

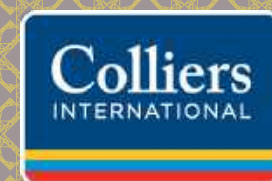


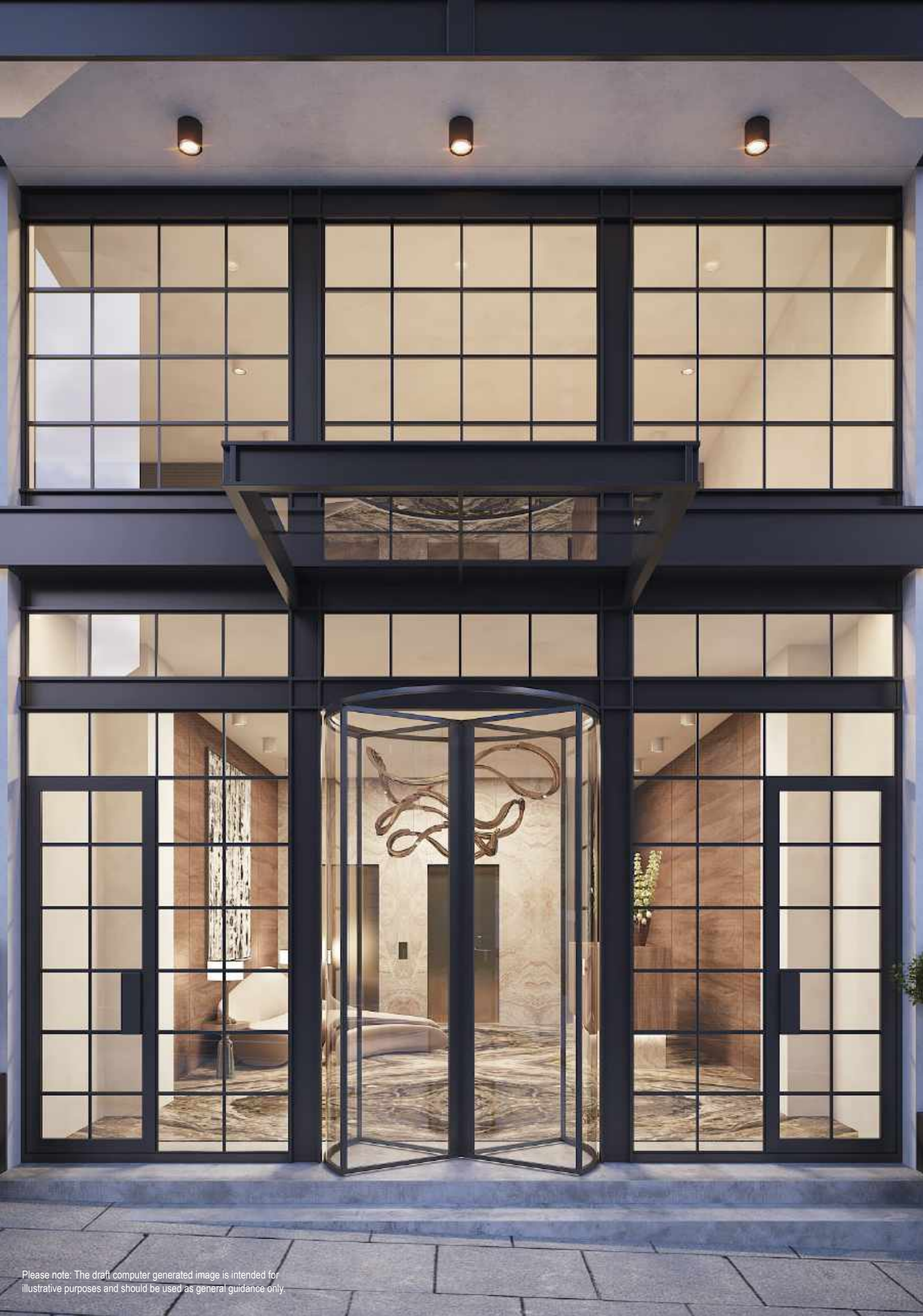
THE OLD COURTHOUSE

LUTON · BEDFORDSHIRE

PHASE 1







THE OLD COURTHOUSE

Part of the urban redevelopment of Luton Town Centre, located in its heart sits The Old Courthouse. A new mixed use development brought to you by Leos International.

Luton is part of a growing commuter hub for those travelling in to Central London, just 30 minutes by train to King's Cross St. Pancras Railway Station.

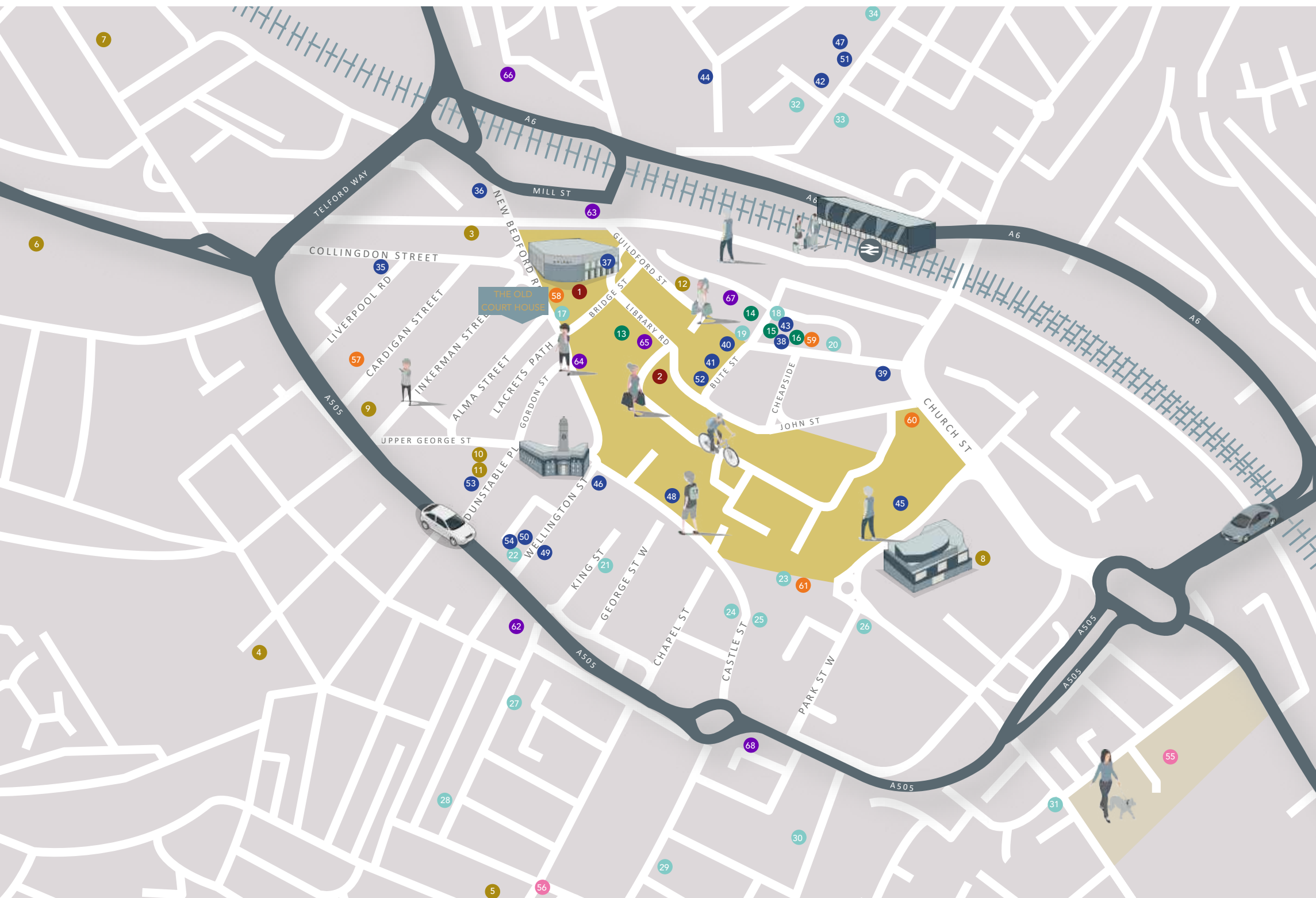
With design inspiration drawn from New York, all apartments offer clever interior design, making the best use of space with separate living spaces, privacy in all rooms, spacious double bedrooms, luxury bathrooms and smart kitchens.

