EATON GREEN HEIGHTS

—
Kimpton Road, Luton, Bedfordshire LU2 0SX

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)