



Carlton House

LAPORTE WAY LUTON LU4 8SB

December 2017



**Galliard**
Homes



Carlton House
LAPORTE WAY LUTON



Step in to the Luton lifestyle

GET ON THE LADDER LUXURY APARTMENTS
DESIGNED TO PROVIDE QUALITY, VALUE & LONG TERM GROWTH

A regeneration showcase

NEW STUDIO AND 1 & 2 BEDROOM APARTMENTS
CREATING AN URBAN OASIS AMID LANDSCAPED GROUNDS



Carlton House

Carlton House
LAPORTE WAY LUTON



connect by road

6 minutes drive from M1
19 minutes from M25 (J21)

- 6 minutes drive from the M1 (J11).
- 30 minutes drive from A1M (J8) Stevenage.
- 20 miles (30 mins approx) from Milton Keynes.
- Fast access into north London M1 (J1) Brent Cross/North Circular - 30 minutes drive time.



commute by rail

Around 11 minutes drive to mainline
St Pancras 25 minutes direct

- Three rail stations serve Luton providing fast connections across the UK.
- Luton station is served by Thameslink and East Midlands Trains.
- Southbound services connect to London, Gatwick airport, Brighton, Wimbledon & Sutton.
- Luton mainline station will be 25 minutes from St Pancras International and Eurostar.



city hop by air

17 minutes drive from Luton Airport
75 minutes from Paris

- London Luton Airport is now the 5th busiest in the UK.
- It is the main base for EasyJet, Monarch, Thomson Airways and Ryanair.
- The most popular destinations include Nice, Malaga, Rome, Budapest, Amsterdam, Bucharest and Copenhagen.
- Long haul flights now include New York.



Today, Luton is one of the UK's leading hubs for business growth resulting in a robust, thriving economy, with average salaries above the national average. Luton is a major regional employer stimulating over £4 billion in inward investment and the creation of more than 3000 new jobs in recent years.

With its international airport and global appeal, prestigious business parks and dynamic cultural centre, Luton provides an excellent environment for young professionals, family living, or as a retreat for those in their senior years.



Contemporary convenience

BRAND NAME SHOPPING, BARS, CULTURE & COMMERCE
SO MUCH SO CLOSE TO CARLTON HOUSE



Carlton House
LAPORTE WAY LUTON



Excellent educational opportunities are available for everyone who lives, works or studies in Luton - not only through normal school years but from child care up to college and university.

Residents at Carlton House will be around 10 minutes drive from the University of Bedfordshire town centre campus with its new £34 million centre providing a 'one stop shop' for all student services.

In contrast, residents will also be within convenient proximity of numerous public open spaces, parkland and gardens. Stockwood Park lies within 11 minutes drive which hosts a golf and athletics centre, while recreation to suit every pace and every age will never be far from Carlton House.



Space to achieve

THE PLACE FOR EDUCATION, RECREATION, DISCOVERY AND WELL EARNED REJUVENATION



Carlton House
LAPORTE WAY LUTON

A future you can bank on

SIMILAR GALLIARD SCHEMES HAVE SEEN UP TO 14% GROWTH
IN RESALE VALUE IN JUST TWO MONTHS



Overall development features will include:

- A choice of 5 apartment styles, many with flexible study/bed optional space.
- High quality specifications throughout including oak one strip engineered timber flooring and large format porcelain floor and wall tiling in bath/shower rooms.
- Imposing entrance foyer and lift lobby to principal apartment building.
- Extensive surface car parking (at additional cost).
- Landscaped grounds and gardens.
- Exceptional long term capital growth potential.



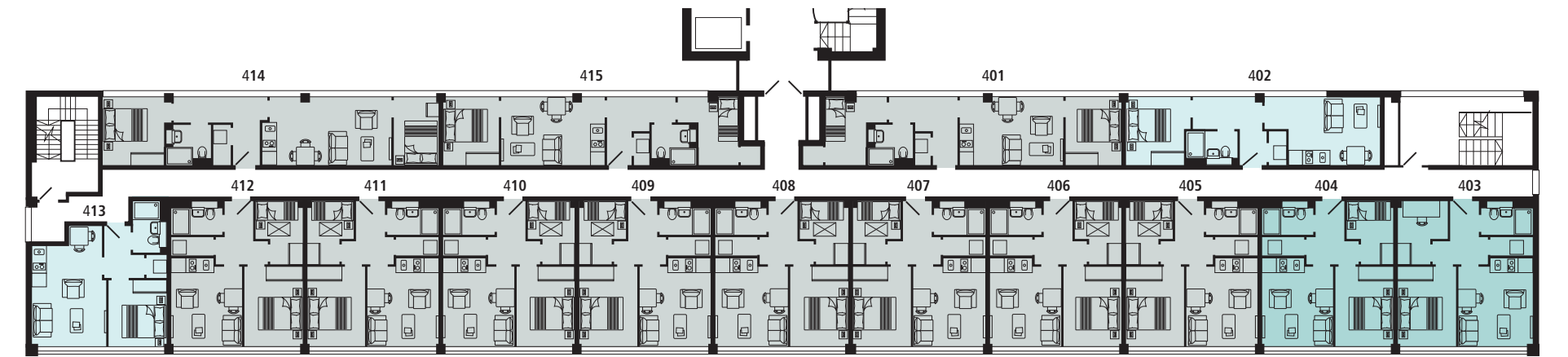
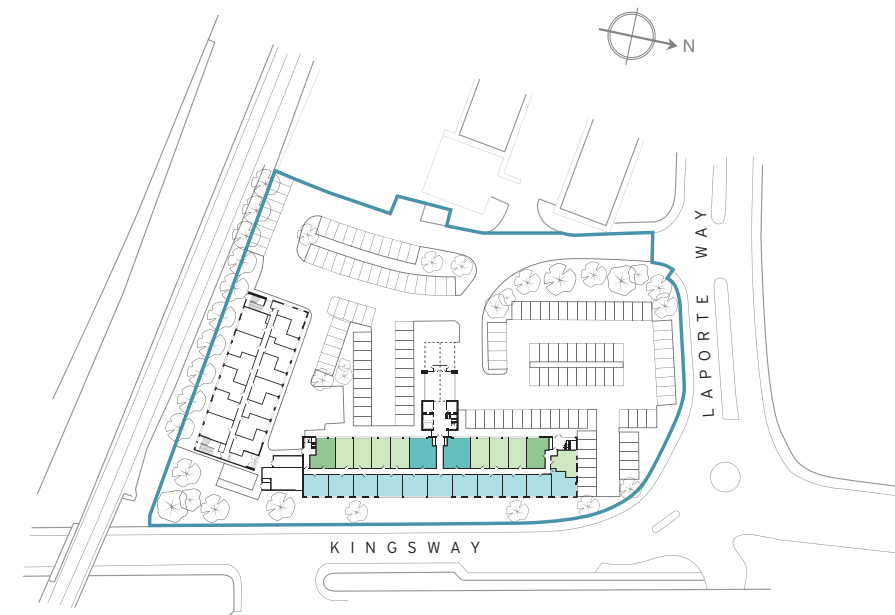


Carlton House North features 12 of these superb 1 bed + study apartments ranging from 412 to 422 sq.ft. The study offers flexible options for additional bedroom or living space.

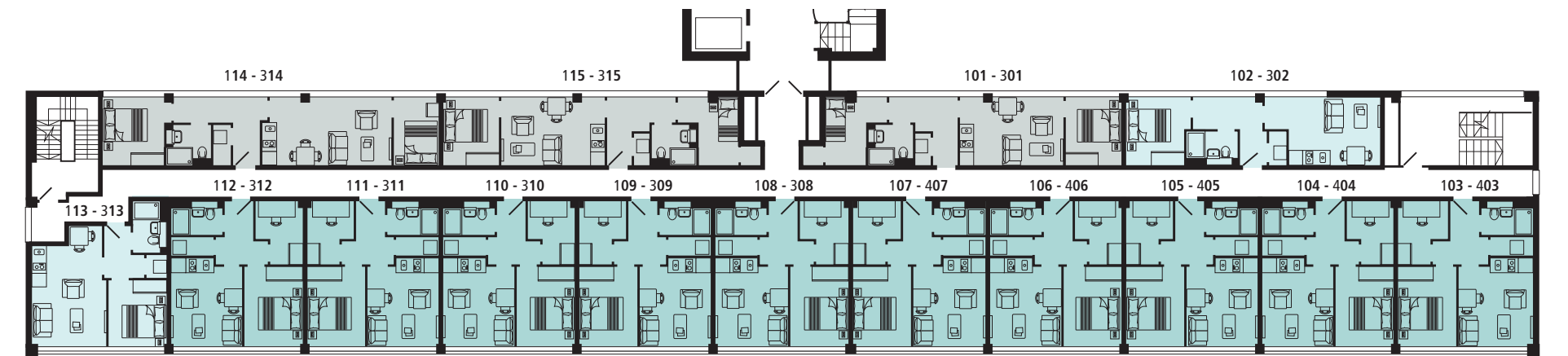
Carlton House North has 23 luxury apartments arranged at ground level and 15 apartments on each of the upper levels.