The development's smooth white painted ceilings and solid wooden doors, alongside luscious carpets in bedrooms means residents are greeted with quality as soon as they walk through the door. The bathrooms and kitchens blend modern design with functionality and are finished with premium fixtures and fittings.

The stylish and well thought out finishes makes these homes an ideal choice for first time buyers, students, investors, or those looking to downsize and live in the heart of town.



Backed by
HM Government



Shopping Malls

- 1 The Galaxy
- 2 Luton Mall

Education

- 3 Legrave Primary School
- 4 Rothesay Nursery School
- 5 Chapel Street Nursey School
- 6 Dallow Primary School
- 7 Bury Park Educational Institute
- 8 University of Bedfordshire
- 9 London School of Science and Technology
- 10 Luton International College
- 11 Millburn College of Professional Studies
- 12 School of Art and Design

Arts and Culture

- 13 Luton Library Theatre
- 14 Hat Factory Arts Centre
- 15 Storefront
- 16 Hat House

Pubs

- 17 The White House
- 18 George II
- 19 The Great Northern
- 20 The Bear Club
- 21 The Exchange
- 22 Flame Bar and Nightclub
- 23 Off The Wall Luton
- 24 Red Lion Luton
- 25 The Castle Tavern
- 26 The Brewery Tap
- 27 The Black Horse
- 28 The Bailie
- 29 The Phoenix
- 30 The Globe
- 31 The Chequers Pub Luton
- 32 The Well
- 33 Brick Layer Arms Public House
- 34 The Painters Arms

Dining

- 35 Moziah's
- 36 Al - Quds Arabic and Persian
- 37 Nandos
- 38 Monna Lisa
- 39 Villa Ada
- 40 Deserts Rose Restaurant and Cafe
- 41 La Beci
- 42 DUDUBAR, Nigerian restaurant
- 43 La Trattoria
- 44 Victoria's Kitchen
- 45 Pizza Express
- 46 G's Gourmet Burgers
- 47 Waffles N' Jerk
- 48 Hong Buffet
- 49 Nakorn Thai Restaurant
- 50 Steakout
- 51 Arabesk Restaurant
- 52 The Engine - Shisha Shack
- 53 Chef Silviu
- 54 Turkish Best Grill

Parks and Recreation

- 55 Manor Road Park
- 56 New Town Park

Fitness and Leisure

- 57 Fitness Town
- 58 The Gym Luton
- 59 Power Craft Gym
- 60 Anytime Fitness Luton
- 61 TruGym Luton

Hotels

- 62 Icon Hotel Luton
- 63 OYO London Luton
- 64 Clifton Apartments
- 65 Thistle Express
- 66 Leaside Hotel
- 67 Easy Hotel
- 68 SPI Castle Apartments

CONVENIENT CONNECTIONS



CYCLING



- Luton Town Hall
- Luton Station
- University of Bedfordshire
- Luton Airport Parkway Station



TRAIN



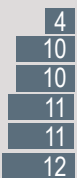
- Luton Station
- Luton Airport
- Luton Hoo Hotel
- King's Cross - St. Pancras



CAR



- Luton Station
- Luton Airport Parkway Station
- Luton Hoo Hotel
- David Lloyd Luton
- Stockwood Park Golf Centre
- Luton Airport

