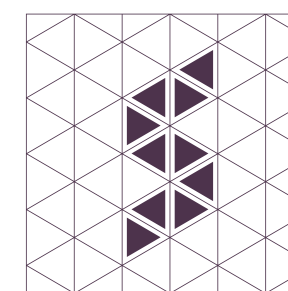


SAXON SQUARE

LUTON | LU2

WILSON COURT



SAXON SQUARE

LUTON LU2

Welcome to Saxon Square, a collection of 1 and 2 bedroom luxury apartments located just 26 minutes by train from Central London, in the vibrant and diverse town of Luton.

Set within an entirely new contemporary development, these 223 beautifully designed apartments offer an unparalleled level of connectivity. With two railway stations close by – both offering direct routes into London St Pancras International in under half an hour – plus the M1 and London Luton Airport, Saxon Square is perfectly positioned to connect you to the world.



SAXON SQUARE

INTRODUCTION

WILSON COURT

WELCOME TO LIVING TRANSFORMED

A beautifully-styled collection of modern 1 and 2 bedroom apartments, situated in one of the UK's best-connected towns.



CGI IS INDICATIVE ONLY NOT REPRESENTATIVE OF THE FINAL PRODUCT.

THE FUTURE STARTS HERE

Located in the heart of a major regeneration area, Saxon Square offers a unique and exciting opportunity. Sitting opposite Luton Airport Parkway train station with free, five minute shuttle bus transfers to the airport, this is the start of a vibrant new community, transforming the area into an environment that seamlessly combines working, living and leisure.

Set within urban squares, landscaped gardens and finished to a high specification, Wilson Court apartments offer a relaxed, modern, luxury lifestyle. Cycle stores, secure parking and a short walk to shops, food courts and restaurants in the planned adjacent Napier Park and Stirling Place combine to create the perfect template for contemporary living.



SITEPLAN IS INDICATIVE ONLY NOT REPRESENTATIVE OF THE FINAL PRODUCT.

£1.5 BILLION OF PLANNED INVESTMENT

IN LUTON OVER THE NEXT FIVE TO SIX YEARS
ACROSS EIGHT STRATEGIC DEVELOPMENT SITES

£110M INVESTMENT IN LONDON LUTON AIRPORT

Making it the country's
fastest growing airport.

ANNUAL CAPACITY TO INCREASE BY 50%

From 12 to 18 million by 2020.



18,500 NEW JOBS

395-acre London Luton Airport
Enterprise Zone creating 7,200
direct jobs increasing to 10,000
including airport redevelopment.

SAXON SQUARE

£30 MILLION IMPROVEMENT TO M1 JCT 10



£150 MILLION POWER COURT DEVELOPMENT

Including a new live music venue, a small cinema,
a supermarket, approximately 500 apartments,
restaurants, bars, banqueting, conference
facilities and a hotel.

17,500-22,500 CAPACITY STATE-OF-THE-ART STADIUM

For live sport & music.



LUTON REGENERATION

CGIS ARE INDICATIVE ONLY NOT REPRESENTATIVE OF THE FINAL PRODUCT.

THE WORLD ON YOUR DOORSTEP

If you're looking to live in a modern, thriving hub that effortlessly connects residents to the capital, the rest of the UK and the world itself, few places surpass Luton. Situated only 30 miles from London, the town offers an unrivalled array of transport methods to get you where you need to be.



SAXON SQUARE

CONNECTIONS

ROAD

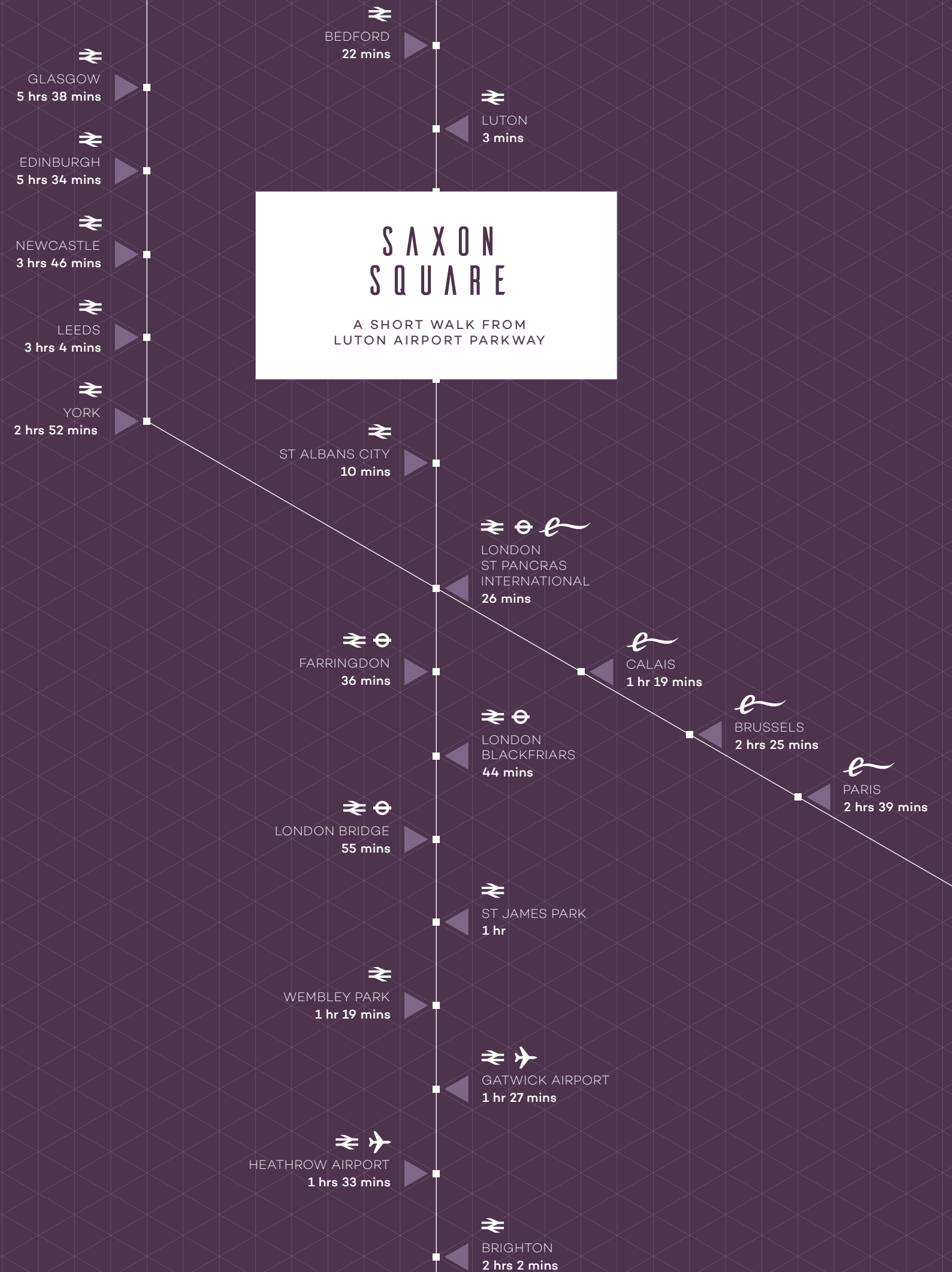
The newly widened M1 (Junction 10) is 1.3 miles from Saxon Square, offering fast, efficient access to London, Milton Keynes, Birmingham and beyond. The M25 and A1 are also in easy reach, opening up the entire UK motorway network.

RAIL

A 500 yard walk to Luton Airport Parkway will take speeding commuters and leisure travellers to London St Pancras International in just 26 minutes, 24 hours a day, 7 days a week. The Thameslink network also links directly to Gatwick, Brighton and Bedford.

AIR

London Luton Airport is 0.5 miles away. Fast-growing, London Luton offers direct flights to over 70 destinations on 3 continents, in Europe, Africa and Asia. It's home to some of the largest European low-cost airlines, such as EasyJet and Ryanair, plus other scheduled and chartered carriers.





CGI IS INDICATIVE ONLY NOT REPRESENTATIVE OF THE FINAL PRODUCT.



CGIS ARE INDICATIVE ONLY NOT REPRESENTATIVE OF THE FINAL PRODUCT.

DETAIL THAT COUNTS

KITCHEN

- Contemporary white gloss kitchen with handle-less design
- Laminate worktop with matching upstand
- Full height back painted glass splash back behind hob only
- 1.5 bowl stainless steel sink
- Four ring ceramic hob with integrated cooker hood
- One bedroom apartments fitted with a single oven, two bedroom apartments fitted with a double oven
- Integrated fridge/freezer
- Free standing washer dryer located in hallway cupboard
- Plumbing for dishwasher only

BATHROOM & EN-SUITE

- Part tiling to bathroom and en-suite
- Ceramic floor tiles
- Fitted mirror above wash hand basin

ELECTRICAL

- Brushed chrome finish down lighters to kitchen, bathroom and en-suite
- Pendant lighting to all bedrooms
- Wiring only for Sky Q television to living area

COMMUNAL AREAS

- Lift to all floors
- Entry phone

JOINERY

- Oak veneer apartment entrance doors
- White skirting boards and architraves
- Optional fitted soft close wardrobe to the master bedroom**

WALL FINISHING

- White emulsion painted internal walls and ceilings

HEATING

- Central heating with wall mounted radiators

GENERAL

- 2 year Redrow Homes warranty
- 10 year LABC building warranty
- Parking available*
- Balcony or terrace area to selected apartments only

*Please ask your Sales Consultant for further information on parking available at the development.

**Available at an additional cost.

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.



