

settle.

Station Road

HARLINGTON

1 & 2-bedroom apartments available
with Shared Ownership



Settle into your new home at Station Road, Harlington



Sharpenhoe Outcrop, Bedfordshire

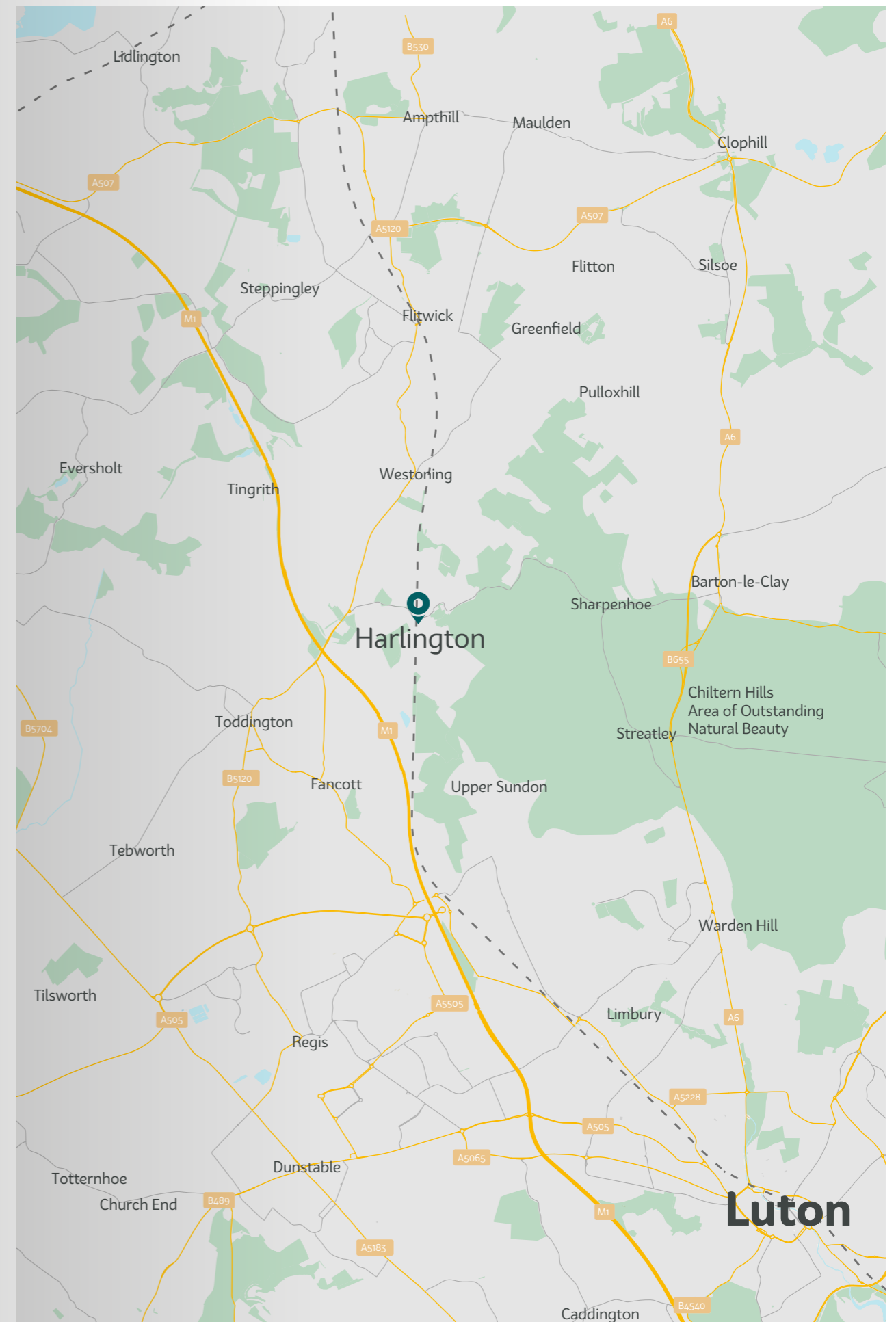
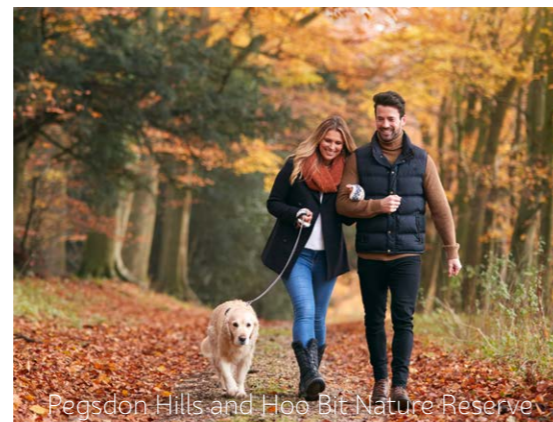
At Station Road, you'll discover 22 one and two-bedroom apartments set in three eye-catching buildings, most of them with private outside space – either a patio or a balcony. Excellent amenities, outstanding transport links, beautiful open countryside and a real sense of community, make Harlington the perfect place to live.