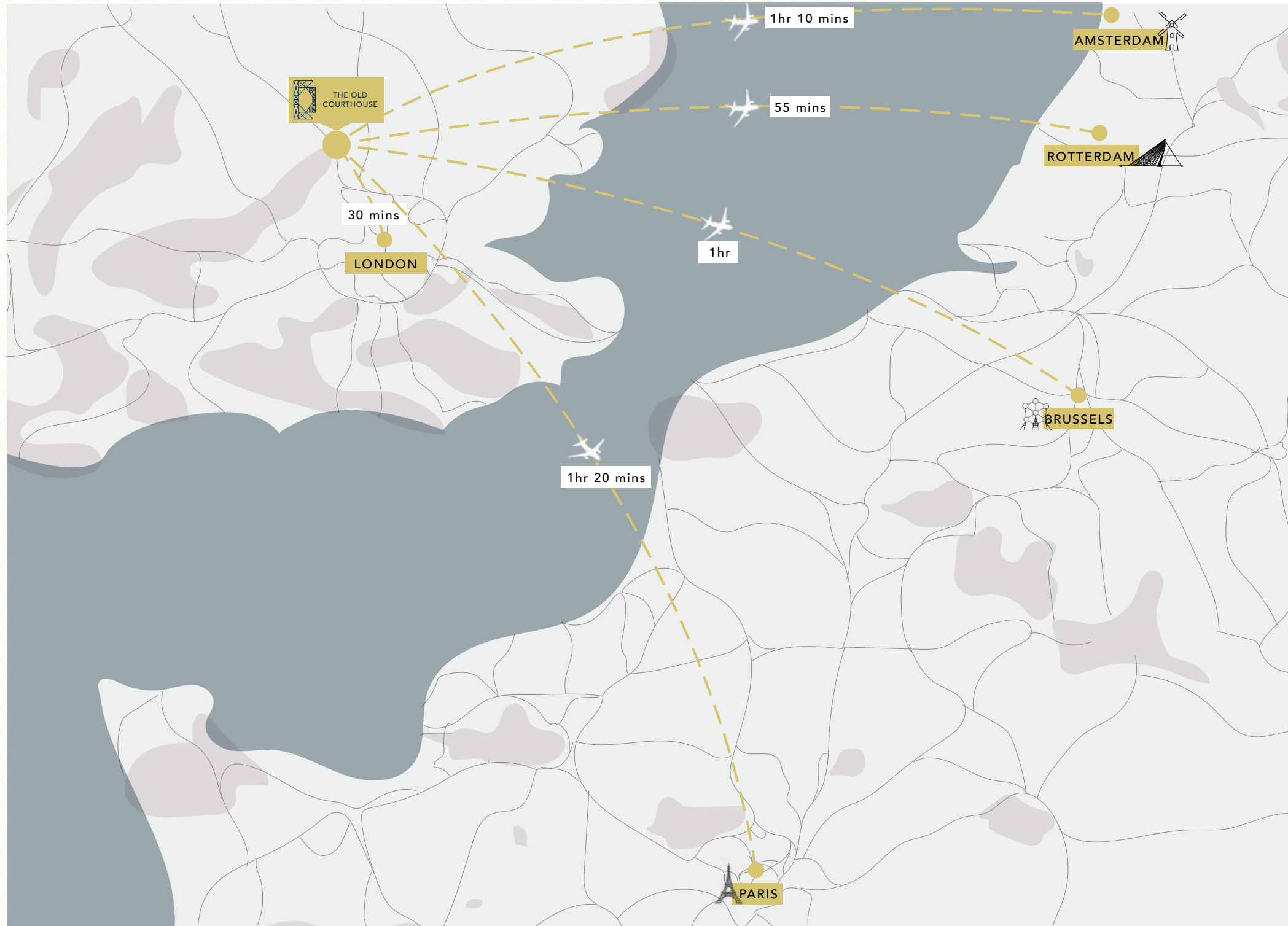


WALK



- The Galaxy
- Luton Mall
- Luton Library
- Town Hall Square
- Luton Station
- University of Bedfordshire





Luton Airport



Kings Cross St Pancras

JUST 30 MINUTES FROM

LUTON PARKWAY TO

KING'S CROSS ST. PANCRAS

The Old Courthouse is located just 0.4 miles away from Luton Railway Station. The impressive transport links in Luton have made travel in and out of the town very accessible and attractive to those looking for a short commute to the capital. Luton offers services to Blackfriars, City Thameslink, Farringdon and St. Pancras International in as little as 30 minutes.

The dynamic global city of London is not far away. Luton is a train ride away from the capital and all that the city has to offer, including world-class theatre and music events, famous department stores such as Selfridges and Harrods,

haute couture boutiques, Michelin-starred restaurants and world renowned art galleries. It is unsurprising that many commuters make Luton their home.

Quick access to the M1 connects Luton to the north of England, right to the top of the country. The A6 also runs from Luton all the way to the stunning Lake District in Cumbria. The established area has existing yet growing infrastructure, including train and bus networks, and taxi services.

Luton is widely known for its International Airport. London Luton Airport serves passengers locally and internationally and provides flights to more than 30 countries and 70 destinations around the globe.

By extension, EasyJet, the extremely successful low-cost airline is also headquartered in Luton. The airline offers scheduled services on over 1,000 routes and employs nearly 14,000 people.

THE REGENERATION OF LUTON

Luton is set to go through a major £1.2bn investment programme within the next 20 years, which will provide commercial, leisure and housing opportunities for developers whilst regenerating the town. A new light rail link between Luton Airport Parkway rail station and the airport is predicted to be the centrepiece of this development scheme.

Meanwhile, a £110m redevelopment of the Luton airport is already under way, which includes expanding the terminal building and delivering a new 1,700-space multi-storey car park.

Other schemes unveiled by Luton Borough Council include multi-million-pound mixed-use developments. Luton Town Football Club owner, 2020 Developments has set out plans to develop a new stadium, while Capital and Regional, the owners of shopping centre "The Mall" announced significant redevelopment plans.

Luton Borough Council chief executive Tony Holden said: "The investment framework presents a clear and coherent plan to the local community, partners and potential investors, and focuses attention on ensuring everything that we do is aimed at improving health, wellbeing and prosperity of our residents. The council has grasped its 'place-shaping' agenda and is delivering a comprehensive investment strategy of local, regional and national significance."



LIFE IN LUTON

Traditionally a hub for manufacturing in the UK, the area has been transformed by Luton Airport. This international airport is home to many of Europe's low cost airlines providing a gateway in and out of London. Employment at the local airport has also been a major boost to the local economy making Luton an ideal choice for both ground and air crews.

The University of Bedfordshire is also a major attraction in the area with two campuses in Luton attracting over 14,000 students every year from across the world. There are a number of educational institutions in the vicinity to choose from with a range of nursery, primary schools and colleges. Luton is also the home to the School of Art and Design.



THE GREAT OUTDOORS

The Old Courthouse benefits from an enviable position that ensures tranquil green spaces are always nearby, providing residents with a reprieve from the buzz of everyday life. Stockwood Parks' beautiful gardens will provide an idyllic open space to enjoy a weekend stroll or picnic.

One may also head to the nearby Chiltern Hills, an area of natural outstanding beauty, which provides the perfect environment for a bike ride through breath-taking scenery. Whipsnade Zoo's delightful 600-acre safari park is a 20-minute drive away, providing an array of wildlife, an ideal weekend excursion.



Storefront Gallery



Caddington Golf

ENJOY THE COSMOPOLITAN BUZZ

A multi-cultural population has transformed Luton into a diverse community offering an annual calendar of local events whilst providing a range of cultural experiences from restaurants to bars as well as festivals, art shows and events.

An excellent selection of leading restaurants and bars are just a short stroll away so there's never a shortage of choice on where to spend an evening. Food choices include leading chains such as Nando's and Steakout.



University of Bedfordshire



Luton Town Hall



LUTON HOO

Lying just outside of Luton town sits Luton Hoo, a magnificent 5-star country house hotel. Its pillared halls and elegant lounges, individual period rooms, formal gardens and the award winning Wernher Restaurant create a unique ambience. Luton Hoo sits on a 1,065-acre estate and offers a superbly appointed spa and an indoor pool.

Luton Hoo was also the choice of Queen Elizabeth II and Prince Philip's honeymoon destination in 1947. This royal connection has further enhanced the popularity of the hotel. Sir Winston Churchill also visited Luton Hoo and addressed an audience of 110,000 people in 1948.



The Old Courthouse offers an exceptional opportunity to enjoy a modern, cosmopolitan lifestyle at the heart of a newly regenerated urban space.







