



PEARMAN COURT



Computer generated images. Details may vary on completion of the development.



## PEARMAN COURT

**Pearman Court is a brand new luxury housing development built on Collingdon Street in the up and coming borough of Luton. This modern development will offer 103 stylish new apartment units, designed with architectural intelligence and interior sophistication.**

Located just a short walk away from Luton's expanding town centre, these unique apartments offer the opportunity for both community and exclusivity all in one location. Built with convenience and accessibility in mind, these modern residences lay close to Luton train station, enabling easy access into London by only a 22-minute commute.

With such convenient travel links into London and the vaster country, Luton is growing in popularity and with demand for boutique property in the area rising, this opportunity for investment is unmissable.

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Your attention is drawn to the Important Notice on the last page of the text.





## Luton Life

Located in the Eastern county of Bedfordshire, Luton has witnessed an incredible growth in its property industry. With The Times on Sunday placing Luton 6th in the UK for total property growth with an 8.3% rise, and many naming Luton as the next most valuable location to both invest and construct property within.

Impressive travel links within this growing town opens up the opportunity to move here, influencing both the common commuter and the modern family to consider Luton. As property prices within the capital soar, Luton is providing a viable sanctuary as well as a promising future to those who take the leap. A £1.5bn investment by Luton Council promises to further propel Luton into property demand by improving and expanding on existing infrastructure.

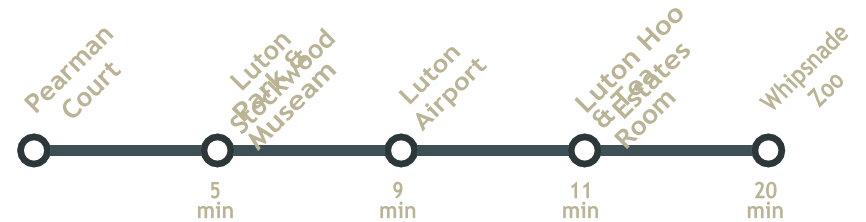
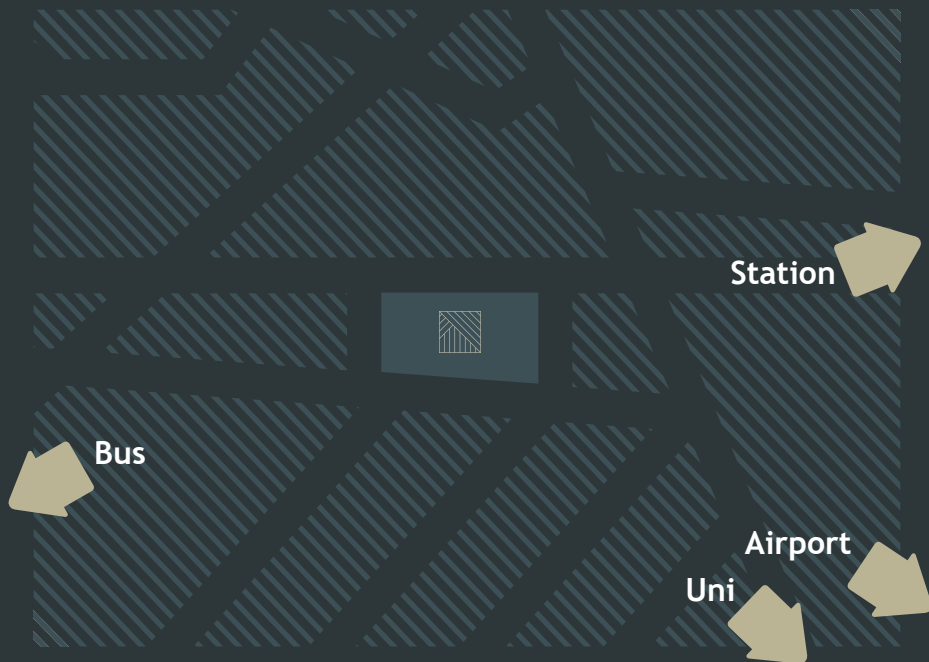
Keen to please everyone, Luton airport is also nearby, providing convenient air travel, both locally and internationally.



## Key Connections

1.7 miles east of the town is Luton airport, offering both local and international flights to popular destinations such as Nice, Malaga, Rome and Amsterdam and New York! Luton Airport also acts as a base to many of the UK's leading airline operators including EasyJet, Thomson Airways, Ryanair and Wizz Air.

As well as easy links to air travel, Luton also offers an effective rail system, providing the second fastest connection to Central London, St Pancras, at only 22 minutes journey time. Pearman Court sits only a 6 minute walk away from the main Luton Rail station, offering direct lines into the popular cities of Brighton, Bedford and Leicester.