Being the principal apartment building, Carlton House North is set to become a new landmark for luxury living - not only within the immediate area but for Luton in its entirety.

With a fabulous mix of apartment styles, each finished and equipped for contemporary living, residents at Carlton House North will have a truly enviable lifestyle.



FOURTH FLOOR



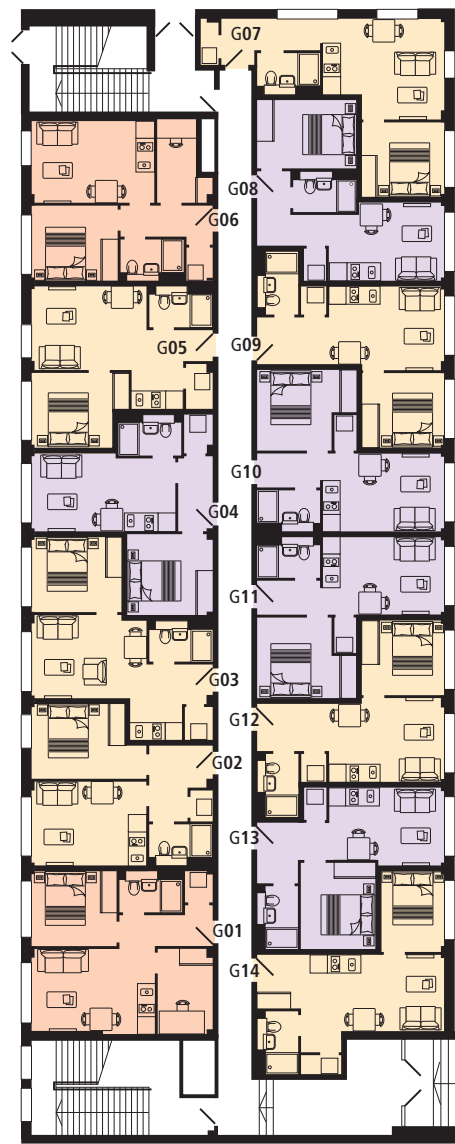
FIRST - THIRD FLOOR



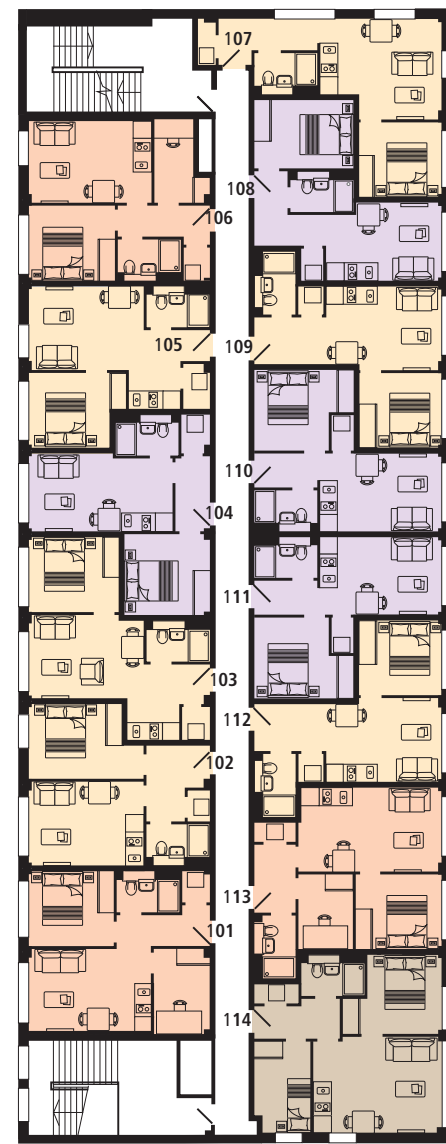
GROUND FLOOR

STUDIO STUDIO + STUDY 1 BED 1 BED + STUDY 2 BED

Carlton House North



GROUND FLOOR



FIRST FLOOR

STUDIO 1 BED 1 BED + STUDY 2 BED

This self contained adjoining building will provide 28 brand new designer apartments arranged over two floor levels.

The mix of apartment styles includes studio, 1 bedroom, 1 bedroom with additional study and a single spacious designed 2 bedroom apartment.

Carlton House South has five apartments with the additional study space which provides a flexible option of use for each home owner.



Carlton House

South

All apartments available fully furnished with [Help to Buy](#) available





Interior designed living space

Sleek lines and sophisticated
stylish finishes complete each fabulous
apartment at Carlton House





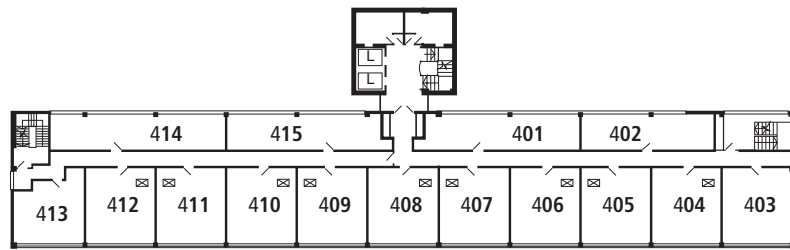
Bath and shower rooms will be finished in large format floor and wall tiling with feature oak lined mirror alcove with integrated storage cupboards, reconstituted stone vanity top and LED downlighting.

Quality and style

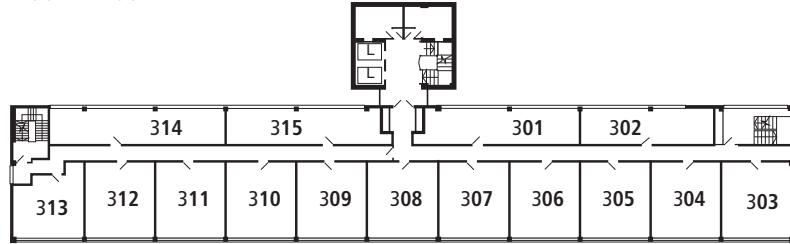


Carlton House
LAPORTE WAY LUTON

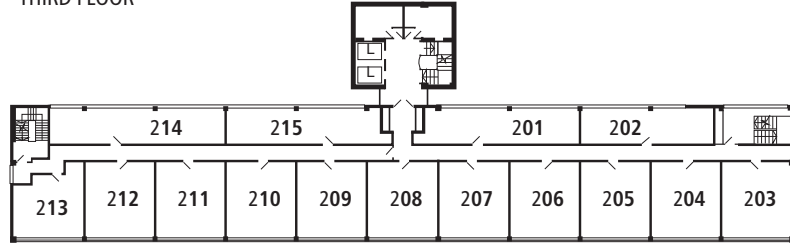




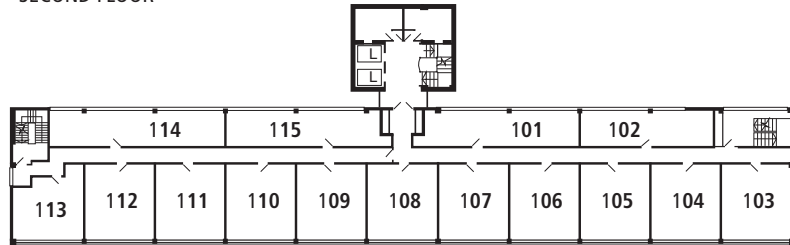
FOURTH FLOOR



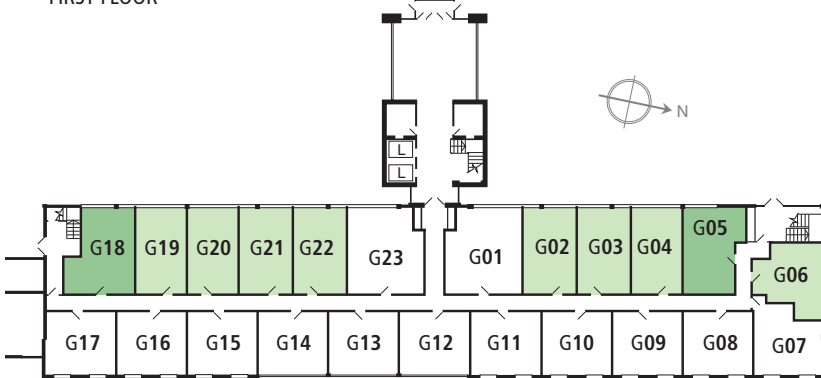
THIRD FLOOR



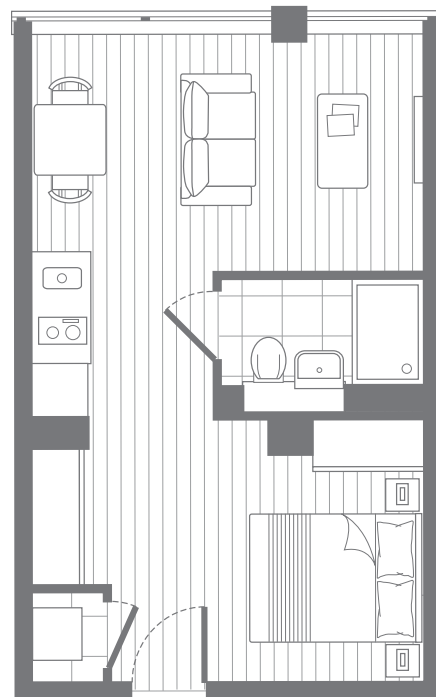
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