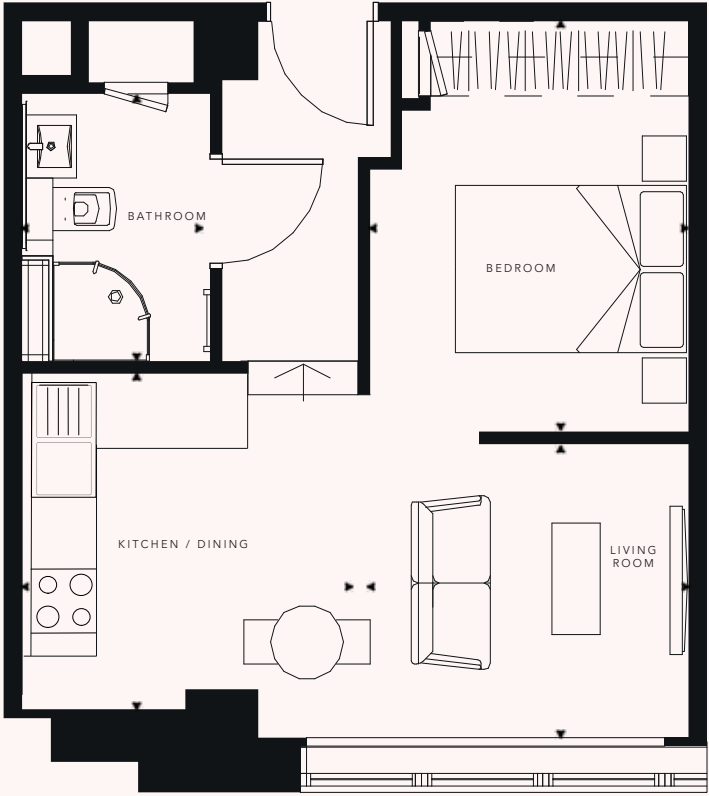


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TYPICAL
MANHATTAN APARTMENT



30.2m² - 325ft²

Kitchen / Dining

2.7m x 2.9m 8' 9" x 9' 5"

Living

2.6m x 2.4m 8' 5" x 7' 9"

Bedroom

2.6m x 3.3m 8' 5" x 10' 8"

Bathroom

1.5m x 2.2m 4' 9" x 7' 2"

◀ ▶ Measurement points

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

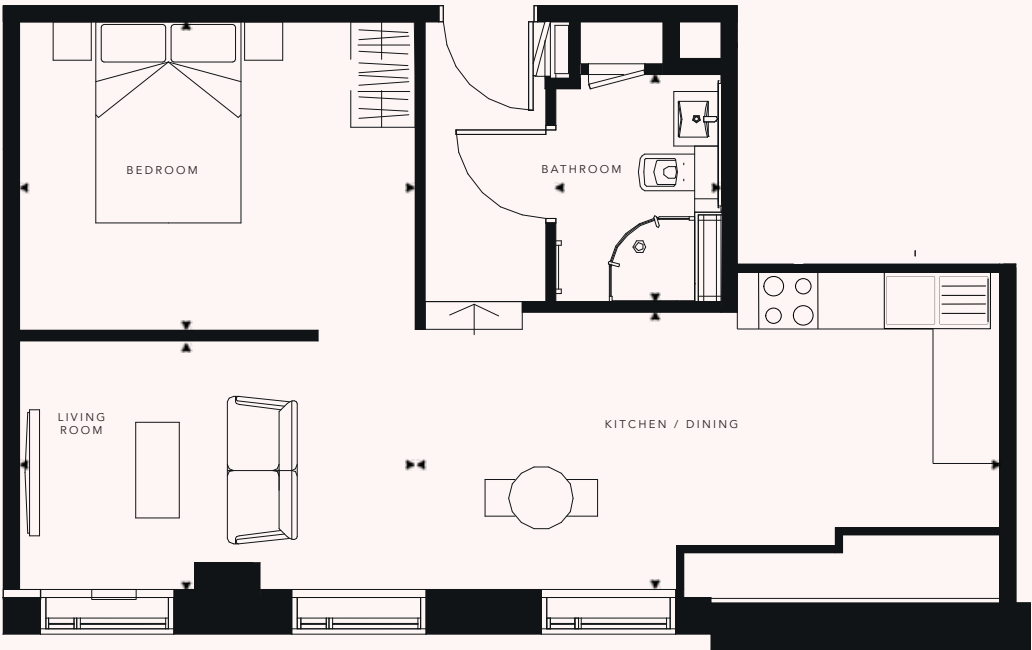
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TYPICAL
MANHATTAN APARTMENT



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TYPICAL
ONE - BEDROOM APARTMENT



41.2m² - 443ft²

Kitchen / Dining

5.4m x 2.6m 17' 7" x 8' 5"

Living

3.7m x 2.4m 12' 1" x 7' 9"

Bedroom

3.7m x 3.0m 12' 1" x 9' 8"

Bathroom

1.5m x 2.2m 4' 9" x 7' 2"

◀ ▶ Measurement points

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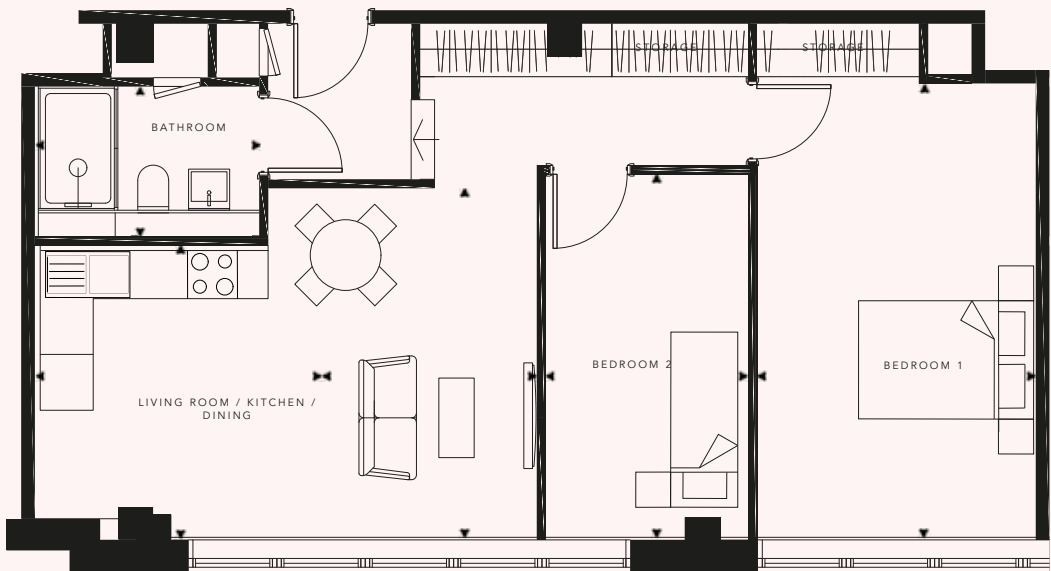
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TYPICAL
ONE - BEDROOM APARTMENT



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TYPICAL
TWO - BEDROOM APARTMENT



63.8m² - 687ft²

Kitchen / Dining
4.0m x 3.5m 13' 1" x 11' 5"

Living
1.7m x 2.4m 5' 6" x 7' 9"

Bedroom 1
3.1m x 5.2m 10' 2" x 17' 1"

Bedroom 2
2.3m x 4.0m 7' 5" x 13' 1"