#### Primary Schools

- 1 Warden Hill Junior School
- 2 Denbigh Primary School
- 3 St Josephs Catholic School
- 4 Ickneild Primary School
- 5 Bushmead Primary School

#### Secondary Schools

- 1 Cardinal Newman Catholic School
- 2 The Stockwood Academy
- 3 Rabia Girls and Boys School
- 4 Ickneild High School
- 5 Denbigh High School

#### Further Education

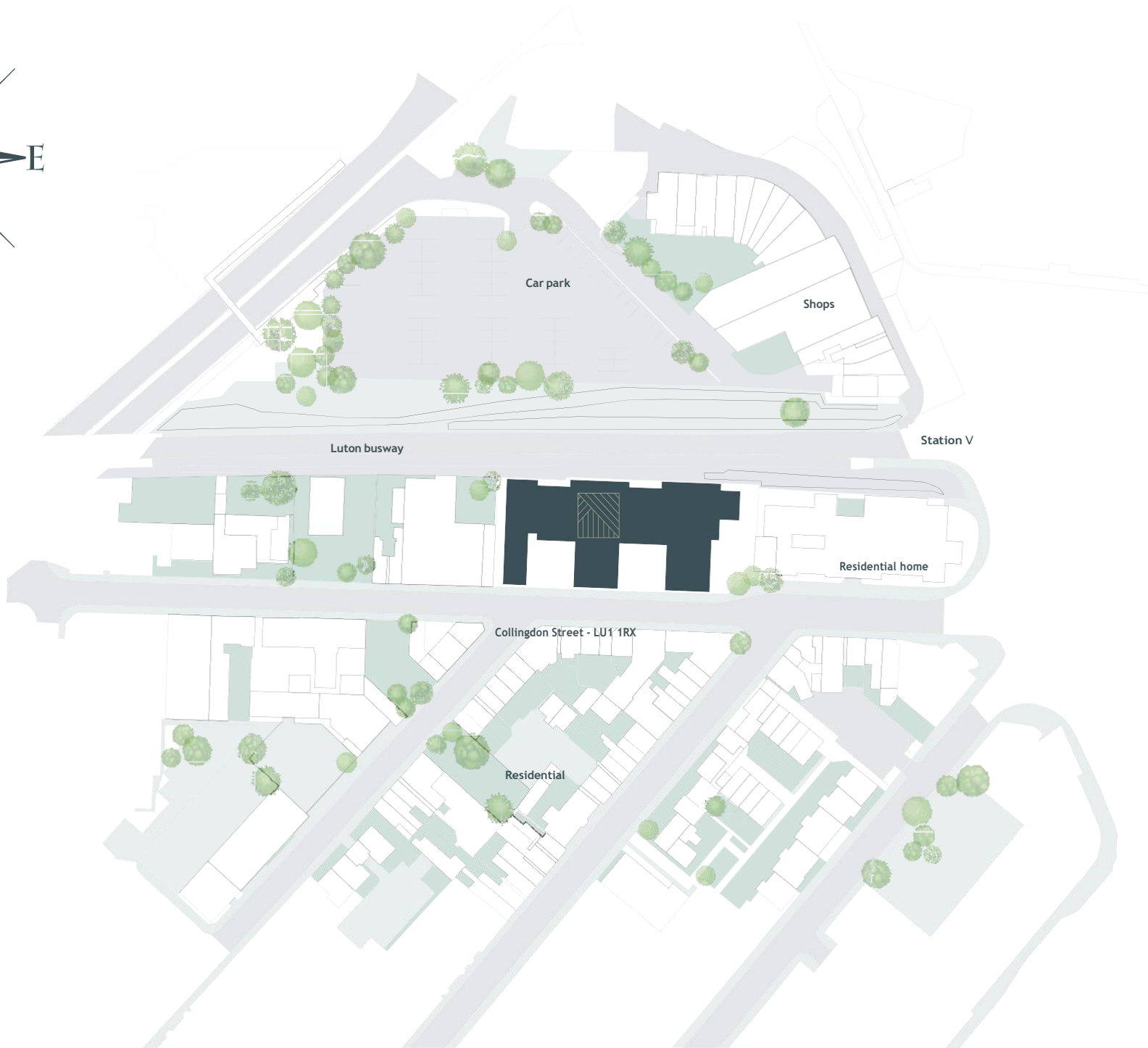
- 1 Barnfield College
- 2 Luton Sixth Form College

## A perfect lifestyle choice

The city of Luton offers much to those who choose to dwell there, boasting both major department stores and shopping centres as well as a selection of independent and unique lifestyle and retail stores. For those looking for an escape to the country and culture there is the exquisite English heritage site, Wrotham Park as well as a number of green spaces and parks located around the borough.