FLOOR PLANS

GROUND FLOOR

PLOT GF-01
551 SQ FT
1 BEDROOM

PLOT GF-02
704 SQ FT
2 BEDROOM

PLOT GF-03
774 SQ FT
2 BEDROOM

PLOT GF-04
526 SQ FT
1 BEDROOM

PLOT GF-05
591 SQ FT
1 BEDROOM

PLOT GF-06
591 SQ FT
1 BEDROOM

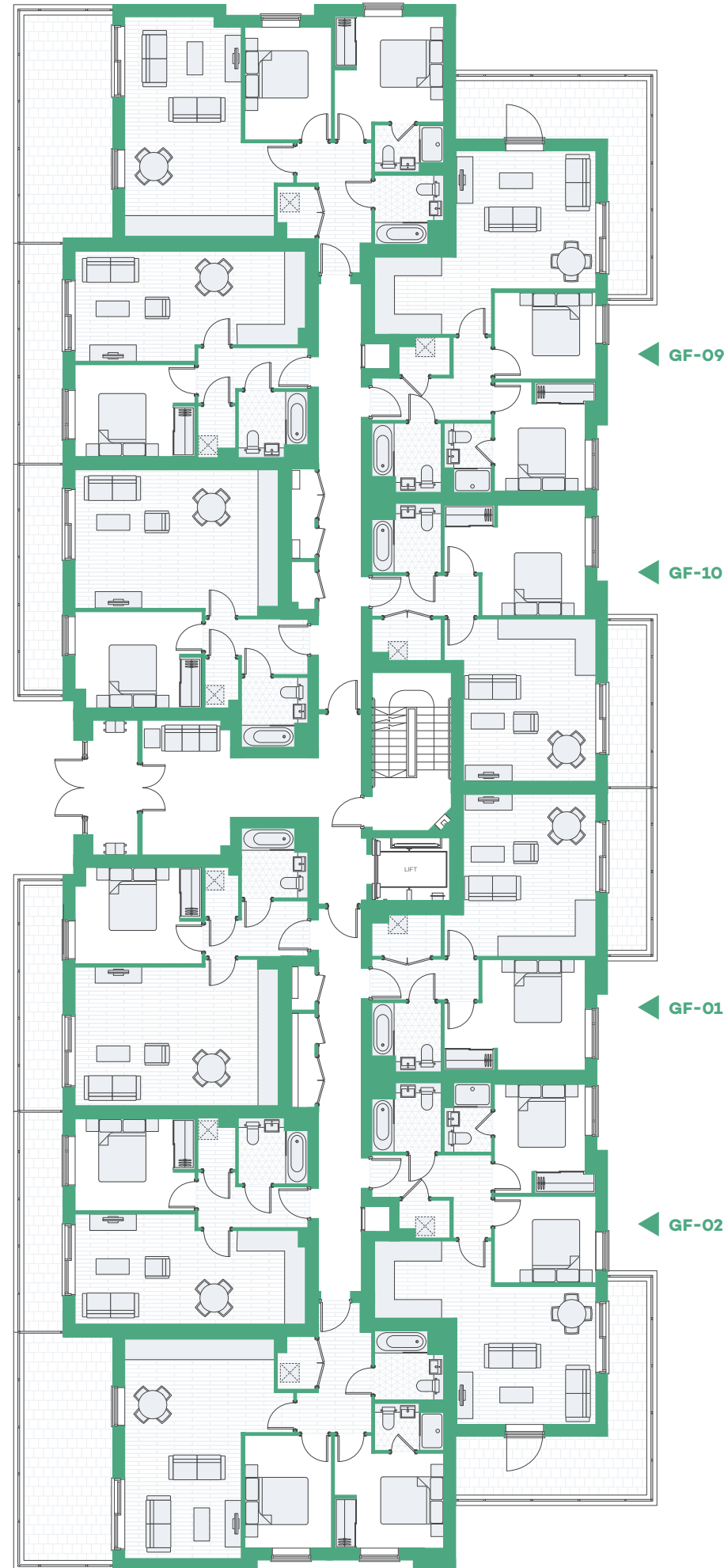
PLOT GF-07
526 SQ FT
1 BEDROOM

PLOT GF-08
781 SQ FT
2 BEDROOM

PLOT GF-09
704 SQ FT
2 BEDROOM

PLOT GF-10
551 SQ FT
1 BEDROOM

GF-08
GF-07
GF-06
GF-05
GF-04
GF-03



GF-09
GF-10
GF-01
GF-02

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

FLOOR PLANS

FIRST FLOOR

PLOT 01-01
551 SQ FT
1 BEDROOM

PLOT 01-02
704 SQ FT
2 BEDROOM

PLOT 01-03
774 SQ FT
2 BEDROOM

PLOT 01-04
526 SQ FT
1 BEDROOM

PLOT 01-05
739 SQ FT
2 BEDROOM

PLOT 01-06
739 SQ FT
2 BEDROOM

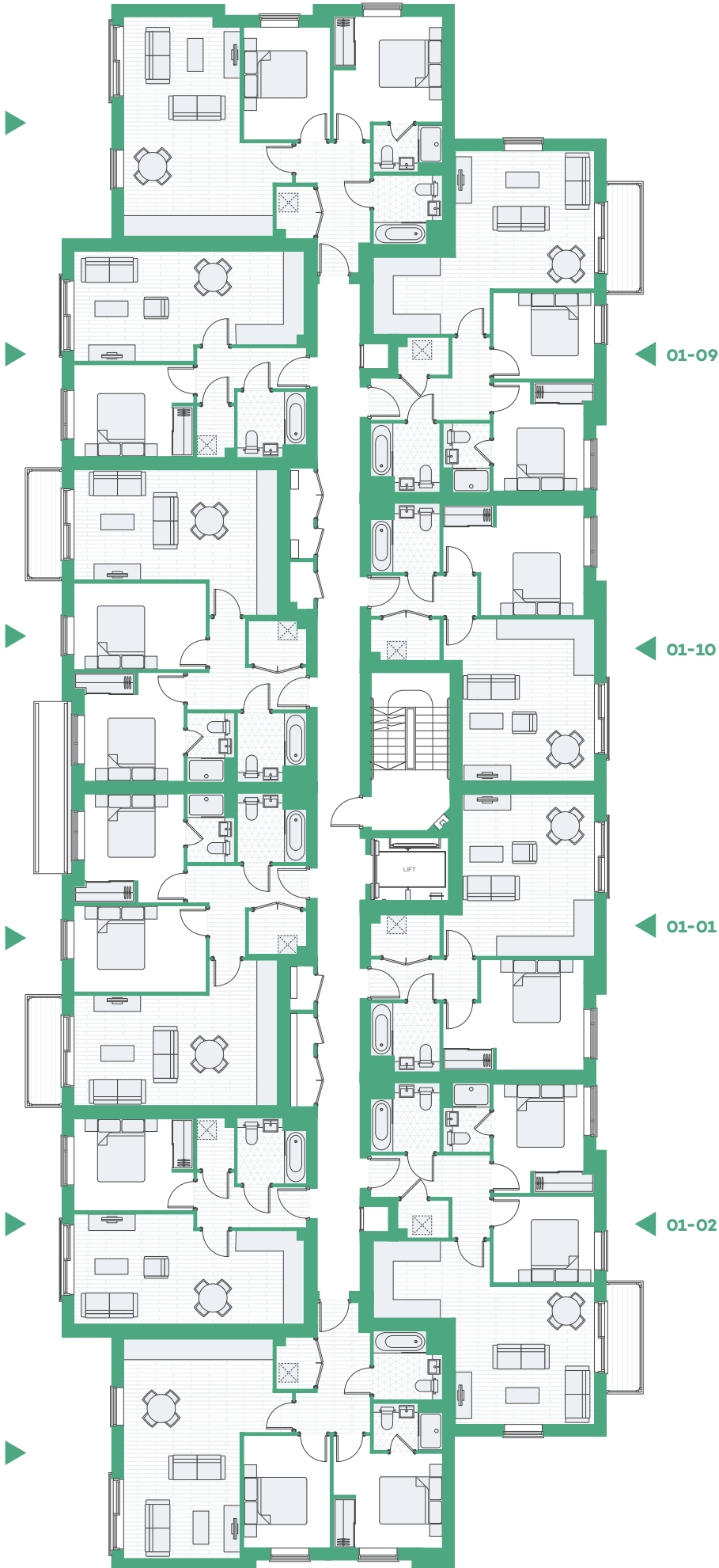
PLOT 01-07
526 SQ FT
1 BEDROOM

PLOT 01-08
781 SQ FT
2 BEDROOM

PLOT 01-09
704 SQ FT
2 BEDROOM

PLOT 01-10
551 SQ FT
1 BEDROOM

01-08
01-07
01-06