Harlington has everything you'll need from day-to-day – a general store with post office, hairdressing salon, medical centre and two traditional pubs serving home-cooked food. The Hub Spoke café is renowned for its pizzas, savoury and sweet bakes.

The village offers plenty of life – with cricket, football and athletics clubs along with a village hall hosting fitness, yoga, dance, drama and choral groups. There are fabulous country walks in the Dunstable Downs and Sundun Hills Country Park, with its spectacular views.

For anything else, Toddington and Flitwick are both less than 3 miles away and Bedford's shopping centre, Quarry Theatre and Cinemas are just 30 minutes away.

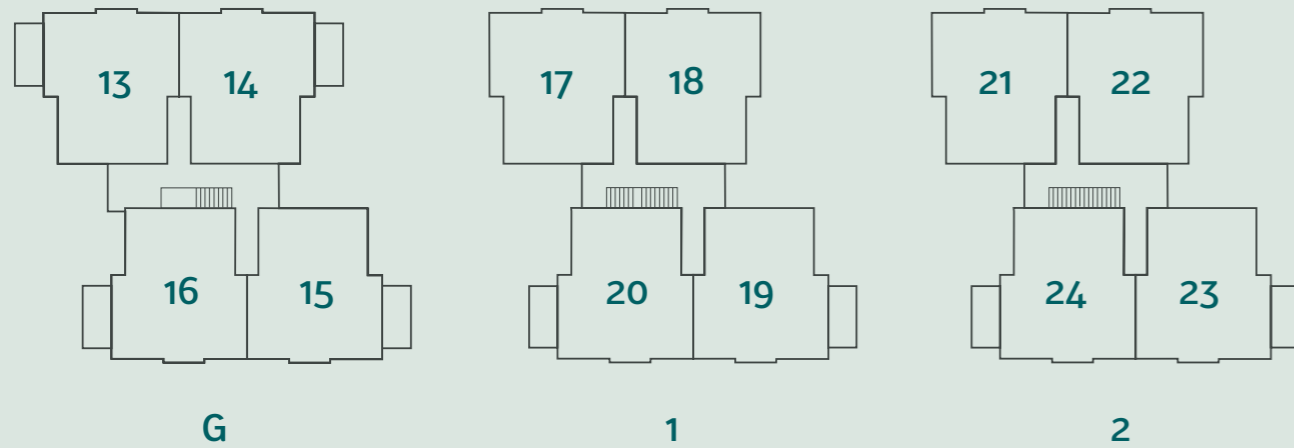
Commuting is easy: Trains head north to Flitwick and Bedford and south to Luton, Luton Airport, St Albans, Harpenden, East Croydon, Gatwick and Brighton. By rail, the journey from Harlington to London St Pancras takes 41 minutes and to London Bridge it's 55 minutes. By road, junction 12 of the M1 is less than 2 miles away providing access north, south and to the national motorway network.