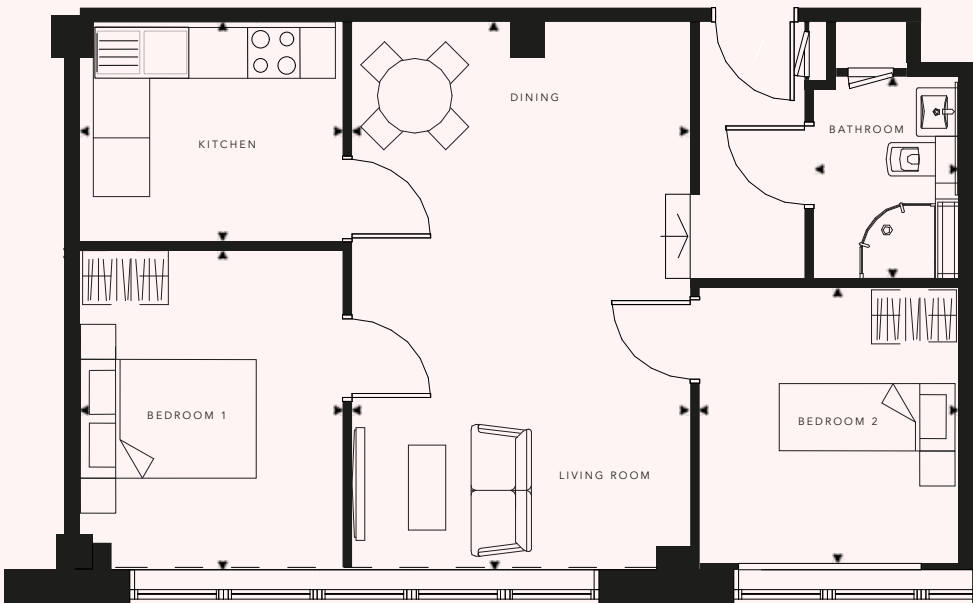
Bathroom
2.5m x 1.7m 8' 2" x 5' 6"

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TYPICAL
TWO - BEDROOM APARTMENT



53.6m² - 577ft²

Kitchen
2.8m x 2.3m 9' 2" x 7' 5"

Living / Dining
3.6m x 5.8m 11' 8" x 19' 0"

Bedroom 1
2.8m x 3.4m 9' 2" x 11' 2"

Bedroom 2
2.8m x 2.9m 9' 2" x 9' 5"

Bathroom
1.5m x 2.1m 4' 9" x 6' 9"

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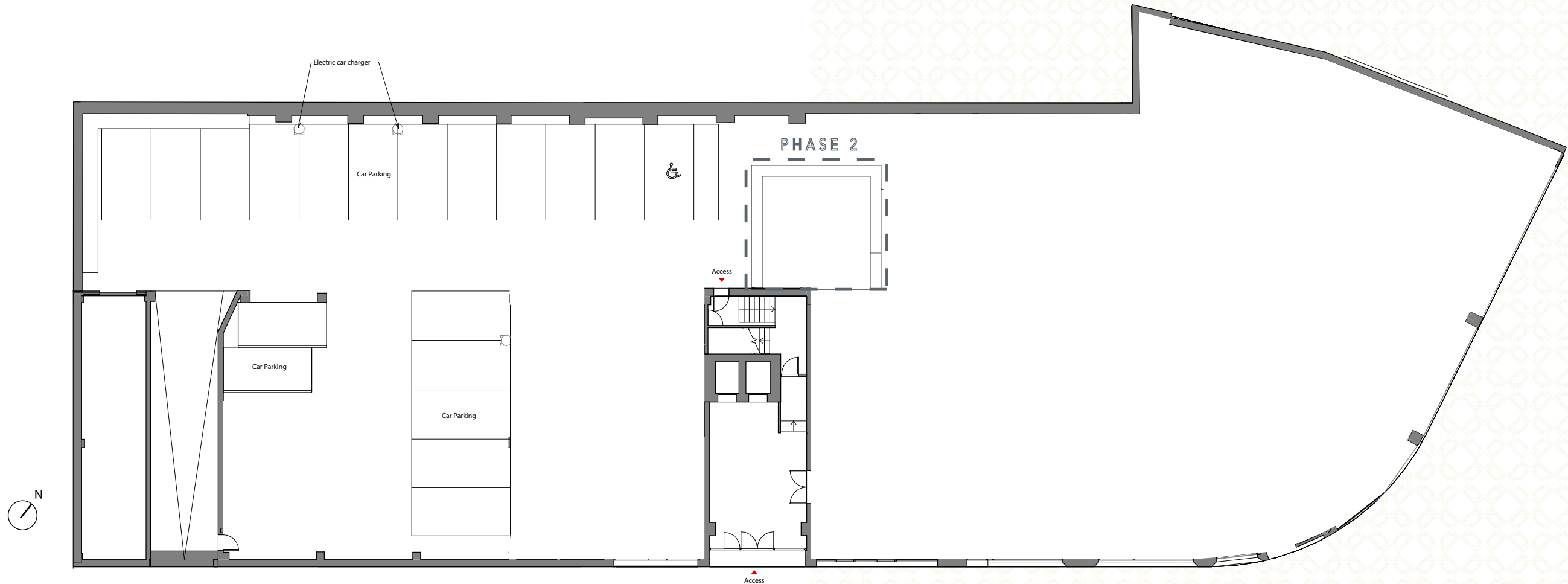
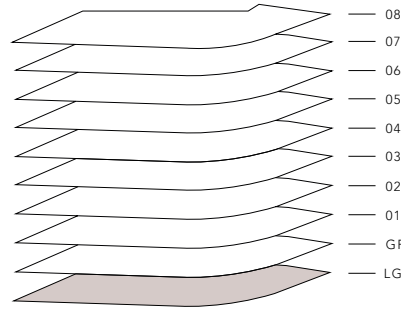
◀ ▶ Measurement points

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The development's smooth white painted ceilings and solid core doors with chrome furnishings, alongside the luxurious carpets that can be found in each bedroom ensure that residents are provided with expertly finished apartments that are luxurious and comfortable in equal measure.