01-05
01-04
01-03



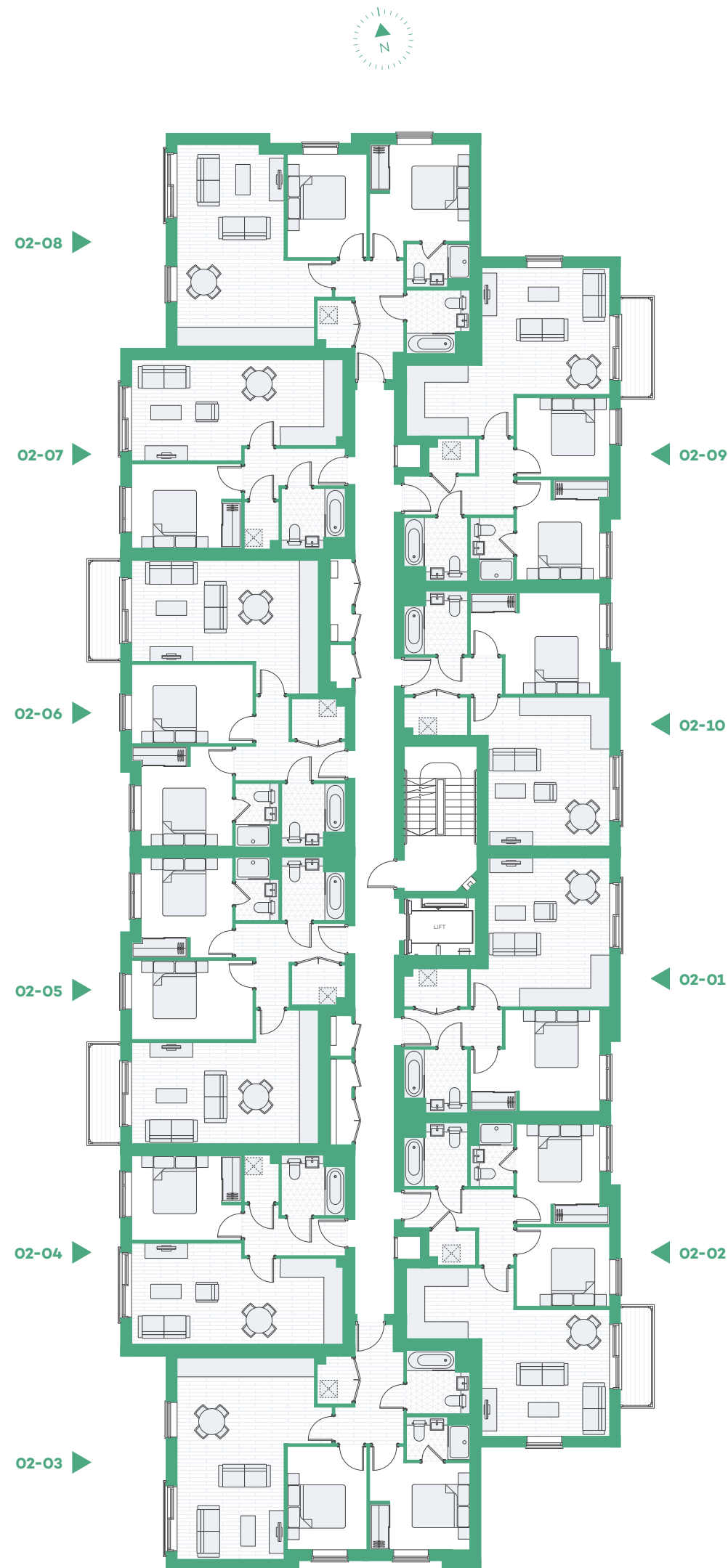
01-09
01-10
01-01
01-02

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FLOOR PLANS

SECOND FLOOR

PLOT 02-01 551 SQ FT 1 BEDROOM	PLOT 02-02 704 SQ FT 2 BEDROOM
PLOT 02-03 774 SQ FT 2 BEDROOM	PLOT 02-04 526 SQ FT 1 BEDROOM
PLOT 02-05 739 SQ FT 2 BEDROOM	PLOT 02-06 739 SQ FT 2 BEDROOM
PLOT 02-07 526 SQ FT 1 BEDROOM	PLOT 02-08 781 SQ FT 2 BEDROOM
PLOT 02-09 704 SQ FT 2 BEDROOM	PLOT 02-10 551 SQ FT 1 BEDROOM

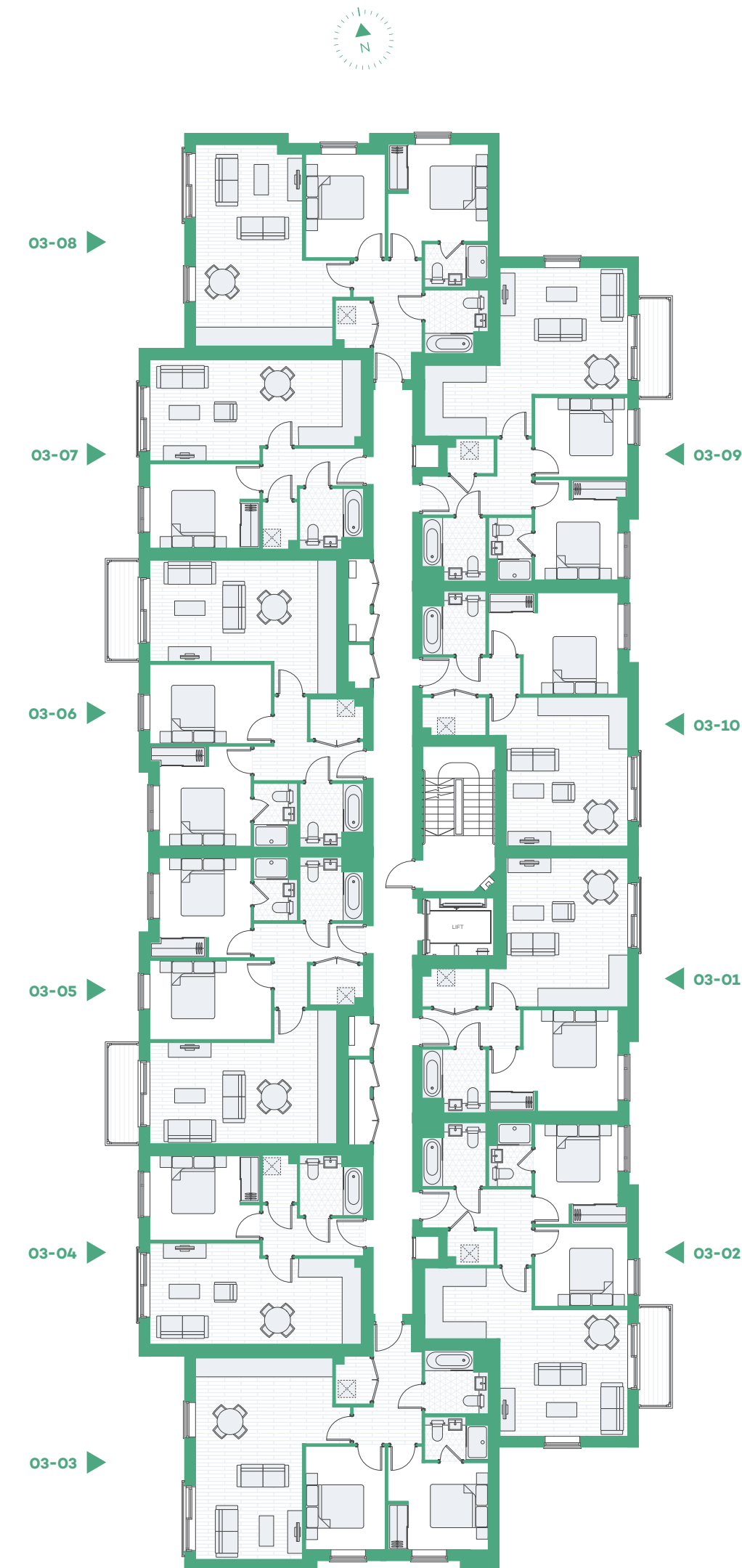


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FLOOR PLANS

THIRD FLOOR

PLOT 03-01 551 SQ FT 1 BEDROOM	PLOT 03-02 704 SQ FT 2 BEDROOM
PLOT 03-03 774 SQ FT 2 BEDROOM	PLOT 03-04 526 SQ FT 1 BEDROOM
PLOT 03-05 739 SQ FT 2 BEDROOM	PLOT 03-06 739 SQ FT 2 BEDROOM
PLOT 03-07 526 SQ FT 1 BEDROOM	PLOT 03-08 781 SQ FT 2 BEDROOM
PLOT 03-09 704 SQ FT 2 BEDROOM	PLOT 03-10 551 SQ FT 1 BEDROOM