STUDIO

G02 G03

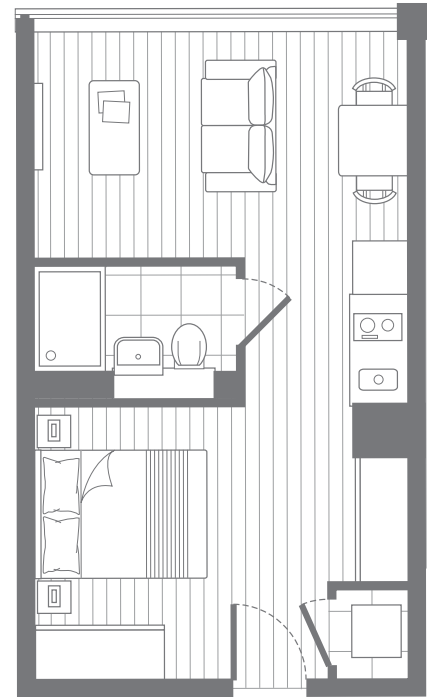
TOTAL AREA: 32.3 sq.M. 348 sq.FT.

G21 G22

TOTAL AREA: 32.6 sq.M. 351 sq.FT.

LIVING AREA 4.5 x 2.7m 14'8" x 8'10"

BEDROOM AREA 3.9 x 2.9m 12'9" x 9'6"



STUDIO

G04

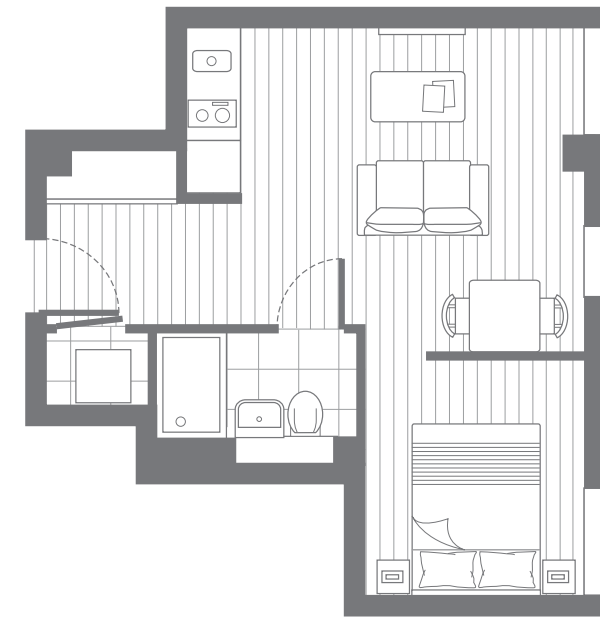
TOTAL AREA: 30.9 sq.M. 333 sq.FT.

G19 G20

TOTAL AREA: 31.3 sq.M. 337 sq.FT.

LIVING AREA 4.2 x 2.5m 13'8" x 8'2"

BEDROOM AREA 3.7 x 3.1m 12'2" x 10'2"



STUDIO

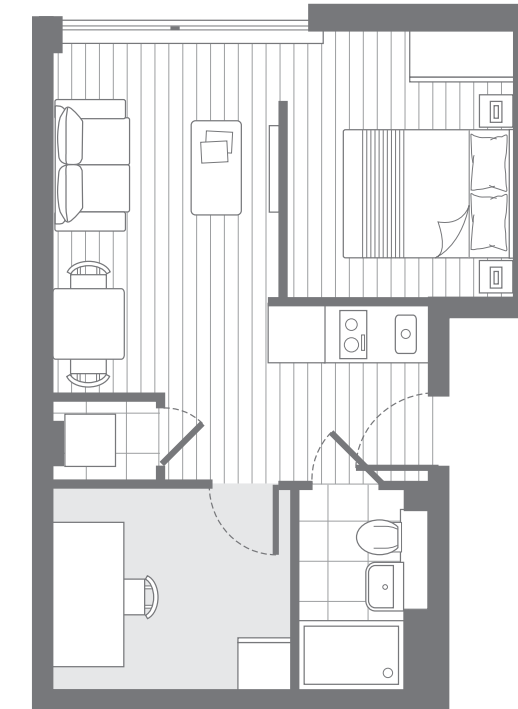
G06

TOTAL AREA: 30.7 sq.M. 330 sq.FT.

LIVING AREA

INC KITCHEN 4.6 x 3.7m 15'0" x 12'2"

BEDROOM AREA 2.5 x 2.7m 8'2" x 8'10"



STUDIO + STUDY

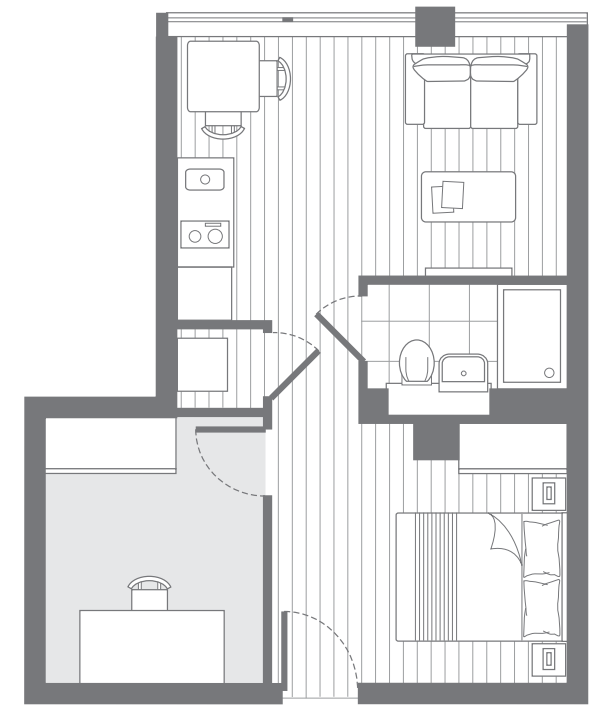
G05

TOTAL AREA: 34.5 sq.M. 371 sq.FT.

LIVING AREA 2.6 x 4.0m 8'6" x 13'0"

BEDROOM AREA 2.6 x 3.0m 8'6" x 9'9"

STUDY 2.7 x 2.3m 8'10" x 7'6"