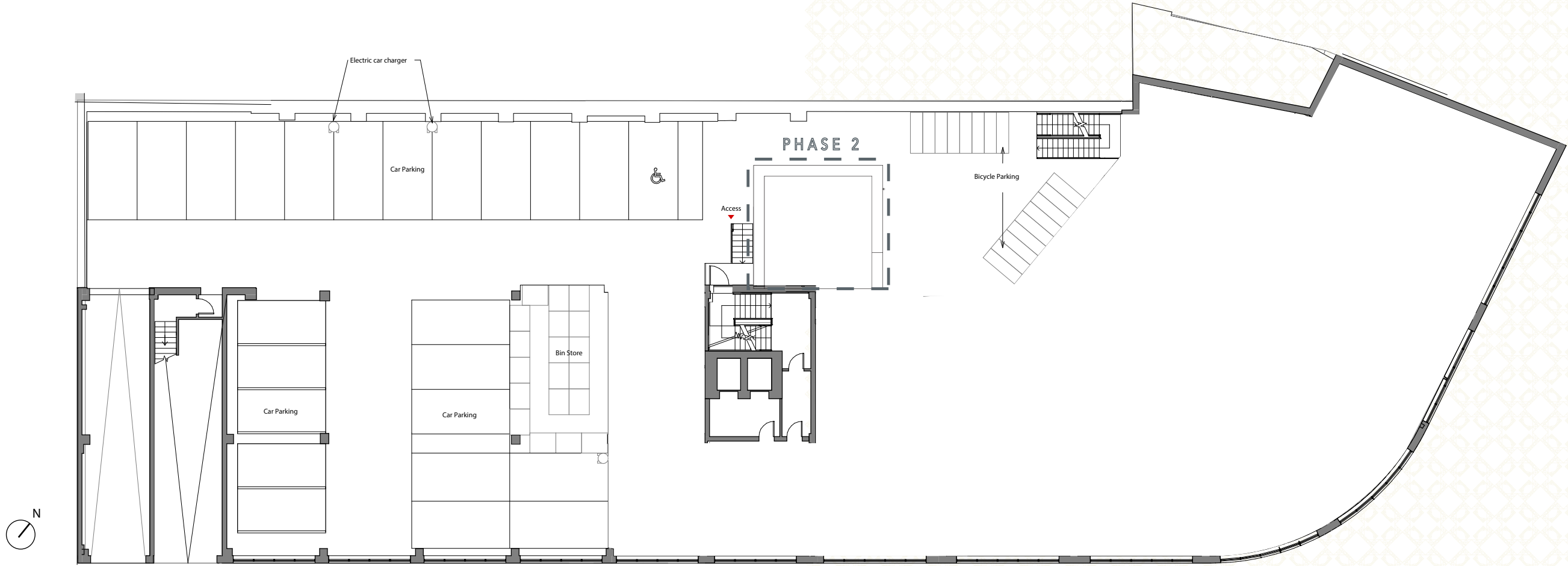
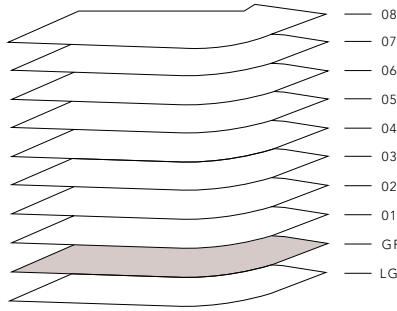
LOWER GROUND FLOOR



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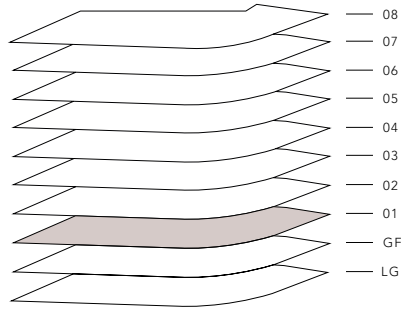
GROUND FLOOR



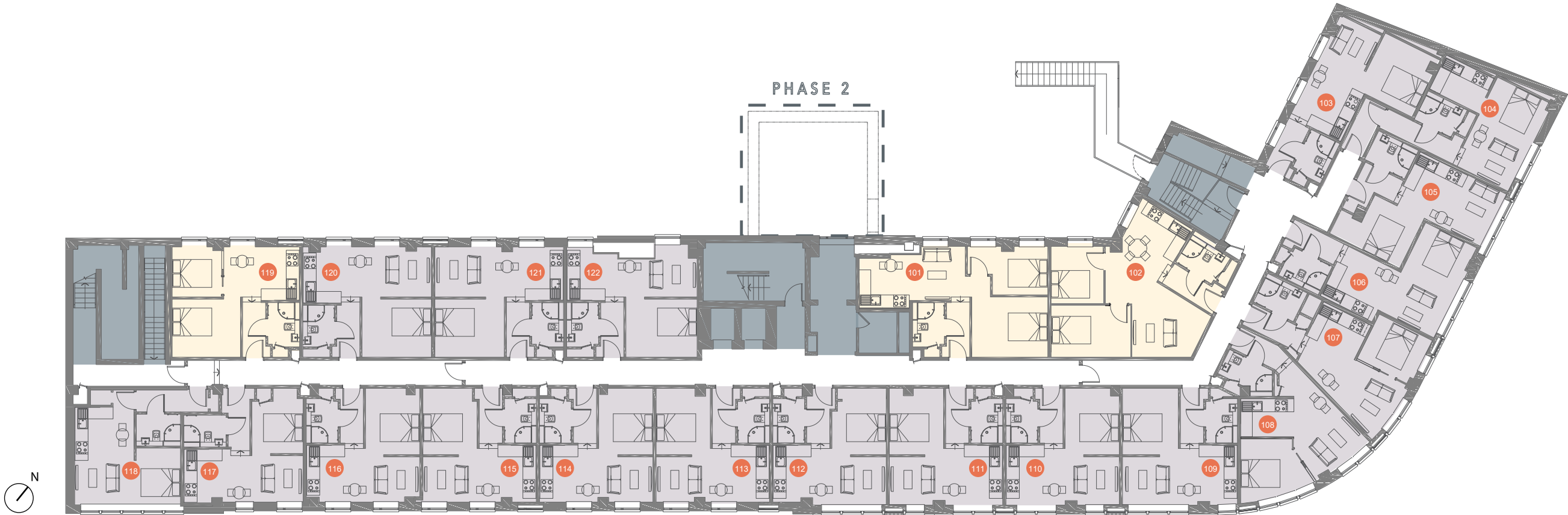
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FIRST FLOOR

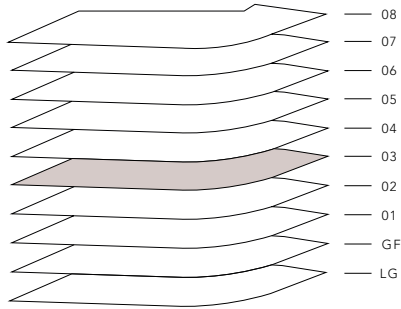


UNIT	TYPE	SQM	SQFT
101	2 Bed	41.2	443
102	2 Bed	48	517
103	1 Bed	30.3	326
104	1 Bed	30.7	330
105	1 Bed	30.2	325
106	1 Bed	30.2	325
107	1 Bed	32.7	352
108	1 Bed	33.4	360
109	1 Bed	31	334
110	1 Bed	30.5	328
111	1 Bed	30.4	327
112	1 Bed	30.2	325
113	1 Bed	30.2	325
114	1 Bed	30.2	325
115	1 Bed	30.2	325
116	1 Bed	30.2	325
117	1 Bed	30.2	325
118	1 Bed	30.2	325
119	2 Bed	31.6	340
120	1 Bed	31.7	341
121	1 Bed	32	344
122	1 Bed	32.2	347



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THIRD FLOOR



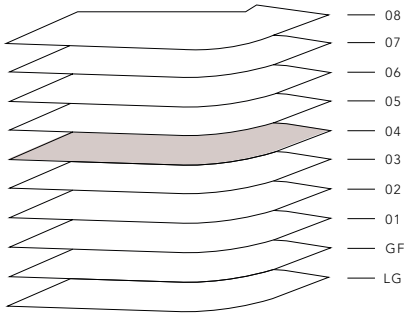
- COMMUNAL
- 1 BEDROOM
- 2 BEDROOM

UNIT	TYPE	SQM	SQFT
301	2 Bed	41	441
302	2 Bed	48.2	519
303	1 Bed	30.2	325
304	1 Bed	30.7	330
305	1 Bed	30.2	325
306	1 Bed	30.2	325
307	1 Bed	32.9	354
308	1 Bed	33.2	357
309	1 Bed	31.7	341
310	1 Bed	31.4	338
311	1 Bed	31.2	336
312	1 Bed	31	334
313	1 Bed	30.2	325
314	1 Bed	30.2	325
315	1 Bed	30.2	325
316	1 Bed	30.2	325
317	1 Bed	30.2	325
318	1 Bed	30.2	325
319	2 Bed	44.7	481
320	1 Bed	33.3	358
321	1 Bed	33.2	357
322	1 Bed	32.5	350