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APARTMENT PLANS

PLOT GF-01

ONE BEDROOM

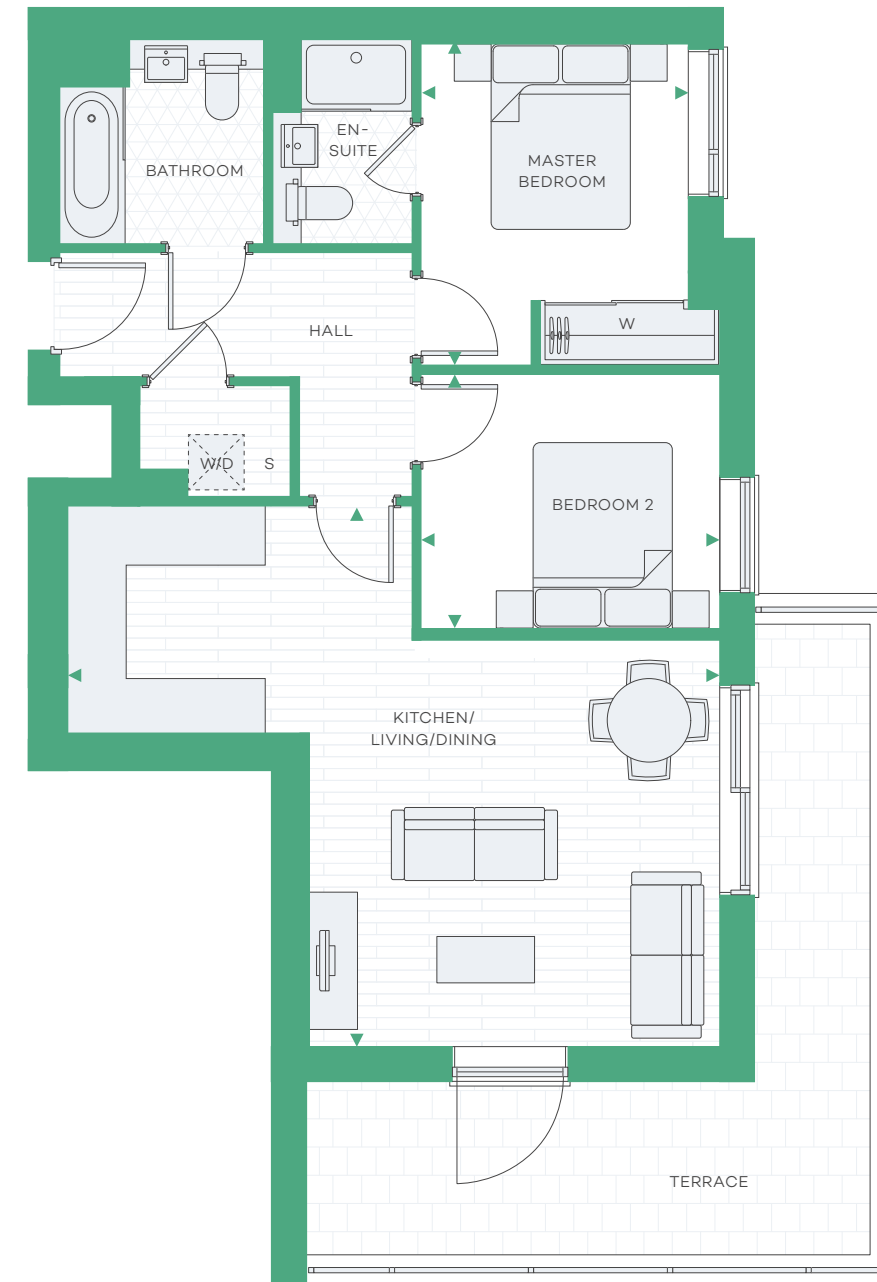


SAXON SQUARE

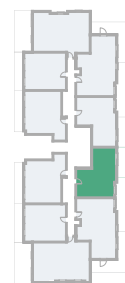
APARTMENT PLANS

PLOT GF-02

TWO BEDROOM



APARTMENT TYPES



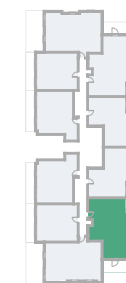
DIMENSIONS



Kitchen/Living/Dining	5.15m x 4.80m	16'9" x 15'7"
Master Bedroom	3.53m x 4.48m	11'5" x 14'7"
Total Area	51.2 sq m	551 sq ft

◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



DIMENSIONS



Kitchen/Living/Dining	5.83m x 7.03m	19' x 22'10"
Master Bedroom	3.45m x 2.88m	11'3" x 9'5"
Bedroom 2	2.75m x 3.22m	8'11" x 10'6"
Total Area	65.4 sq m	704 sq ft

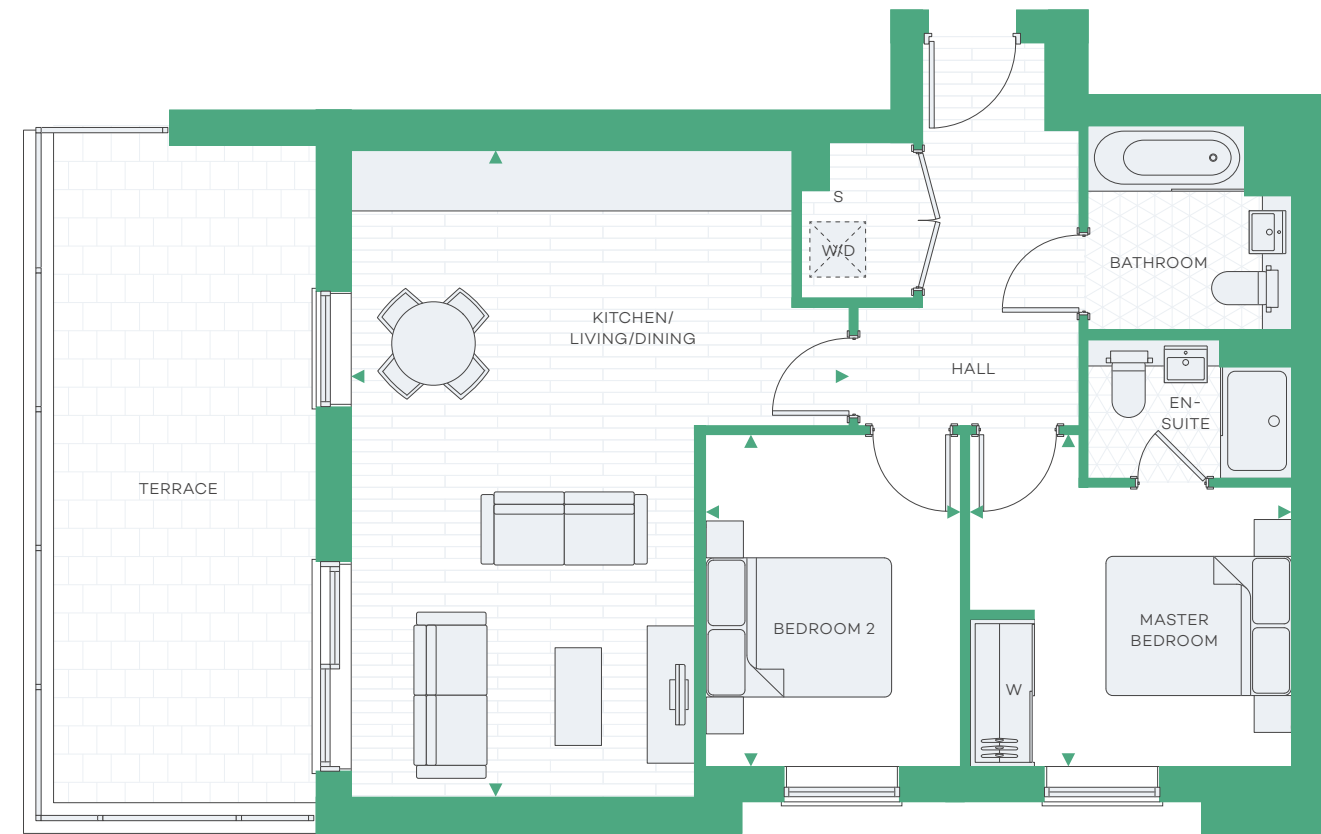
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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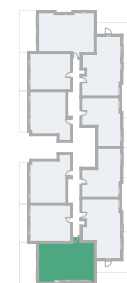
APARTMENT PLANS

PLOT GF-03

TWO BEDROOM



SAXON SQUARE



DIMENSIONS

Kitchen/Living/Dining	6.99m x 5.37m	22'9" x 17'6"
Master Bedroom	3.58m x 3.47m	11'8" x 11'3"
Bedroom 2	3.58m x 2.75m	11'8" x 8'11"
Total Area	71.9 sq m	774 sq ft

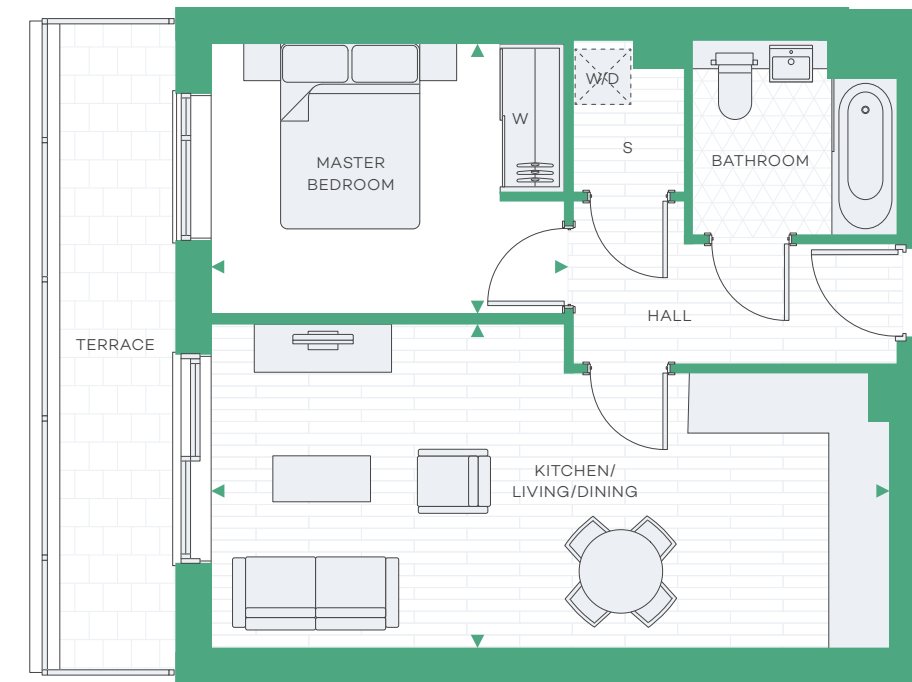
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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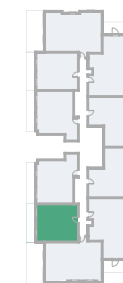
APARTMENT PLANS

PLOT GF-04

ONE BEDROOM



APARTMENT TYPES



DIMENSIONS

Kitchen/Living/Dining	3.50m x 7.31m	11'4" x 23'9"
Master Bedroom	2.92m x 3.81m	9'6" x 12'5"
Total Area	48.9 sq m	526 sq ft