STUDIO + STUDY

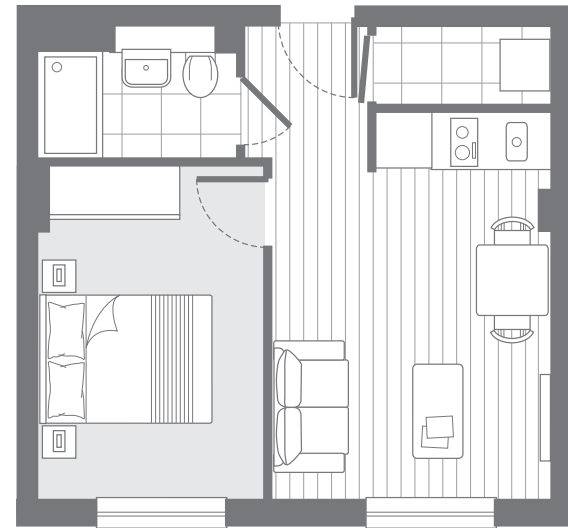
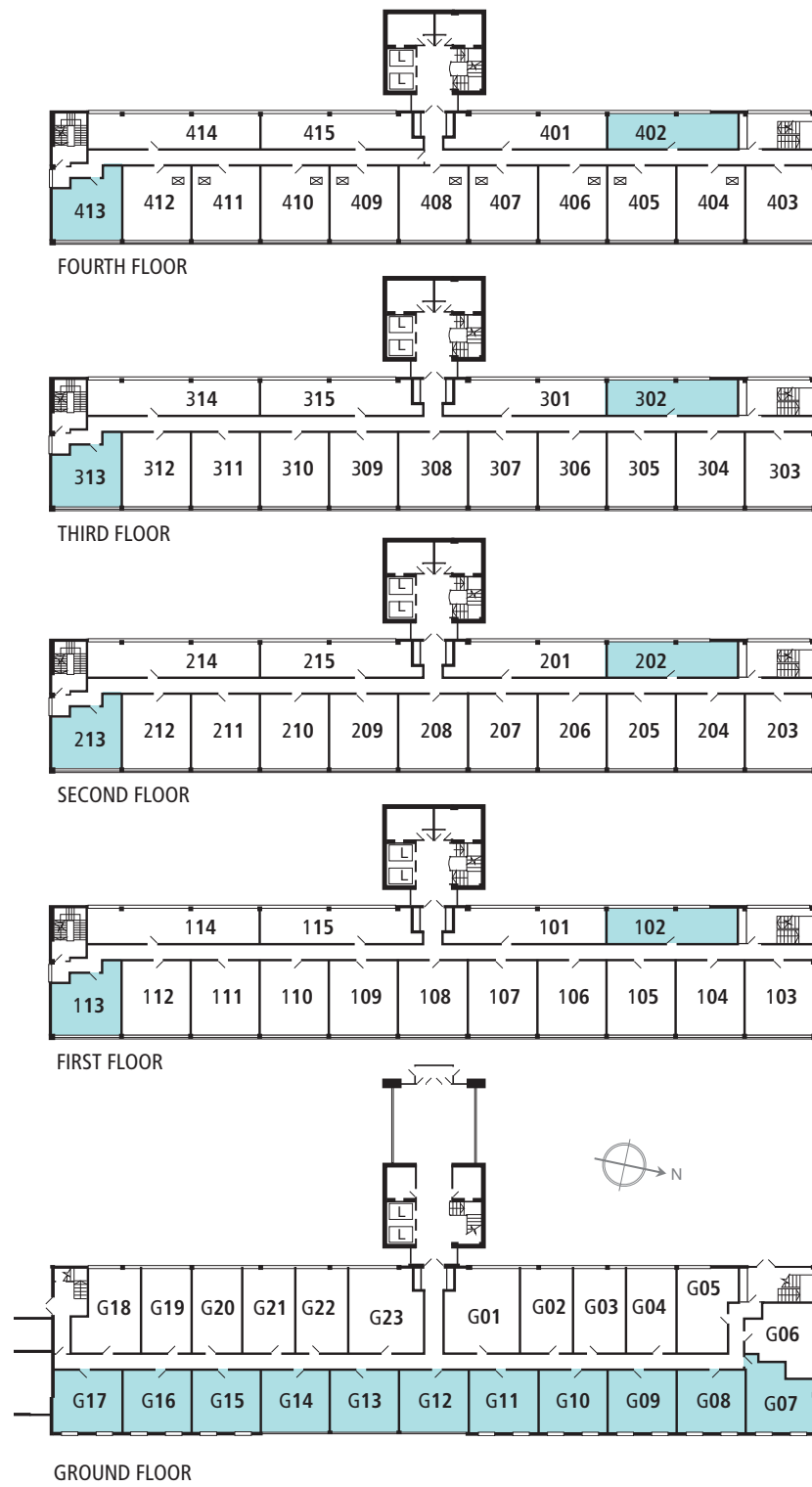
G18

TOTAL AREA: 37.3 sq.M. 401 sq.FT.

LIVING AREA 4.5 x 3.2m 14'8" x 10'6"

BEDROOM AREA 3.4 x 3.0m 11'2" x 9'9"

STUDY 2.5 x 3.0m 8'2" x 9'9"



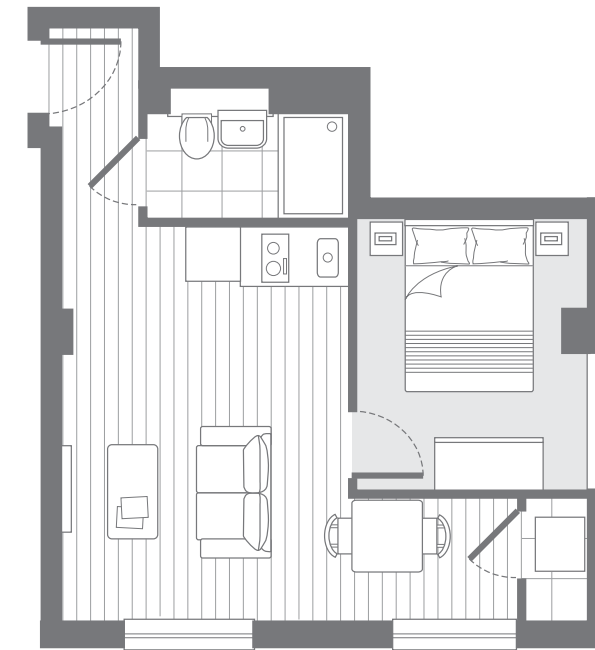
Please note: G12 & G14 have a different window configuration. See block plan opposite.

1 BEDROOM
G08 G10 G14 G16
 TOTAL AREA: 31.1 sq.M. 335 sq.FT.
G12
 TOTAL AREA: 31.5 sq.M. 339 sq.FT.
 LIVING AREA INC KITCHEN 3.1 x 4.5m 10'2" x 14'8"
 BEDROOM 2.6 x 3.9m 8'6" x 12'9"



Please note: G13 has a different window configuration. See block plan opposite.

1 BEDROOM
G09 G13 G15
 TOTAL AREA: 31.1 sq.M. 335 sq.FT.
G17
 TOTAL AREA: 31.2 sq.M. 336 sq.FT.
G11
 TOTAL AREA: 31.4 sq.M. 338 sq.FT.
 LIVING AREA INC KITCHEN 3.1 x 4.5m 10'2" x 14'8"
 BEDROOM 2.6 x 3.9m 8'6" x 12'9"



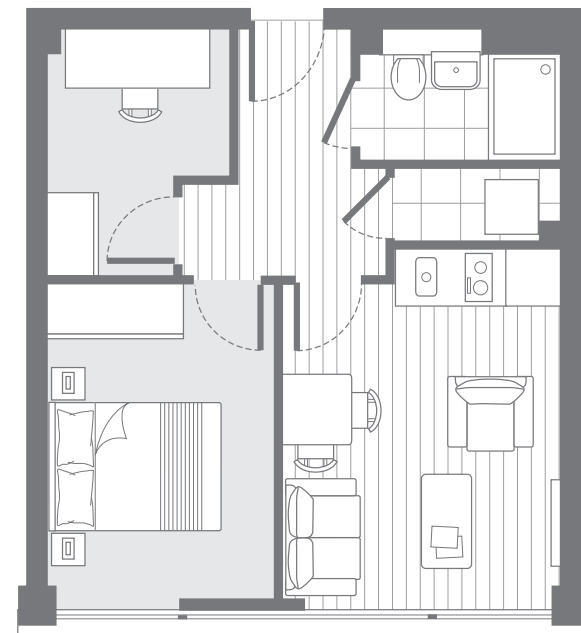
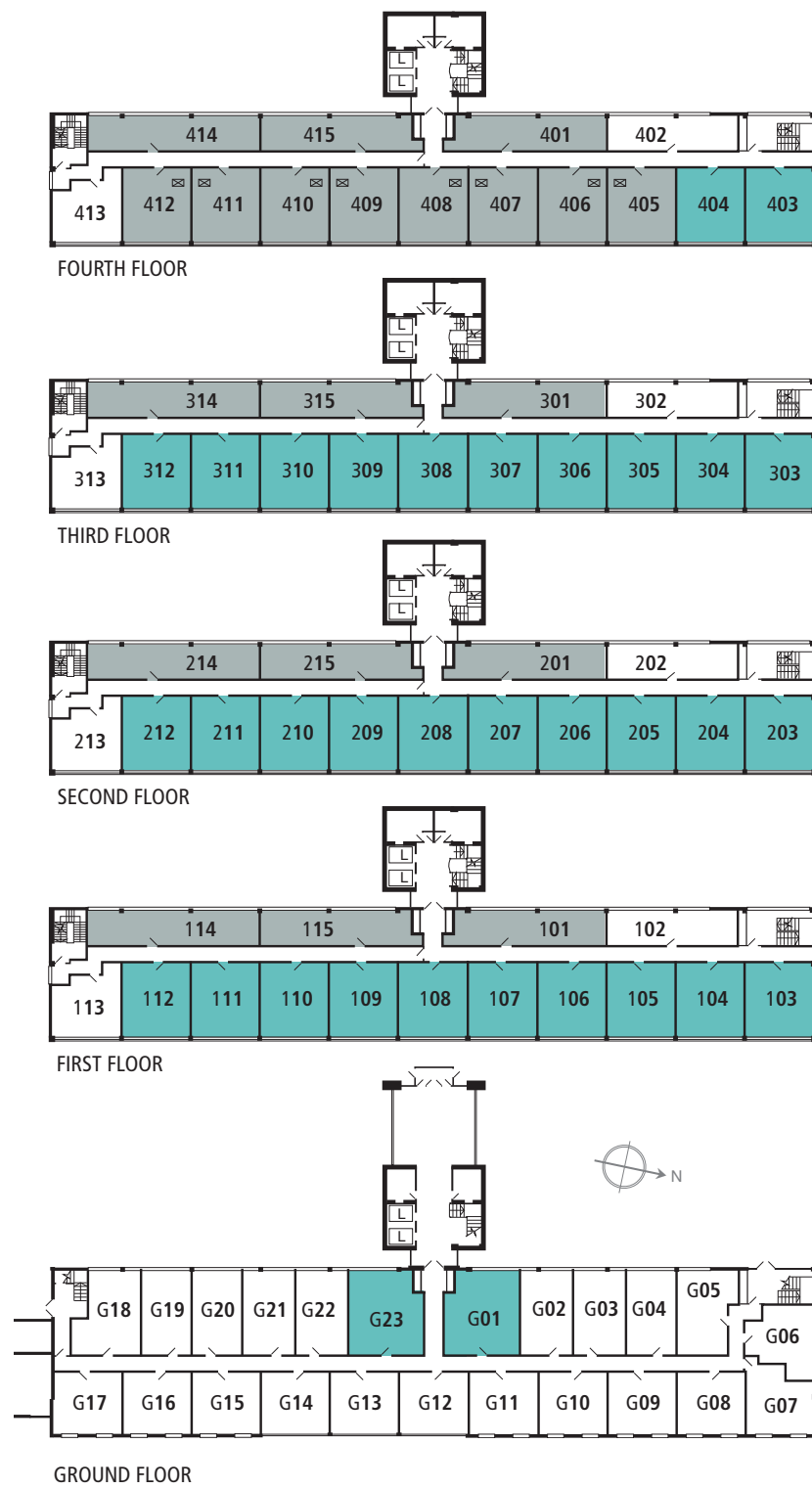
1 BEDROOM
G07
 TOTAL AREA: 32.4 sq.M. 349 sq.FT.
 LIVING AREA INC KITCHEN 3.3 x 4.6m 10'10" x 15'0"
 BEDROOM 1 2.7 x 3.1m 8'10" x 10'2"