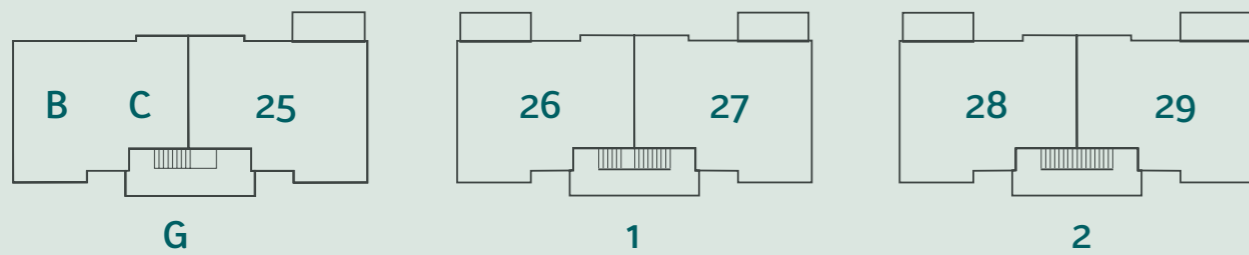


Plot Locator

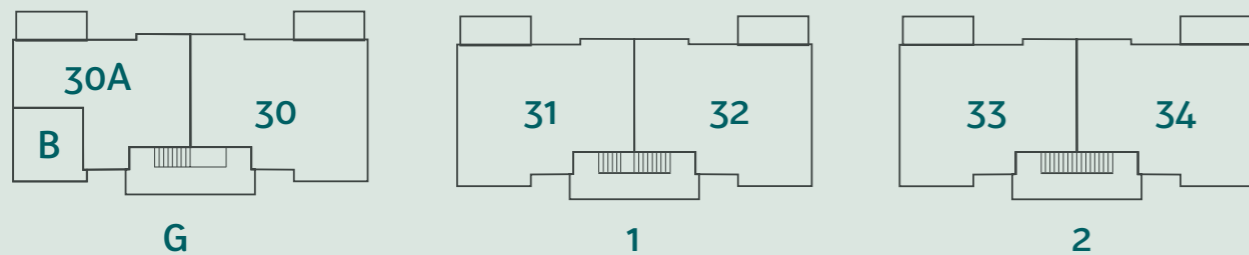
Block B



Block C



Block D



- B Bin Store
- C Cycle Store

1 bed apartment

Plots 13, 14*, 15, 16*, 17, 18*, 19, 20*, 21, 22*, 23 & 24*



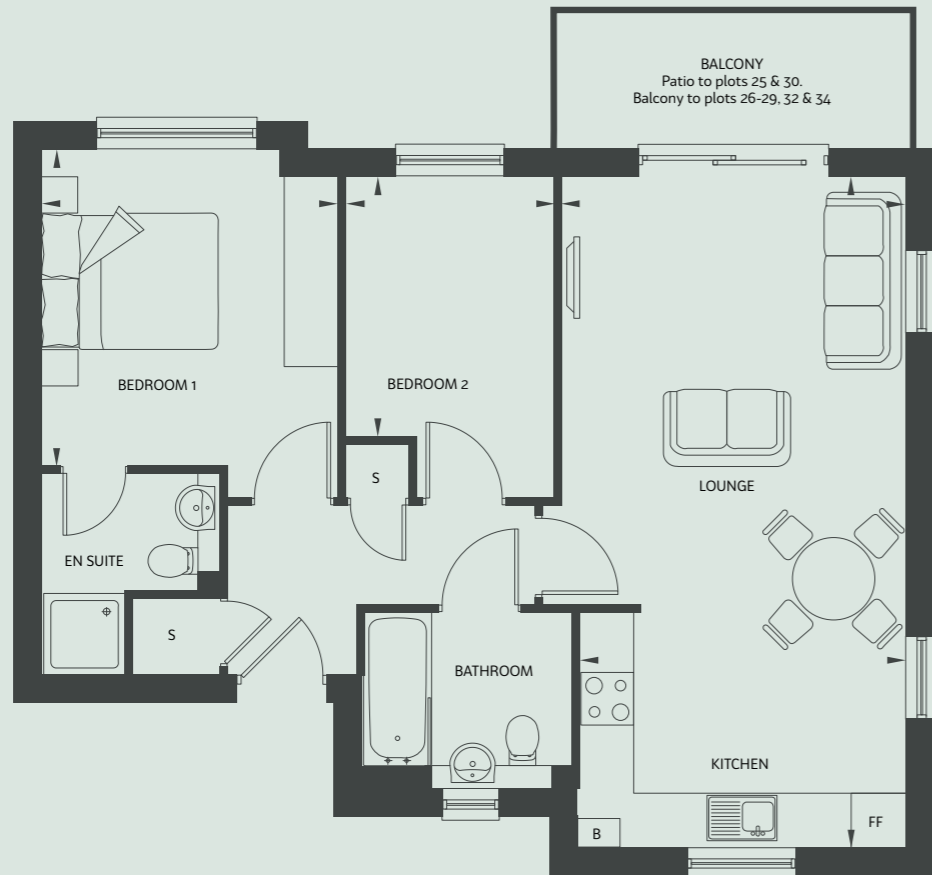
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	4.18m x 4.72m	13' 8" x 15' x 6"
KITCHEN	3.23m x 2.47m	10' 7" x 8' x 1"
BEDROOM	3.71m x 3.36m	12' 2" x 11' x 0"
BATHROOM	2.01m x 2.23m	6' 7" x 7' x 4"