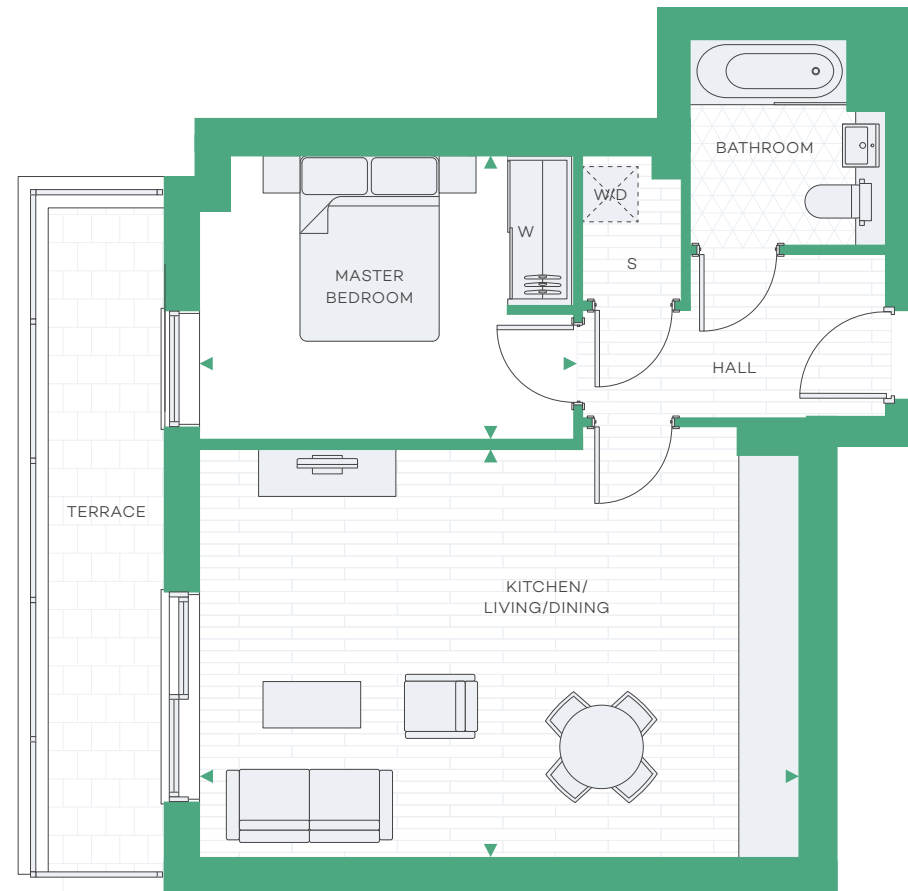
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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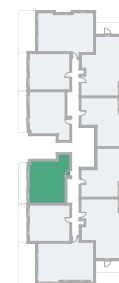
APARTMENT PLANS

PLOT GF-05

ONE BEDROOM



SAXON SQUARE



DIMENSIONS



Kitchen/Living/Dining	4.39m x 6.46m	14'4" x 21'
Master Bedroom	3.07m x 4.03m	10' x 13'1"
Total Area	54.9 sq m	591 sq ft

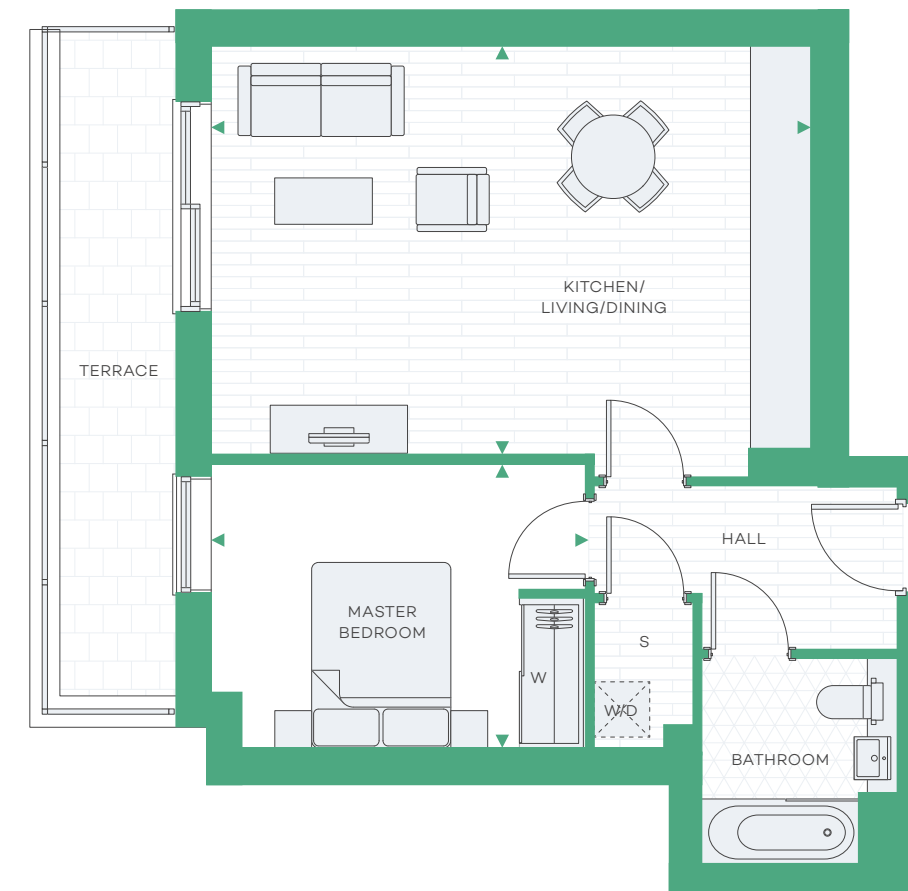
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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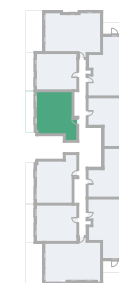
APARTMENT PLANS

PLOT GF-06

ONE BEDROOM



APARTMENT TYPES



DIMENSIONS



Kitchen/Living/Dining	4.39m x 6.46m	14'4" x 21'
Master Bedroom	3.07m x 4.03m	10' x 13'1"
Total Area	54.9 sq m	591 sq ft

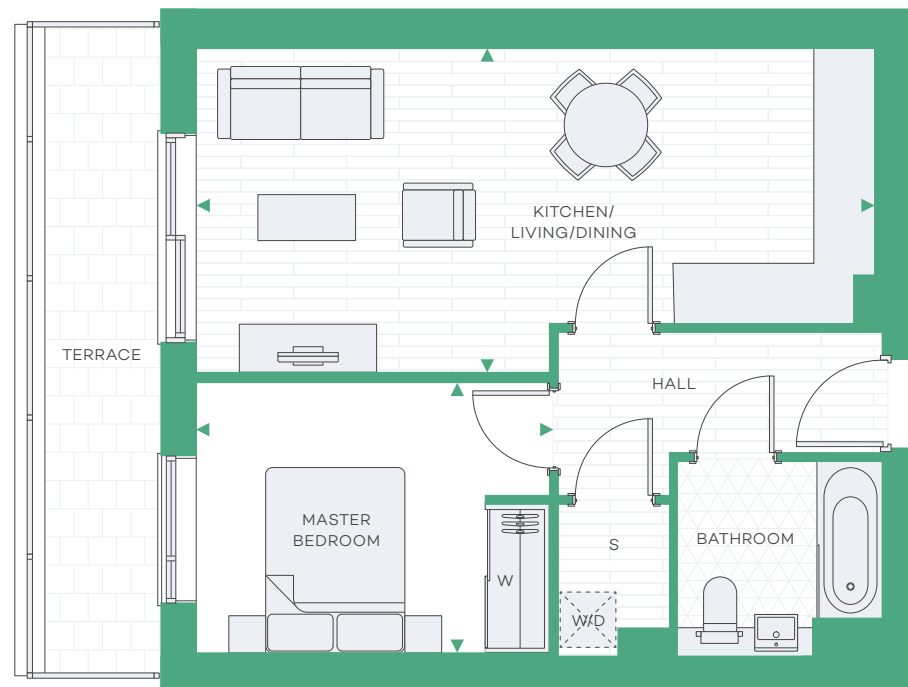
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOT GF-07

ONE BEDROOM



SAXON SQUARE

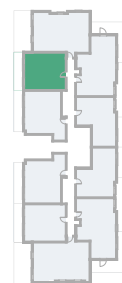
APARTMENT PLANS

PLOT GF-08

TWO BEDROOM



APARTMENT TYPES



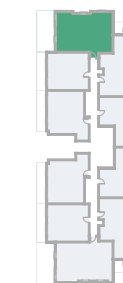
DIMENSIONS



Kitchen/Living/Dining	3.50m x 7.31m	11'4" x 23'9"
Master Bedroom	2.92m x 3.81m	9'6" x 12'5"
Total Area	48.9 sq m	526 sq ft

◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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DIMENSIONS



Kitchen/Living/Dining	6.99m x 5.37m	22'9" x 17'6"
Master Bedroom	3.92m x 3.47m	12'9" x 11'4"
Bedroom 2	3.58m x 2.75m	11'8" x 8'11"
Total Area	72.6 sq m	781 sq ft

◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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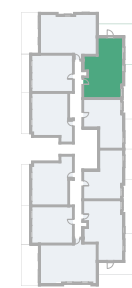
APARTMENT PLANS

PLOT GF-09

TWO BEDROOM



SAXON SQUARE



DIMENSIONS

Kitchen/Living/Dining	5.83m x 7.03m	19' x 22'10"
Master Bedroom	3.45m x 2.88m	11'3" x 9'5"
Bedroom 2	2.75m x 3.22m	8'11" x 10'6"
Total Area	65.4 sq m	704 sq ft



◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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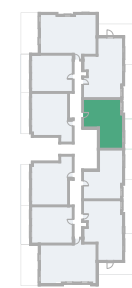
APARTMENT PLANS

PLOT GF-10

ONE BEDROOM



APARTMENT TYPES



DIMENSIONS

Kitchen/Living/Dining	5.15m x 4.80m	16'9" x 15'7"
Master Bedroom	3.53m x 4.48m	11'5" x 14'7"
Total Area	51.2 sq m	551 sq ft