1 BEDROOM
113 213 313 413
 TOTAL AREA: 32.8 sq.M. 353 sq.FT.
 LIVING AREA INC KITCHEN 3.3 x 5.5m 10'10" x 18'0"
 BEDROOM 2.6 x 2.9m 8'6" x 9'6"



1 BEDROOM
102 202 302 402
 TOTAL AREA: 33.5 sq.M. 361 sq.FT.
 LIVING AREA INC KITCHEN 3.0 x 5.2m 9'9" x 17'0"
 BEDROOM 2.8 x 3.0m 9'2" x 9'9"



1 BEDROOM + STUDY

104 105 106 109 110 111 112
204 205 206 209 210 211 212
304 305 306 309 310 311 312
404

TOTAL AREA: 38.3 sq.M. 412 sq.FT.

107 207 307

TOTAL AREA: 38.6 sq.M. 415 sq.FT.

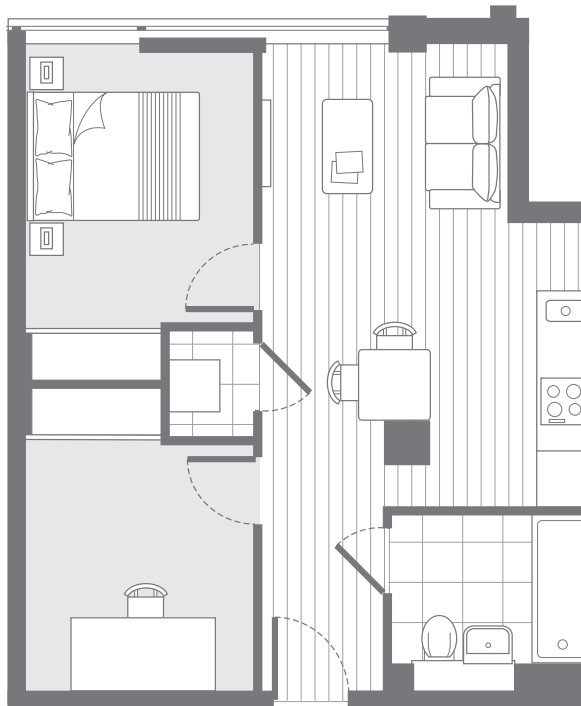
108 208 308

TOTAL AREA: 38.8 sq.M. 418 sq.FT.

103 203 303 403

TOTAL AREA: 39.2 sq.M. 422 sq.FT.

LIVING AREA INC KITCHEN 3.2 x 4.1m 10'6" x 13'4"
 BEDROOM 2.6 x 3.6m 8'6" x 11'10"
 STUDY 2.1 x 2.8m 6'10" x 9'2"

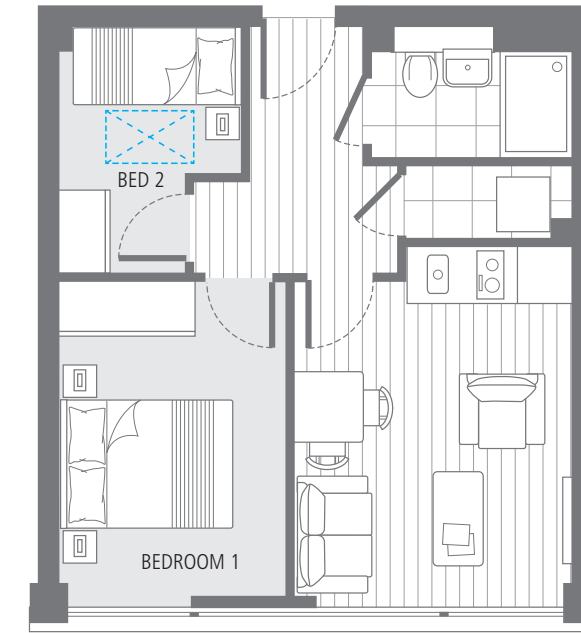


1 BEDROOM + STUDY

G01 G23

TOTAL AREA: 45.4 sq.M. 489 sq.FT.

LIVING AREA INC KITCHEN 3.8 x 5.3m 12'5" x 17'4"
 BEDROOM 2.6 x 3.2m 8'6" x 10'6"
 STUDY 2.6 x 2.8m 8'6" x 9'2"



2 BEDROOM

405 406 409 410 411 412

TOTAL AREA: 38.3 sq.M. 412 sq.FT.

LIVING AREA INC KITCHEN 3.2 x 4.1m 10'6" x 13'4"
 BEDROOM 1 2.6 x 3.6m 8'6" x 11'10"
 BEDROOM 2 2.1 x 2.8m 6'10" x 9'2"

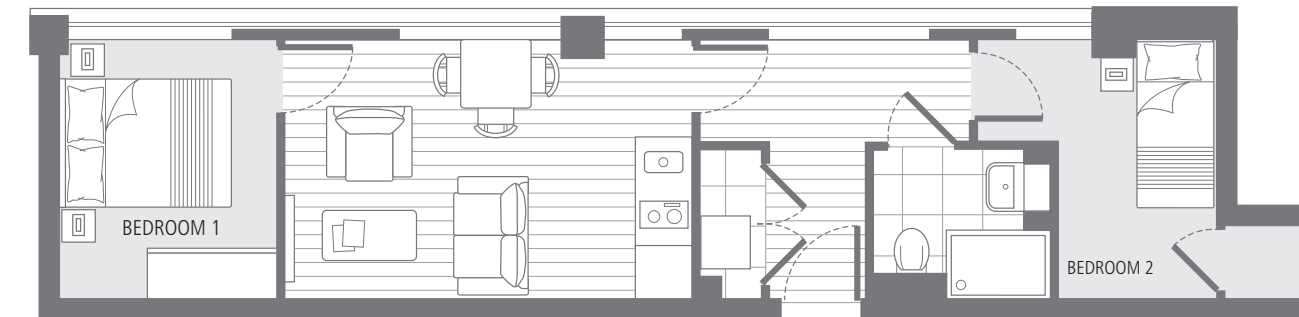
Denotes roof light

407

TOTAL AREA: 38.6 sq.M. 415 sq.FT.

408

TOTAL AREA: 38.8 sq.M. 418 sq.FT.