TOTAL AREA	51.5 Sq M	554 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 bed apartment

Plots 25, 26*, 27, 28*, 29, 30*, 32 & 34*



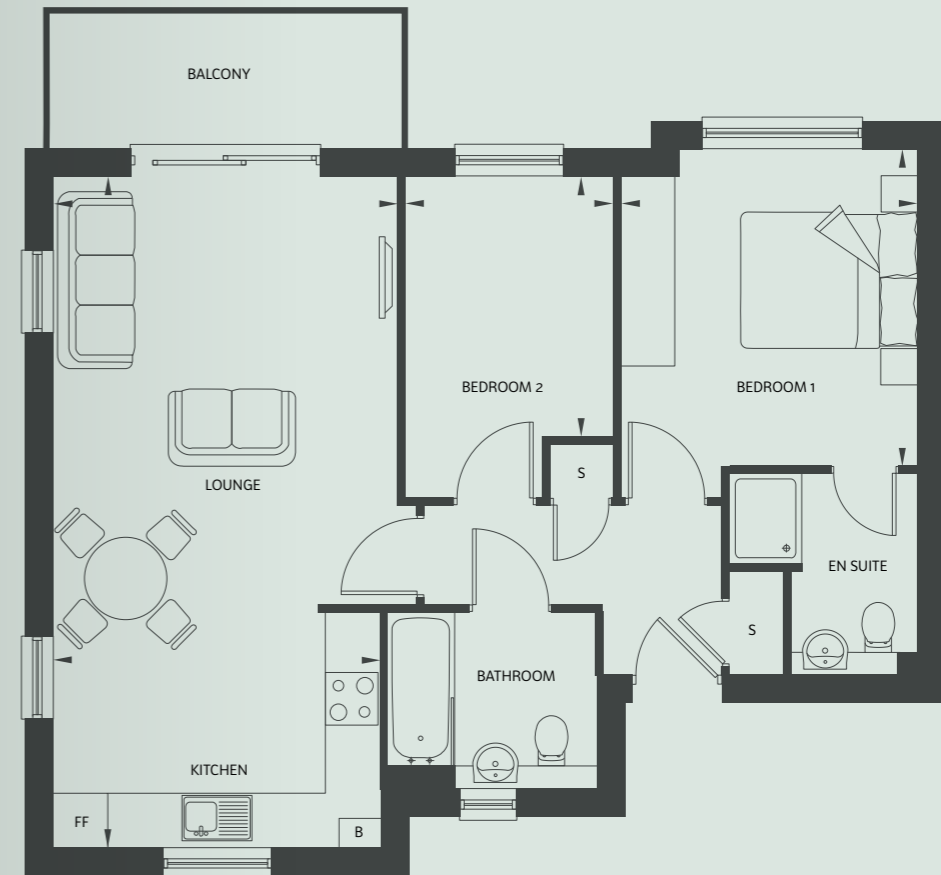
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE/KITCHEN	3.81m x 7.40m	12' 6" x 24' x 3"
BEDROOM 1	3.28m x 3.51m	10' 9" x 11' x 6"
BEDROOM 2	2.32m x 2.88m	7' 7" x 9' x 5"
BATHROOM	2.32m x 1.96m	7' 7" x 6' x 5"
ENSUITE	1.98m x 2.23m	6' 6" x 7' x 4"
TOTAL AREA	63.0 Sq M	678 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 bed apartment