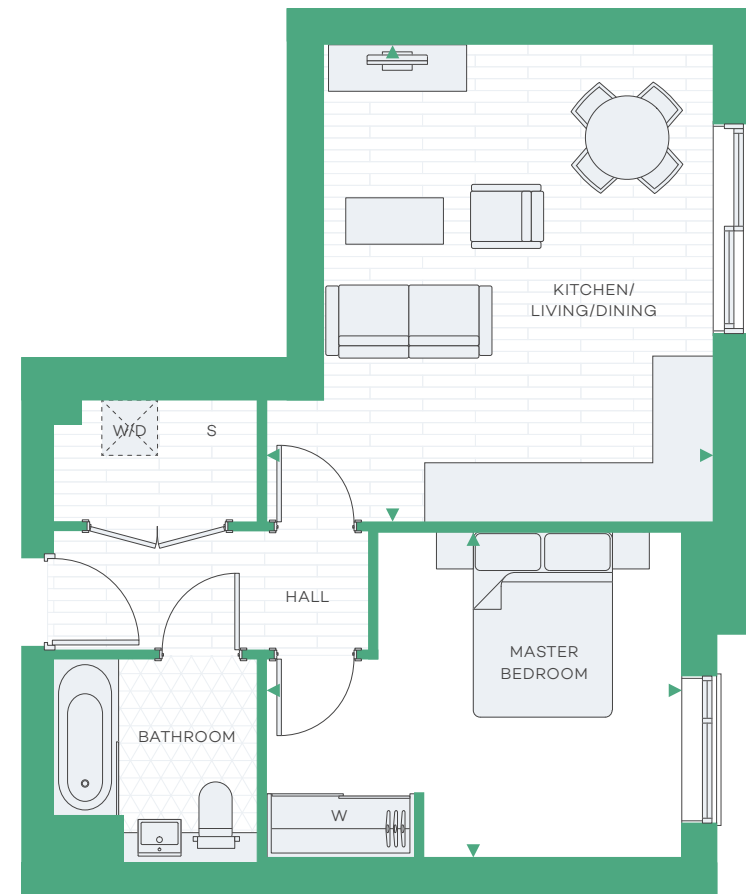
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOTS 01-01 / 02-01 / 03-01

ONE BEDROOM

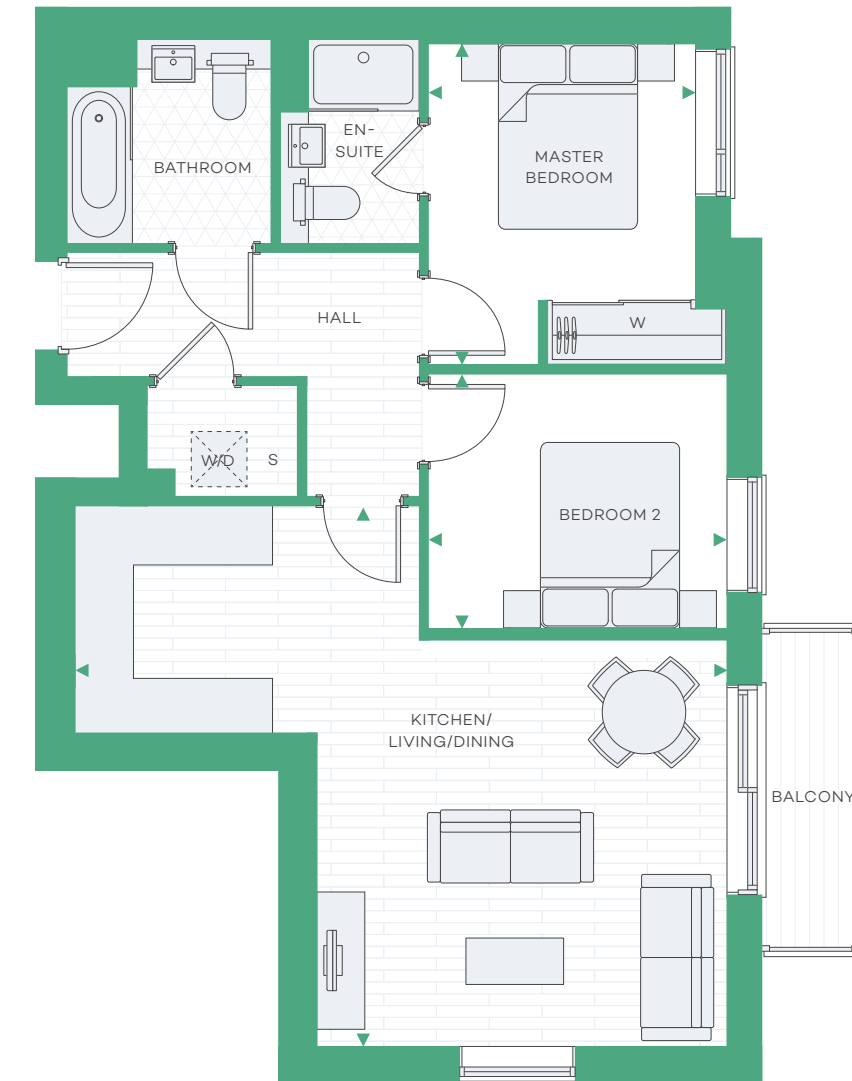


SAXON SQUARE

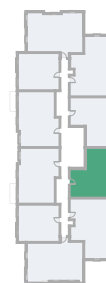
APARTMENT PLANS

PLOTS 01-02 / 02-02 / 03-02

TWO BEDROOM



APARTMENT TYPES



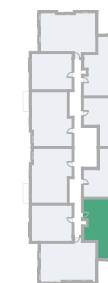
DIMENSIONS



Kitchen/Living/Dining	5.15m x 4.82m	16'9" x 15'8"
Master Bedroom	3.51m x 4.48m	11'5" x 14'7"
Total Area	51.2 sq m	551 sq ft

▶▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



DIMENSIONS



Kitchen/Living/Dining	5.83m x 7.03m	19' x 22'10"
Master Bedroom	3.47m x 2.88m	11'3" x 9'5"
Bedroom 2	3.22m x 2.75m	10'6" x 8'11"
Total Area	65.4 sq m	704 sq ft

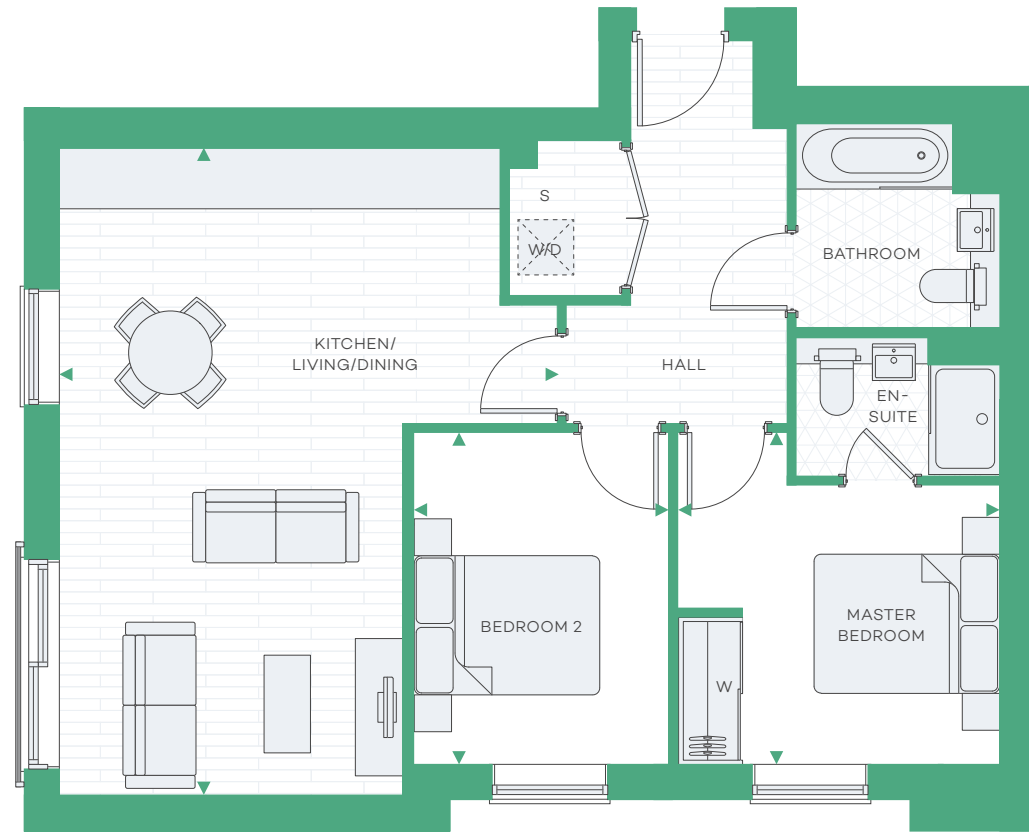
▶▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOTS 01-03 / 02-03 / 03-03

TWO BEDROOM

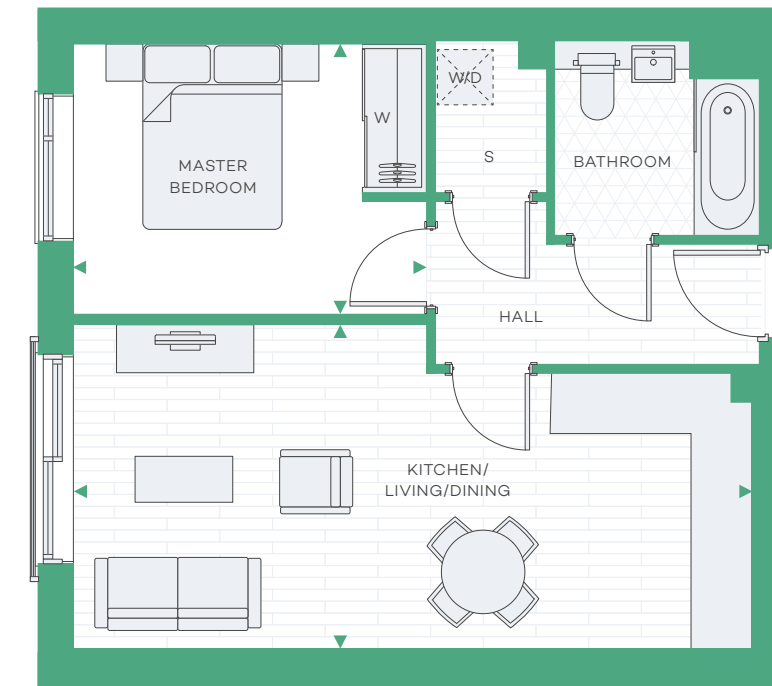


SAXON SQUARE

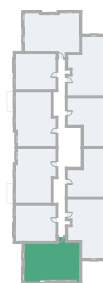
APARTMENT PLANS

PLOTS 01-04 / 02-04 / 03-04

ONE BEDROOM



APARTMENT TYPES



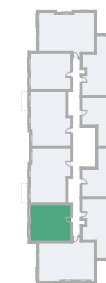
DIMENSIONS



Kitchen/Living/Dining	6.99m x 5.37m	22'9" x 17'6"
Master Bedroom	3.58m x 3.47m	11'8" x 11'3"
Bedroom 2	3.58m x 2.75m	11'8" x 8'11"
Total Area	71.9 sq m	774 sq ft