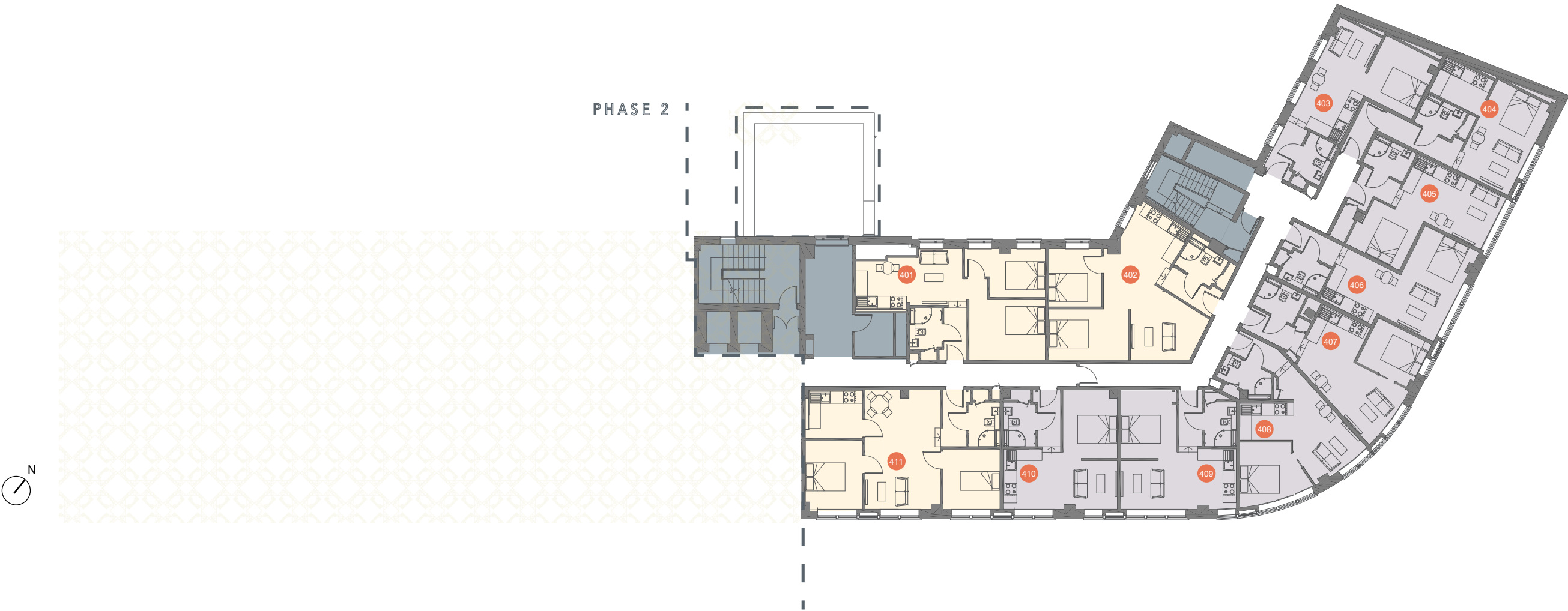


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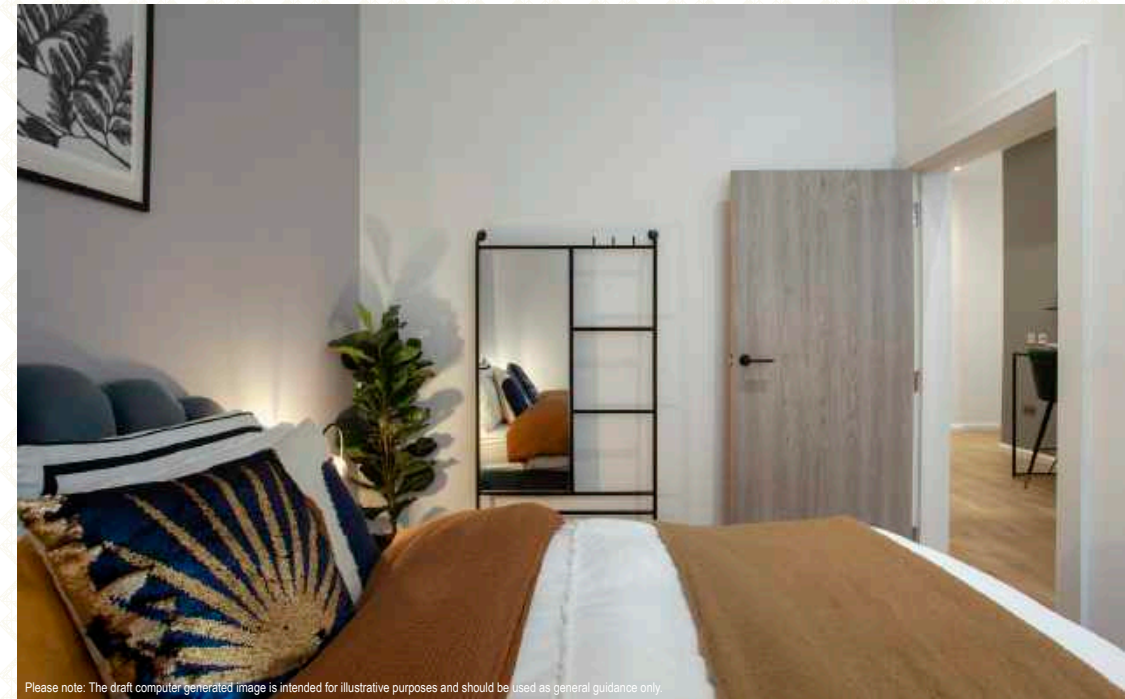
FOURTH FLOOR



UNIT	TYPE	SQM	SQFT
401	2 Bed	41	441
402	2 Bed	48.3	520
403	1 Bed	30.3	326
404	1 Bed	31.1	335
405	1 Bed	30.2	325
406	1 Bed	30.2	325
407	1 Bed	32.9	354
408	1 Bed	33	355
409	1 Bed	31.7	341
410	1 Bed	31.4	338
411	2 Bed	53.6	577



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The kitchens in each unit will benefit from a variety of carefully considered features. All cupboards and storage units will be 'handle-less', ensuring that the space is highly functional and aesthetically pleasing. We also offer a stunning selection of doors in a range of colours as well as stylish stone countertops, integrated dishwashers and washing machines, fridge freezers and overhead cabinets. Each kitchen will also boast feature taps, chrome switch plates and under-wall unit lights.

APARTMENTS SPECIFICATION

The contemporary individually designed kitchens brings glamour and sophistication to these beautiful homes.

With a stunning collection of doors in pure colours and stylish stone work surfaces, these rooms boast impeccable quality.