Plots 31 & 33



B – Boiler S – Storage

LOUNGE/KITCHEN	3.81m x 7.40m	12' 6" x 24' x 3"
BEDROOM 1	3.28m x 3.51m	10' 9" x 11' x 6"
BEDROOM 2	2.32m x 2.88m	7' 7" x 9' x 5"
BATHROOM	2.32m x 1.96m	7' 7" x 6' x 5"
ENSUITE	2.08m x 2.23m	6' 10" x 7' x 4"
TOTAL AREA	63.0 Sq M	678 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Designed for comfort and convenience

Traditionally-built, well-designed and finished with care, the new apartments at Station Road feature open-plan interiors that are light and spacious – and most provide private outdoor space – either a patio or balcony. The sleek kitchens feature a range of integrated appliances and the bathrooms are contemporary and elegant. The apartments come with private parking and there's a communal cycle store in Block C.

KITCHEN

- Stylish fitted kitchen from Howden's 'Greenwich Gloss' range with T-bar handles are complemented by laminate worktops and upstands
- Ceramic hob, single oven and extractor hood.
- Free-standing fridge/freezer and washer/dryer

BATHROOM

- Contemporary white bathroom suite from Idea Standard's 'Sandringham' range
- Ceramic wall tiling, full height around bath and shower area.
- Thermostatic bath/shower mixer
- Glass shower screen
- Shaver socket