◀▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



DIMENSIONS



Kitchen/Living/Dining	3.50m x 7.31m	11'4" x 23'9"
Master Bedroom	2.92m x 3.81m	9'6" x 12'5"
Total Area	48.9 sq m	526 sq ft

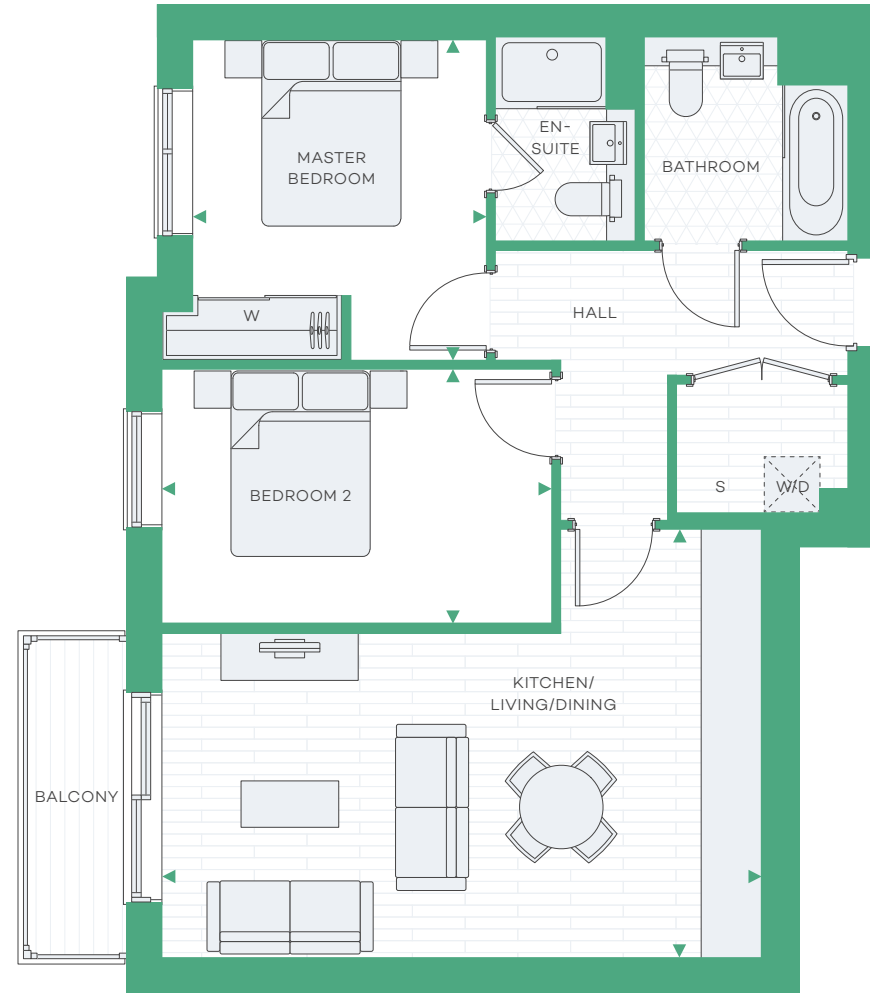
◀▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOTS 01-05 / 02-05 / 03-05

TWO BEDROOM

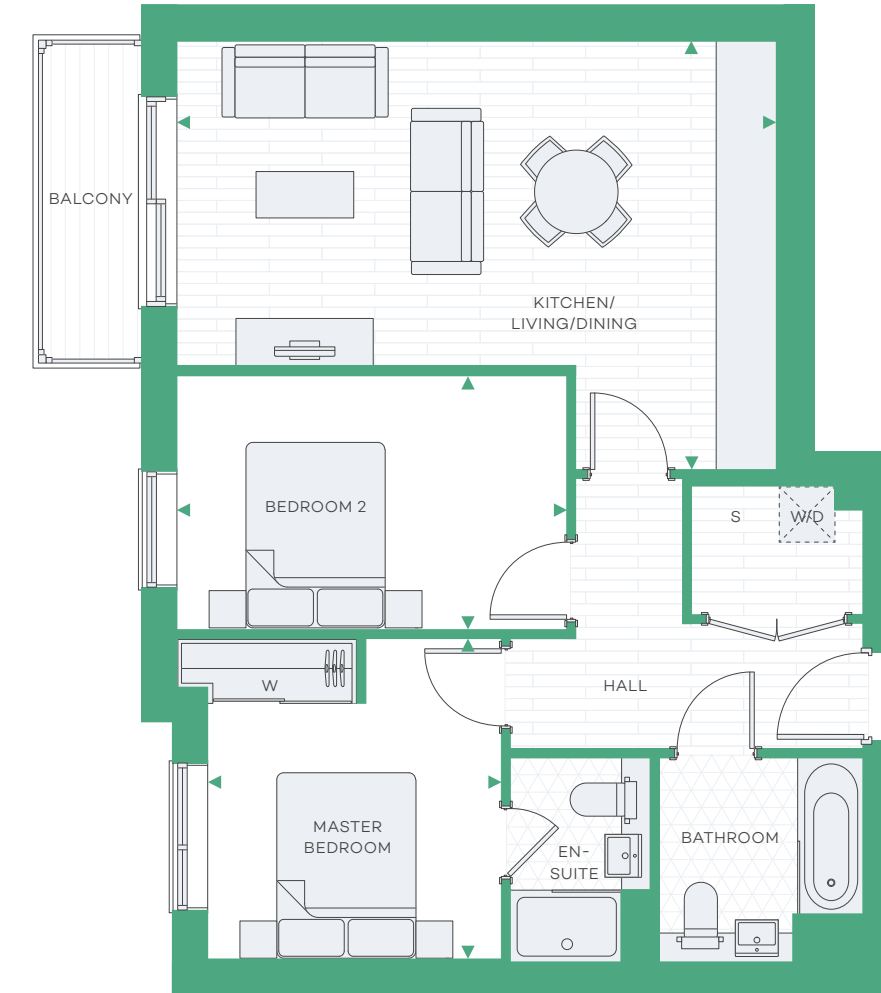


SAXON SQUARE

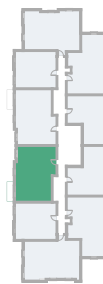
APARTMENT PLANS

PLOTS 01-06 / 02-06 / 03-06

TWO BEDROOM



APARTMENT TYPES



DIMENSIONS



Kitchen/Living/Dining	4.62m x 6.46m	15' x 21'
Master Bedroom	3.45m x 3.16m	11'3" x 10'3"
Bedroom 2	2.73m x 4.20m	8'11" x 13'8"
Total Area	68.7 sq m	739 sq ft

◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



DIMENSIONS



Kitchen/Living/Dining	4.62m x 6.46m	15' x 21'
Master Bedroom	3.45m x 3.16m	11'3" x 10'3"
Bedroom 2	2.73m x 4.20m	8'11" x 13'8"
Total Area	68.7 sq m	739 sq ft

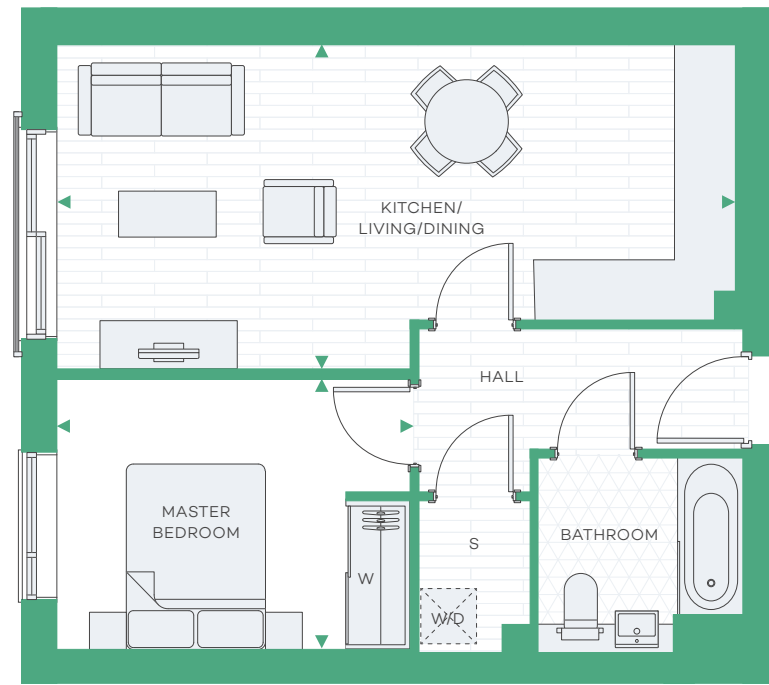
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOTS 01-07 / 02-07 / 03-07