2 BEDROOM

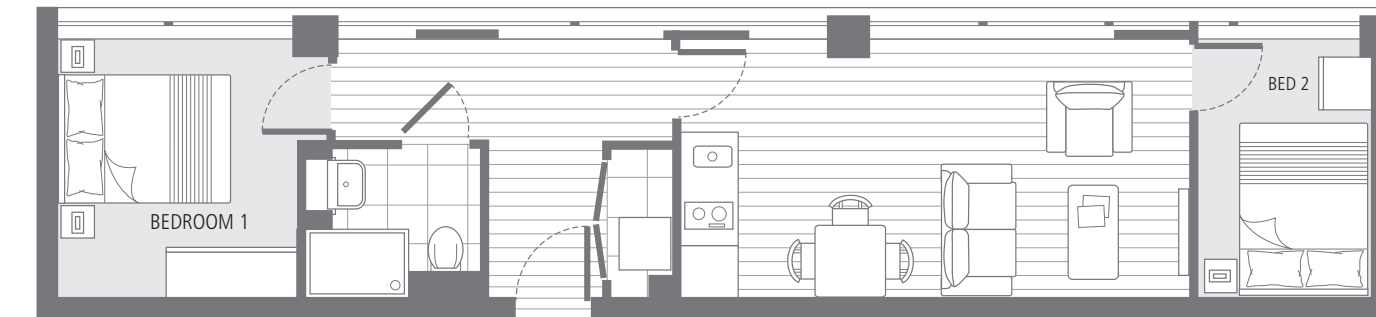
101 201 301 401

TOTAL AREA: 39.9 sq.M. 429 sq.FT.

LIVING AREA INC KITCHEN 4.7 x 3.0m 15'4" x 9'9"
 BEDROOM 1 2.5 x 3.0m 8'2" x 9'9"
 BEDROOM 2 2.7 x 3.0m 8'10" x 9'9"

115 215 315 415

TOTAL AREA: 39.7 sq.M. 427 sq.FT.

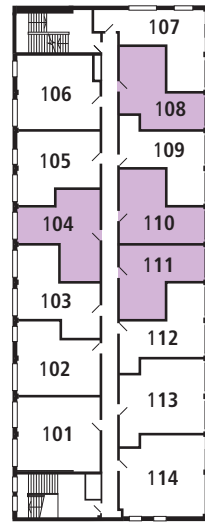


2 BEDROOM

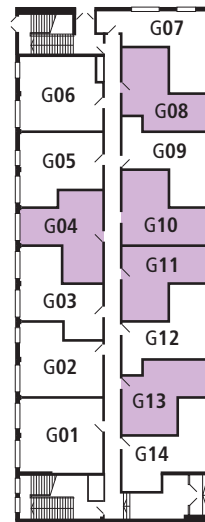
114 214 314 414

TOTAL AREA: 44.3 sq.M. 477 sq.FT.

LIVING AREA INC KITCHEN 5.8 x 3.0m 19'0" x 9'9"
 BEDROOM 1 3.0 x 3.0m 9'9" x 9'9"
 BEDROOM 2 2.0 x 3.0m 6'6" x 9'9"



FIRST FLOOR



GROUND FLOOR

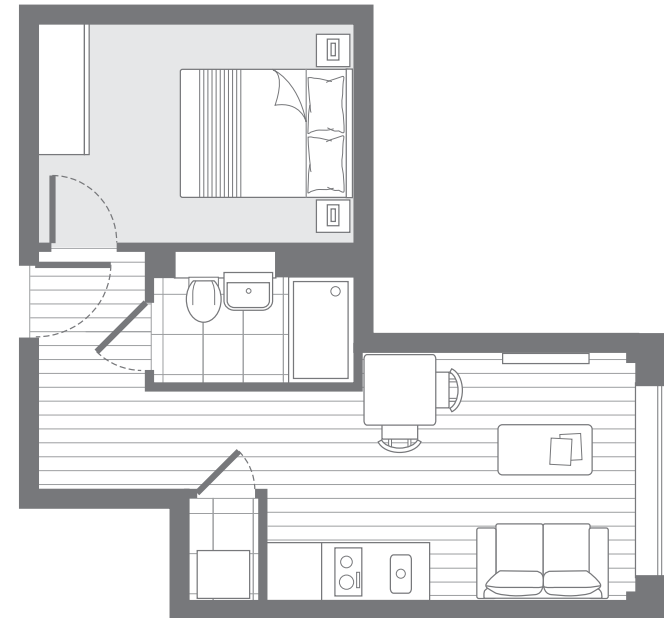


STUDIO

G04 104

TOTAL AREA: 32.8 sq.m. 353 sq.ft.

LIVING AREA
INC KITCHEN 2.8 x 5.2m 9'2" x 17'0"
BEDROOM AREA 2.9 x 3.1m 9'6" x 10'2"



STUDIO

G08 108

TOTAL AREA: 30.7 sq.m. 330 sq.ft.

LIVING AREA
INC KITCHEN 2.8 x 4.2m 9'2" x 13'8"
BEDROOM AREA 2.5 x 3.6m 8'2" x 11'9"

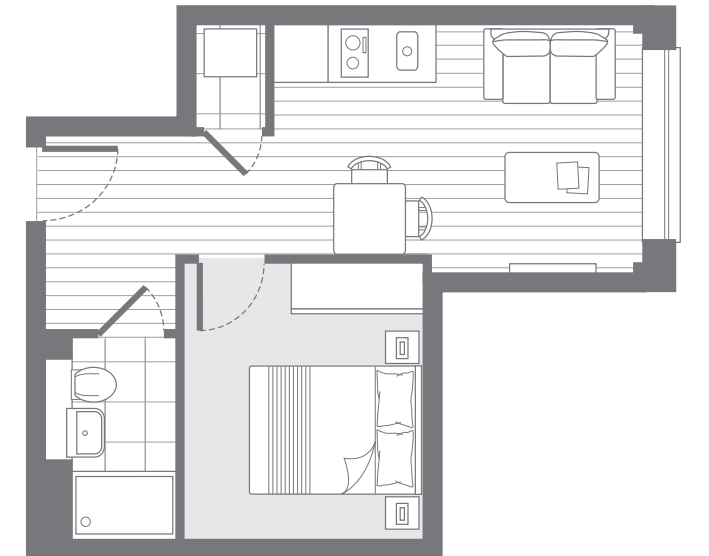


STUDIO

G10 G11 110 111

TOTAL AREA: 30.3 sq.m. 326 sq.ft.

LIVING AREA
INC KITCHEN 2.8 x 4.4m 9'2" x 14'4"
BEDROOM AREA 2.9 x 3.0m 9'6" x 9'9"



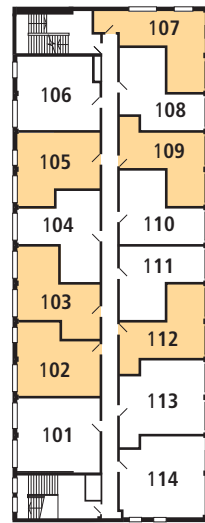
STUDIO

G13

TOTAL AREA: 30.3 sq.m. 326 sq.ft.

LIVING AREA
INC KITCHEN 2.8 x 4.3m 9'2" x 14'0"
BEDROOM AREA 3.1 x 2.7m 10'2" x 8'10"

Each luxury apartment at Carlton House South offers one of the most affordable opportunities to get on the property ladder or provide a rental income for tomorrow's investor

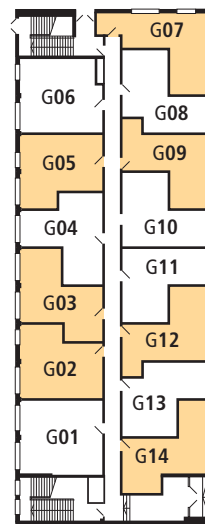


FIRST FLOOR

1 BEDROOM

G07 107

LIVING AREA INC KITCHEN	3.7 x 4.4m	12'2" x 14'4"
BEDROOM	2.7 x 3.0m	8'10" x 9'9"
TOTAL AREA:	33.3 sq.m.	358 sq.ft.