KITCHEN

- High quality contemporary designed kitchen with light-grey stone effect
- Back painted glass splash back to hob
- Quartz stone worktop and upstand in a polished finish
- Stainless steel sink with brushed finish mixer tap
- LED feature lighting to underside of wall cabinets
- Built in stainless steel oven
- Touch control induction hob
- Canopy extractor hood
- Fridge freezer
- Dishwasher
- Washing machine with tumble dry function

BATHROOMS

- Spacious walk in shower accompanied with a shower tray and shower screen in contemporary metal finish
- Vinnici thermostatic shower control with handheld shower in contemporary chrome finish
- High quality contemporary designed sink cabinet and cistern cabinet with timber effect
- Smart wall mirror
- Feature tiled shower enclosure
- LED downlight

LIGHTING & ELECTRICAL

- Internet wiring to all apartments
- Television points to all apartments
- Telephone points provided to all apartments
- LED downlights to entrance hall and bathrooms
- Adjustable, dimmable LED downlights to living/ dining room and bedroom
- LED feature lighting to underside of wall cabinets in accordance to layout
- Brushed metal finish light switches
- Brushed metal finish switch plates and sockets at worktop, white sockets at low level
- Shaver socket in bathroom

HEATING AND VENTILATION

- High efficiency hot water system and heating provided by centrally located communal boiler
- Wall mounted towel radiator in contemporary finish
- Mechanical extract to kitchen and bathroom

SECURITY

- 10-year building warranty, NHBC or equivalent
- Mains fed smoke/heat/CO detectors
- Flexible entry control system conveniently controlled via occupants' landline or mobile
- Apartment entrance door with multi-point locking system and spy hole
- Sprinkler protection

INTERIOR AND EXTERNAL FINISHES

- High quality internal doors
- Contemporary lever handles
- Square edge skirting boards and architraves finished in white satin wood
- Smooth finish walls and ceilings in pure white
- Premium UV and impact resistant light oak effect flooring with acoustic underlay to bedroom, living/dining room and kitchen.
- Stylish floor and wall tiles and moisture resistant paint to bathroom
- High performance windows and doors with complementary ironmongery and easy-clean hinges
- Wardrobes can be installed at an additional cost

PREMIUM PLUS COLLECTION

- Wall mounted Sonos Play 1 in living room
- Full height back painted glass splashbacks above work surfaces to the underside of wall cabinet
- Instant hot water tap
- 50 inch flat screen TV and bracket
- Bespoke fitted wardrobe to bedroom
Internals to include shelving, shelf stack and hanging rails



The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please note: The draft computer generated images are intended for illustrative purposes and should be used as general guidance only.





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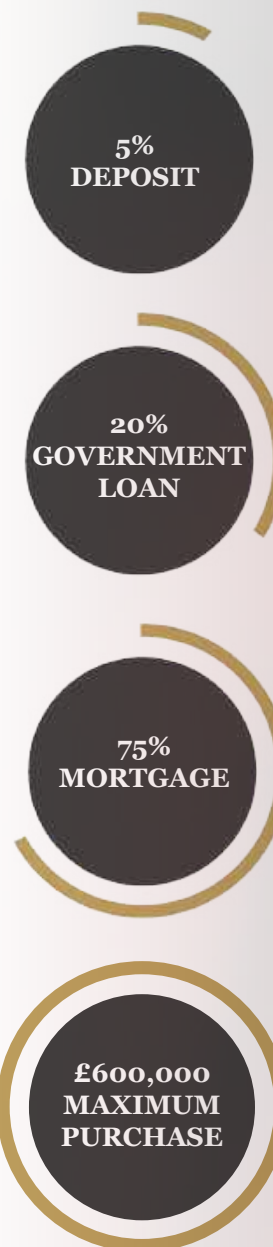
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HELP TO BUY A PLACE OF YOUR OWN – WITH A HELPING HAND

With Help to Buy, you can buy a new home at The Old Courthouse with just 5% deposit whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 20% of the cost of your newly built home, so you'll need a 75% mortgage to make up the remainder of the purchase price.

The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.



HOW IT WORKS?

If you purchase a home for.....→ **£200,000**

You must put down a **deposit** of 5%.....→ **£10,000**

Help to Buy **Equity Loan** will contribute 20%.....→ **£40,000**

You will need a **mortgage** for 75%.....→ **£150,000**

For more information talk to us or visit www.helptobuy.gov.uk



LEOS INTERNATIONAL



"This building embraces a truly exciting mix of Luton's history and the dynamic, ever-changing culture of the modern day. The development's central location boasts incredible views of the surrounding area and brings modern city living to the bustling heart of Luton. We are proud to be working with high-quality designers on all of our projects. Providing world-class interior design to a project such as this is a necessity. This is especially true when one takes into account the high expectations of sophisticated buyers in this market. Our team have done a great job, the finish is exceptional"

Ben Coleman
Development Director

LUD STUDIOS



"The Old Courthouse is a residential conversion of the highest quality. Situated in what was the former HM County Court, we have ensured that this building has retained its timeless character. The development is topped with a contemporary roof extension that embraces the original curved brick façade of the building, whilst adding an aesthetically pleasing additional floor. The residential units themselves are designed to maximise space, light and comfort, ensuring that buyers are provided with a high-quality yet affordable residence. This development is certainly worthy of its central location, right in the civic heart of Luton, a town with so much to offer. We are immensely proud of our building and the manner in which it contributes to Luton town centre"

Yui Fan Law - RIBA
Lead Architect

OTHER PROJECTS BY LEOS



SOUTH LONDON NEW HOMES

The existing site comprises a mix of different A-class uses on the ground floor including a restaurant, convenience shop, and takeaway. The upper floor is a mix of residential and D1 uses. The proposal comprises of a 27 storey tower, providing public realm, private outdoor space and co-working in a flexible podium base on the ground level.

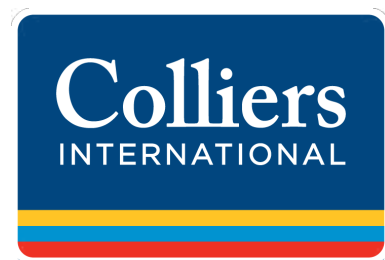


VISION HOUSE - WIMBLEDON CHASE

The property comprises of an existing four storey Art Deco building within a site extending to 0.22 acres (900 sqm). Two retail units occupy the ground floor with 19 residential flats above, made up of one and two-bed apartments, arranged over the first and second floors at the western end of the building and the entire third floor. Located opposite the Wimbledon Chase Station, the area is easily accessible by public transport, with multiple bus lines and direct train lines to Central London.

SELLING AGENTS

If you would like more information about The Old Courthouse, please visit our website or contact our appointed sales agents. Alternatively, you can make arrangements to visit our show apartments at the development.



E: theoldcourthouse@colliers.com

P: 020 7344 6567

E: theoldcourthouse@montfortestates.com

P: 020 7459 4541

SHOW APARTMENTS AVAILABLE TO VIEW:

The Old Courthouse Sales and Marketing Suite
2-6 Alma Street
Luton, LU1 2PL



Backed by
HM Government