ONE BEDROOM

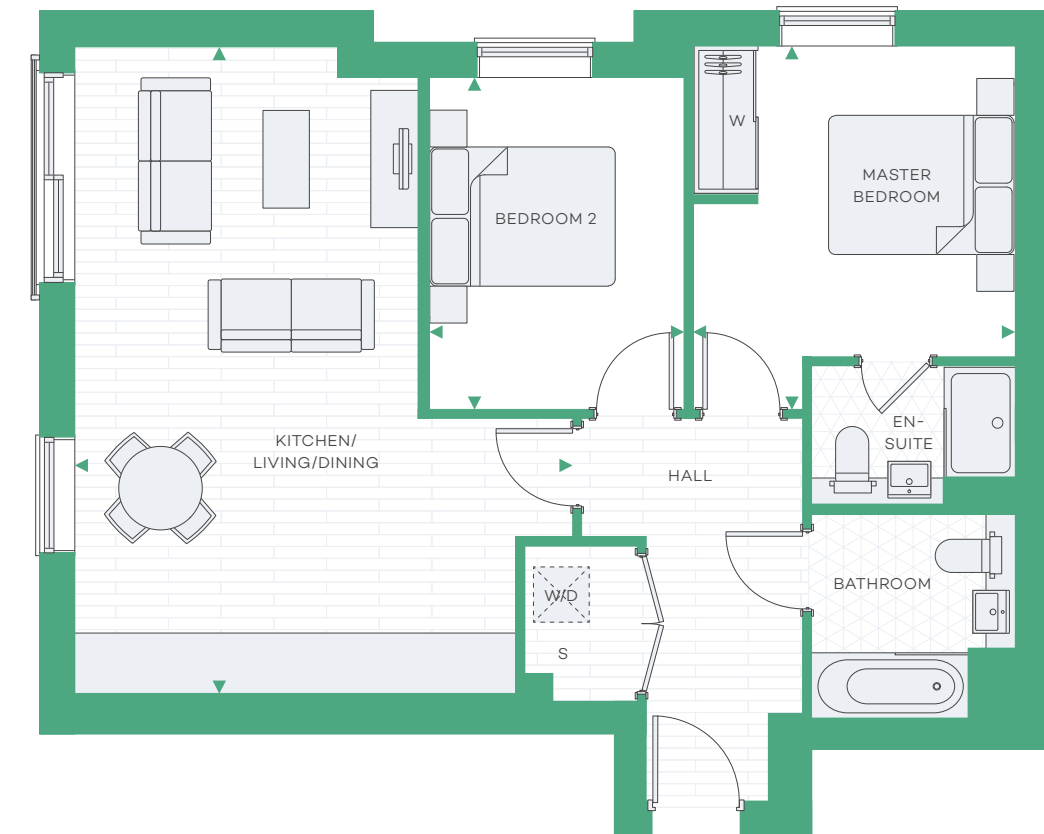


SAXON SQUARE

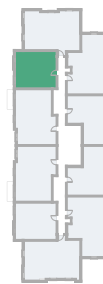
APARTMENT PLANS

PLOTS 01-08 / 02-08 / 03-08

TWO BEDROOM



APARTMENT TYPES



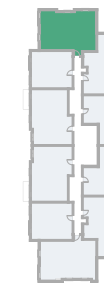
DIMENSIONS



Kitchen/Living/Dining	3.50m x 7.31m	11'4" x 23'9"
Master Bedroom	2.92m x 3.81m	9'6" x 12'5"
Total Area	48.9 sq m	526 sq ft

◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



DIMENSIONS



Kitchen/Living/Dining	6.99m x 5.37m	22'9" x 17'6"
Master Bedroom	3.92m x 3.48m	12'9" x 11'4"
Bedroom 2	3.58m x 2.75m	11'8" x 8'11"
Total Area	72.6 sq m	781 sq ft

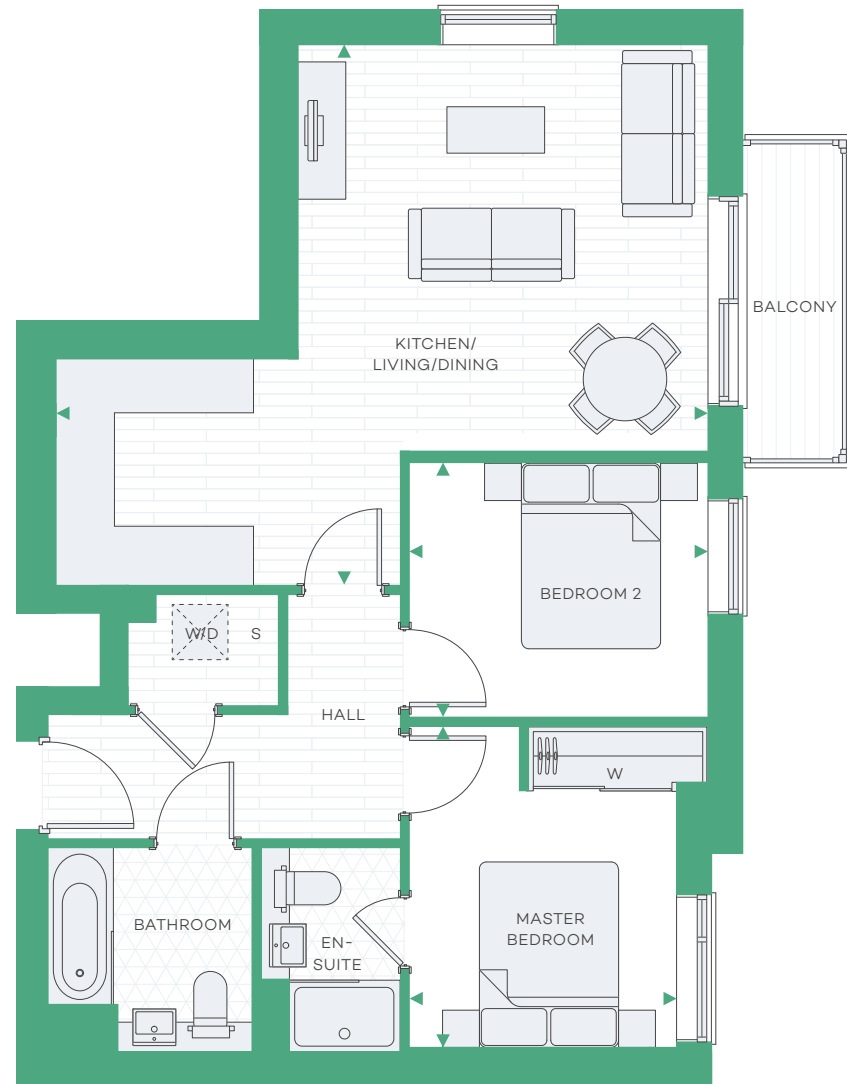
◀ ▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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APARTMENT PLANS

PLOTS 01-09 / 02-09 / 03-09

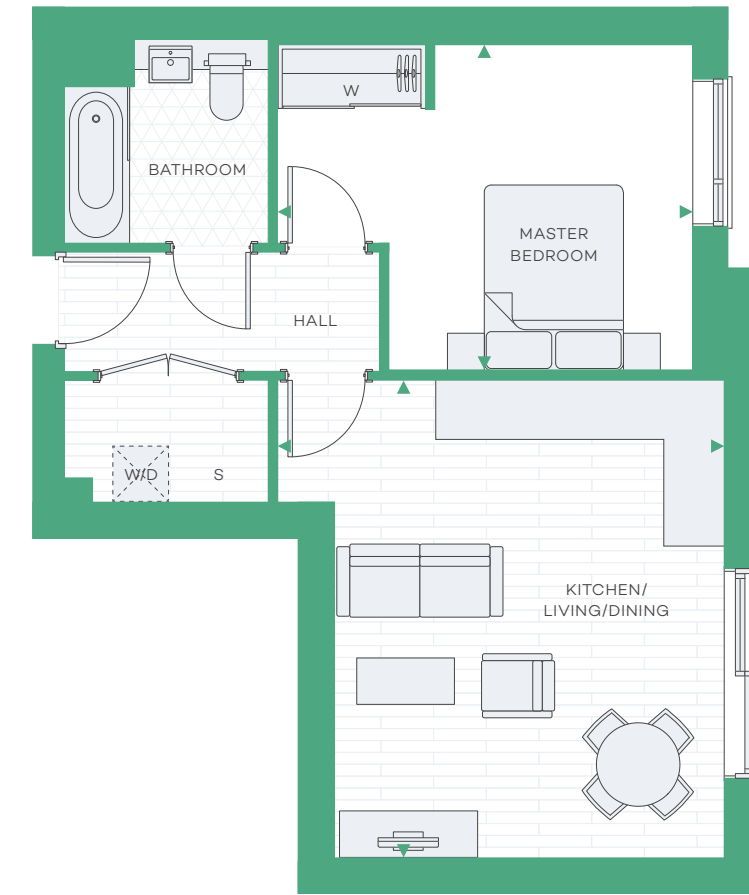
TWO BEDROOM



APARTMENT PLANS

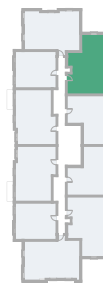
PLOTS 01-10 / 02-10 / 03-10

ONE BEDROOM



SAXON SQUARE

APARTMENT TYPES



DIMENSIONS



Kitchen/Living/Dining	5.83m x 7.03m	19' x 22'10"
Master Bedroom	3.47m x 2.88m	11'3" x 9'5"
Bedroom 2	3.22m x 2.75m	10'6" x 8'11"
Total Area	65.4 sq m	704 sq ft

▶▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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DIMENSIONS



Kitchen/Living/Dining	5.15m x 4.82m	16'9" x 15'8"
Master Bedroom	3.51m x 4.48m	11'5" x 14'7"
Total Area	51.2 sq m	551 sq ft

▶▶	Measurement Points	W	Fitted Wardrobe
S	Services	W/D	Washer/Dryer

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Established over 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create.

As a premium developer we believe in beautiful and innovative contemporary design, good craftsmanship and high standards of customer care.

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