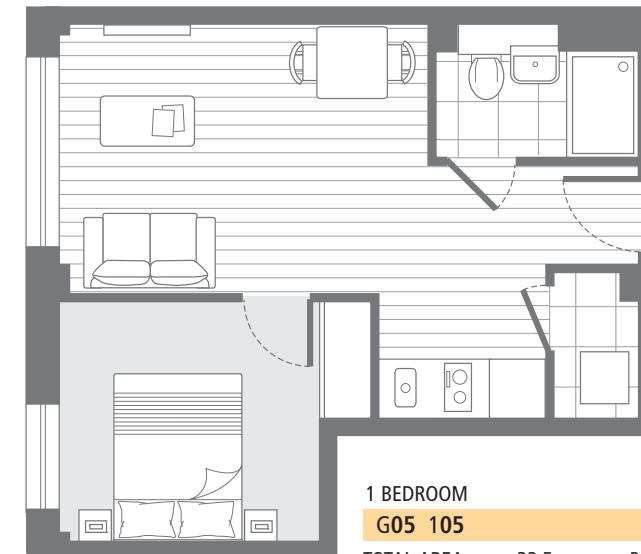
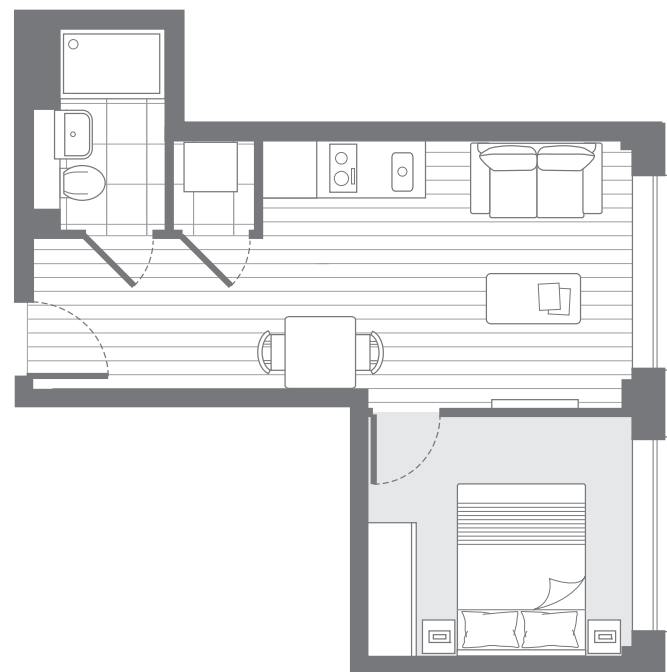


GROUND FLOOR

1 BEDROOM

G09 G12 109 112

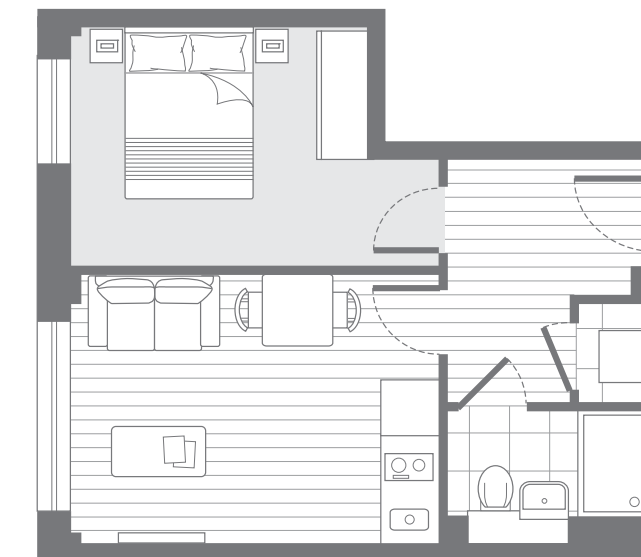
LIVING AREA INC KITCHEN	2.8 x 4.2m	9'2" x 13'8"
BEDROOM	2.7 x 3.0m	8'10" x 9'9"
TOTAL AREA:	30.4 sq.m.	327 sq.ft.



1 BEDROOM

G05 105

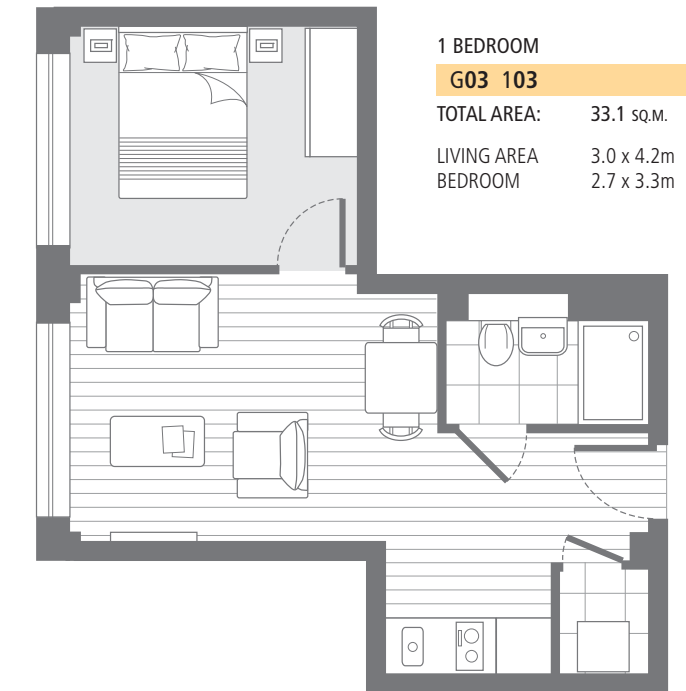
TOTAL AREA:	33.5 sq.m.	361 sq.ft.
LIVING AREA	3.1 x 4.2m	10'2" x 13'8"
BEDROOM	2.7 x 3.0m	8'10" x 9'9"



1 BEDROOM

G02 102

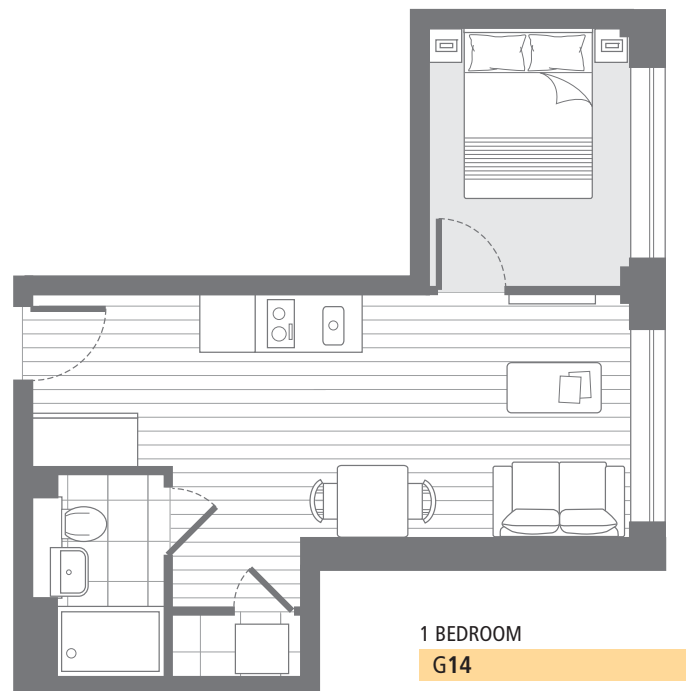
TOTAL AREA:	33.8 sq.m.	364 sq.ft.
LIVING AREA INC KITCHEN	3.1 x 4.2m	10'2" x 13'8"
BEDROOM	2.7 x 4.2m	8'10" x 13'8"



1 BEDROOM

G03 103

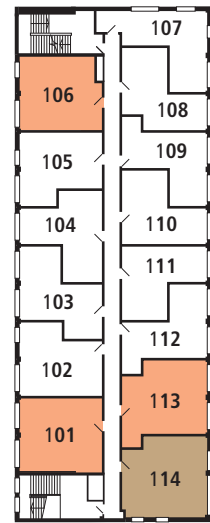
TOTAL AREA:	33.1 sq.m.	356 sq.ft.
LIVING AREA	3.0 x 4.2m	9'9" x 13'8"
BEDROOM	2.7 x 3.3m	8'10" x 10'10"