FLOORING

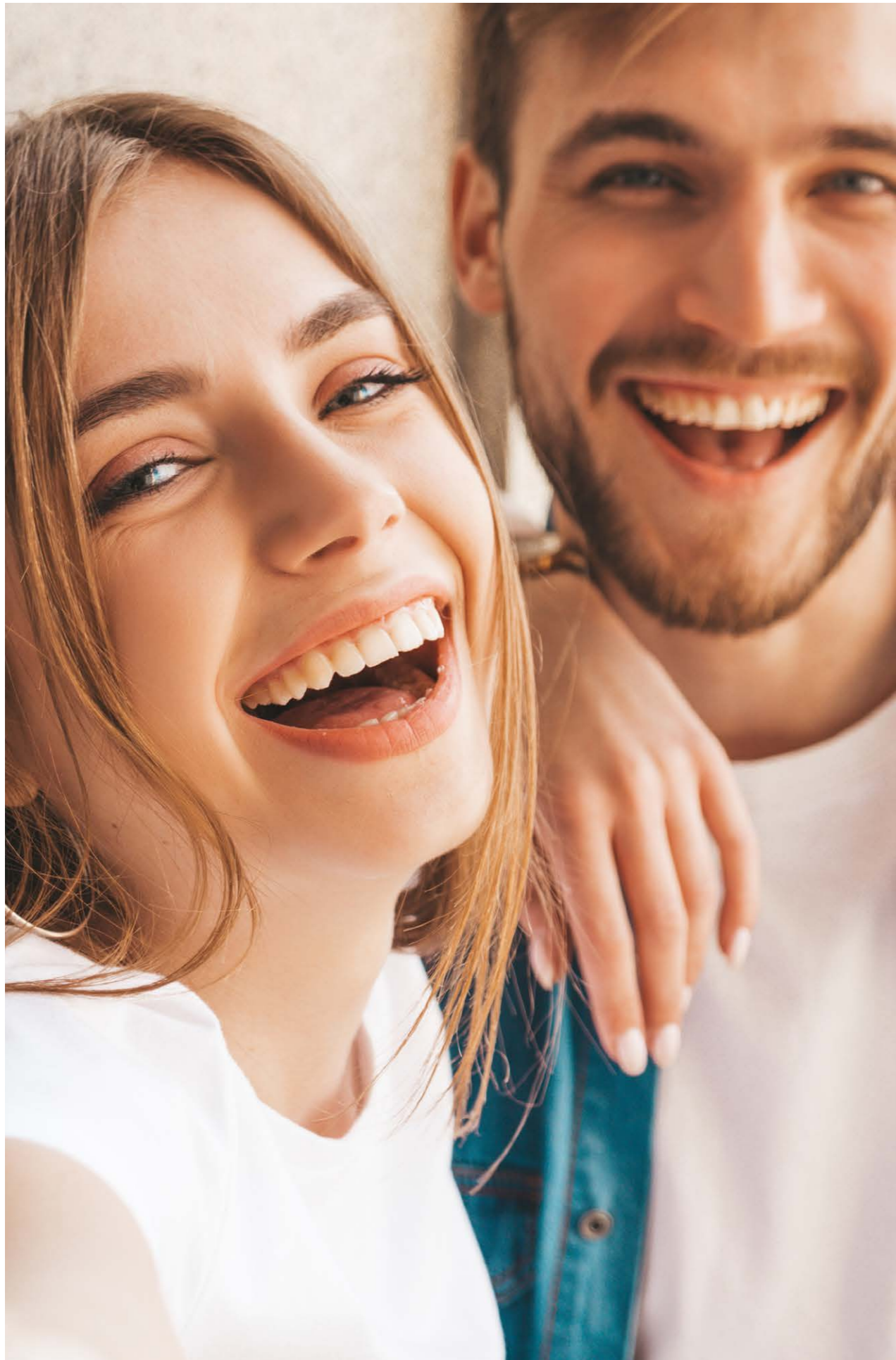
- High quality Karndean vinyl tile flooring to the kitchen / lounge area, bathroom and ensuite (where applicable)
- Carpet to the bedroom(s) hallway and cupboards

GENERAL

- 1 allocated parking space for 1 beds, 2 for 2 beds
- 999-year lease
- Double-glazed uPVC windows
- Audio entry system
- Gas combi-boiler with zoned temperature controls and thermostatic radiator valves
- Television points to the lounge and master bedroom
- Telephone/data point to the living room (subject to owner's subscription)
- Mains-powered smoke, carbon monoxide and heat detection systems
- Communal cycle and bin stores in Block C



Images are of a typical Settle show home and may not reflect specifications at Station Road.



Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in Central Bedfordshire. However, applications are welcome from all interested parties.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



STATION ROAD, HARLINGTON, BEDFORDSHIRE, LU5

settsales.co.uk/stationroad

settle.