1 BEDROOM

G14

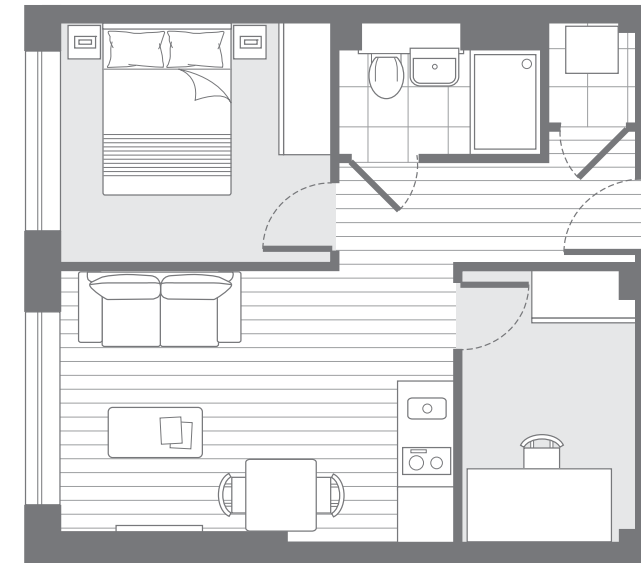
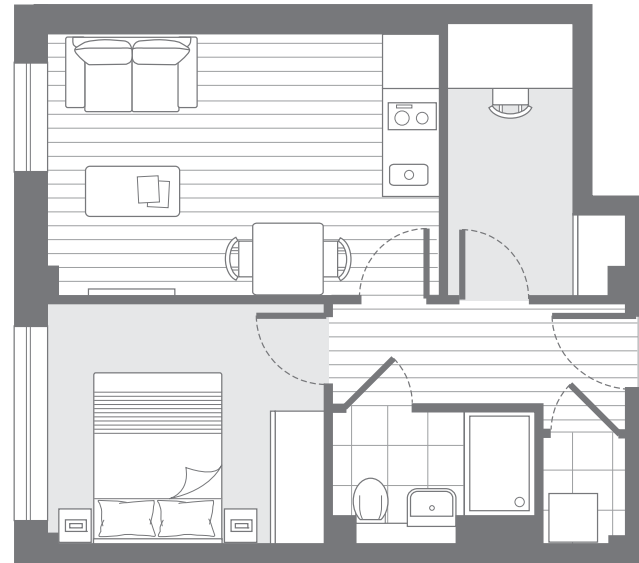
TOTAL AREA:	30.7 sq.m.	330 sq.ft.
LIVING AREA INC KITCHEN	3.5 x 5.6m	11'6" x 18'4"
BEDROOM	2.9 x 2.3m	9'6" x 7'6"



FIRST FLOOR

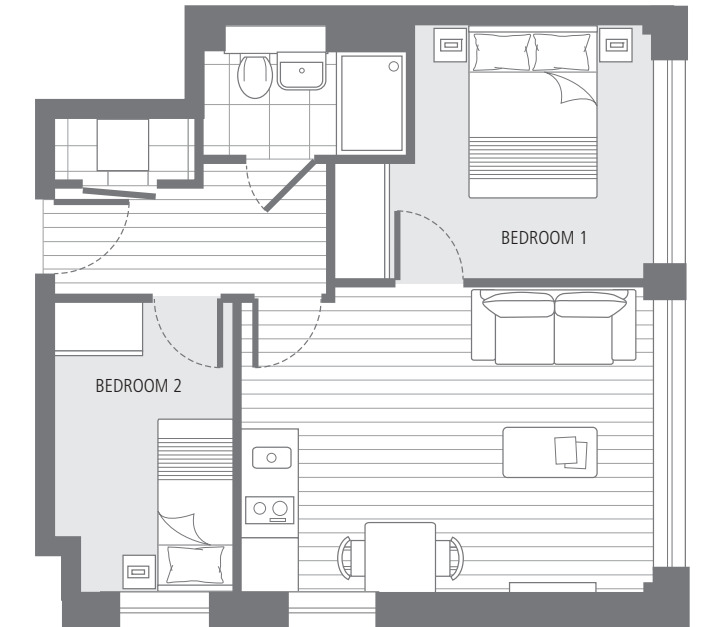
1 BEDROOM + STUDY
G06 106

TOTAL AREA:	37.2 sq.M.	400 sq.FT.
LIVING AREA	3.0 x 4.4m	9'9" x 14'4"
INC KITCHEN	2.7 x 3.1m	8'10" x 10'2"
BEDROOM	2.7 x 3.1m	8'10" x 10'2"
STUDY	3.1 x 1.4m	10'2" x 4'6"



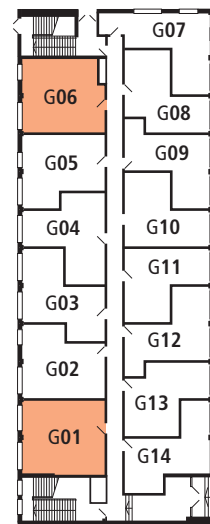
1 BEDROOM + STUDY
G01 1 BEDROOM + STUDY

TOTAL AREA:	38.7 sq.M.	417 sq.FT.
LIVING AREA	3.1 x 4.5m	10'2" x 14'8"
INC KITCHEN	2.7 x 3.1m	8'10" x 10'2"
BEDROOM	2.7 x 3.1m	8'10" x 10'2"
STUDY	3.1 x 2.0m	10'2" x 6'6"



2 BEDROOM
114

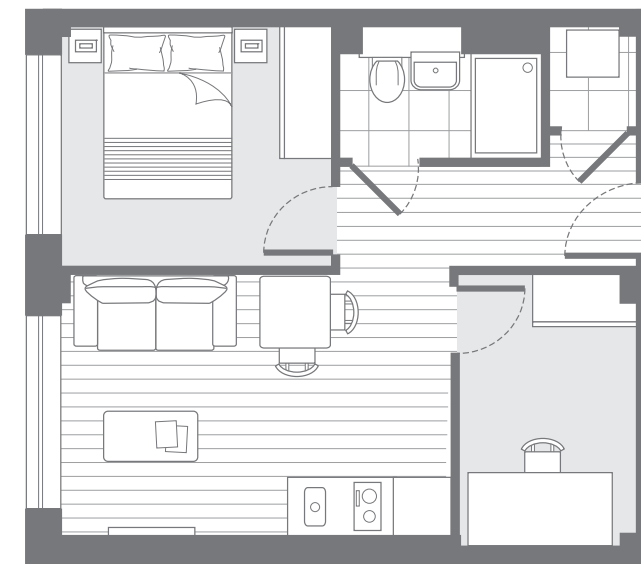
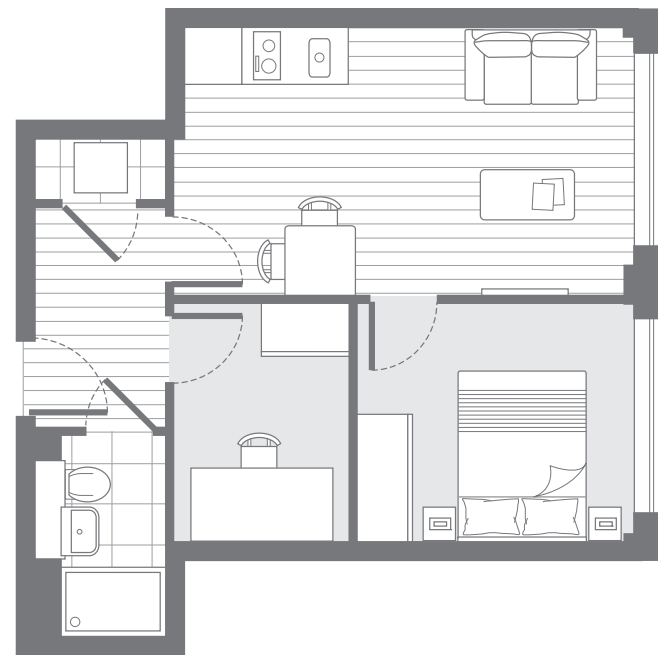
TOTAL AREA:	42.2 sq.M.	454 sq.FT.
LIVING AREA	3.5 x 4.7m	11'6" x 15'4"
INC KITCHEN	2.9 x 3.0m	9'6" x 9'9"
BEDROOM 1	2.9 x 3.0m	9'6" x 9'9"
BEDROOM 2	3.3 x 2.0m	10'10" x 6'6"



GROUND FLOOR

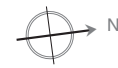
1 BEDROOM + STUDY
113

TOTAL AREA:	39.5 sq.M.	425 sq.FT.
LIVING AREA	3.1 x 5.2m	10'2" x 17'0"
INC KITCHEN	2.7 x 3.1m	8'10" x 10'2"
BEDROOM	2.7 x 3.1m	8'10" x 10'2"
STUDY	2.7 x 2.0m	8'10" x 6'6"



1 BEDROOM + STUDY
101 1 BEDROOM + STUDY

TOTAL AREA:	38.5 sq.M.	414 sq.FT.
LIVING AREA	3.1 x 4.5m	10'2" x 14'8"
INC KITCHEN	2.7 x 3.1m	8'10" x 10'2"
BEDROOM	2.7 x 3.1m	8'10" x 10'2"
STUDY	3.1 x 2.0m	10'2" x 6'6"



Specification

General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

Kitchens

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey reconstituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:

Combination microwave oven
Two ring ceramic hob
Re-circulating cooker hood
Fridge with ice box
Slimline dishwasher

Bathroom/Shower Room

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted chrome rail, hose and handset.
- Clear glass bath screen or shower enclosure as applicable with silver frame.
- Thermostatically controlled and pressurised hot and cold water.

Bedrooms

- Fully fitted carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring to open plan bedroom areas.
- Built in wardrobe to master bedrooms and bedroom areas with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

Services Cupboard

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

Security

- Video entryphone system to each apartment.

Communal Areas

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift.
- Low energy wall lighting.
- Secure cycle store.



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