A thriving night-life scene is also offered with Luton's most popular night-life destination, The Bear Club, just an 8 minute walk from Pearman Court and more night-life spots found just a further 10 minutes away on Park Street.

This growing town also performs extremely well when it comes to the technological factors associated with modern life. Signal coverage for 99% of mobile network providers is well established as well as average broadband speeds of 32.3mbps, some of the highest speeds in the country!







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# Apartment Overview and Specification

This incredible new development will offer 103 units ranging from 1 bedroom apartments to stylish new 2 and 3 bedroom residences. As is Acre Invests style, each apartment is designed and decorated to the highest quality specifications using intelligent design to maximise the living space.

## General Specifications

- Porcelanosa engineered Oak flooring
- Large Format Porcelanosa Floor and Wall Tiles in Bathroom/Shower rooms
- Extensive private car parking (at additional cost)
- Landscaped surrounding grounds and gardens to include the communal roof garden/Terrace
- Stunning entrance foyer with Stainless Steel lift access into the Apartment Building
- 10 Year BLP Warranty
- Estimated completion date: March 2020

## Interior Features

- Floor to Ceiling UPVC double glazed Tilt and Turn Windows
- Full Height and Width Aluminum patio doors
- Private outdoor terrace space with glass balustrades
- Quad plates in the lounge area to accompany skyTV etc (Specific apartments to be confirmed)

## Kitchen/Living Space

- Contemporary composite stone effect worktop
- Tiled splash back
- Inset stainless steel sink with chrome taps
- AEG single stainless-steel oven
- AEG ceramic hob
- Fully integrated washer/dryer
- Fully integrated fridge/freezer
- Engineered oak flooring to kitchen area

## Bathroom

- White Porcelanosa feature sanitary ware with contemporary chrome fittings
- Overhead thermostatic shower with clear glass screen and chrome frame
- Wall mounted Bathroom Mirror.
- Full height Porcelanosa ceramic tiling within shower area
- Heated towel rail in Chrome
- Porcelanosa floor and skirting tiles





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#### Lighting and Electrical

- White electrical switches and sockets to kitchen
- Quad plate to living room enabling TV/ Satellite/DAB
- White low voltage downlighters to kitchen area
- Mains operated smoke alarm with battery back-up
- White low voltage downlights to ceilings in bathrooms & en-suites
- Carbon monoxide detector located adjacent to boiler and where boiler flue is concealed

#### Heating

- Electric controlled heating and hot water supply
- Vertical panel white radiators



## Apartment Types

Everything within Pearman Court has been built with the resident in mind.

Front doors open to reveal open plan living spaces, floor to ceiling height windows invite the light in whilst keeping the weather out and interior furnishings ensure comfort within contemporary design. In a selection of 1, 2 & 3 bedroom residences, Pearman court is able to offer everything you need and want from your new home.

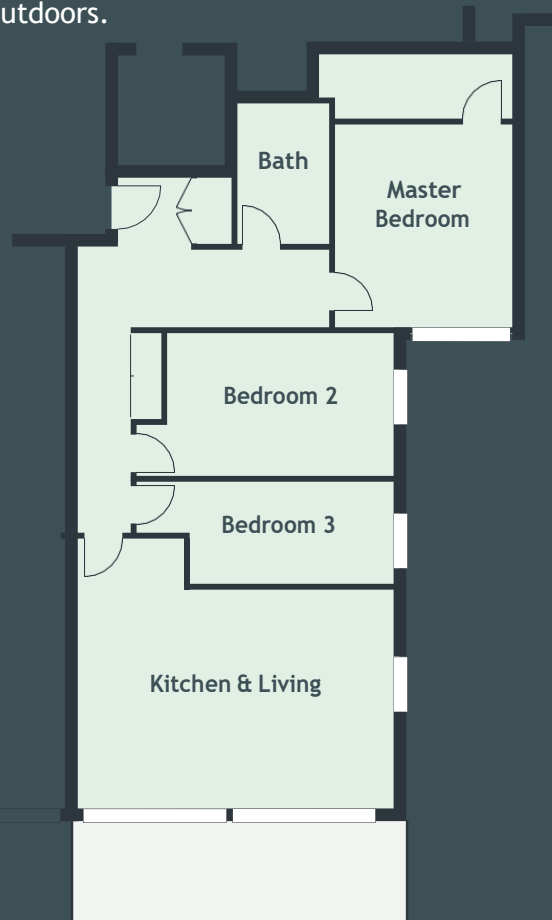


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## 3 Bedroom apartment

Open plan living, dining and kitchen spaces within the 3 bedroom apartments are truly unique, ensuring flexibility and flow as well as maximising the natural light given by the aluminium, ceiling height windows.

Partition walls throughout the property provide privacy and divide the separate living areas whilst the patio doors and external terrace balcony extend the space into the outdoors.



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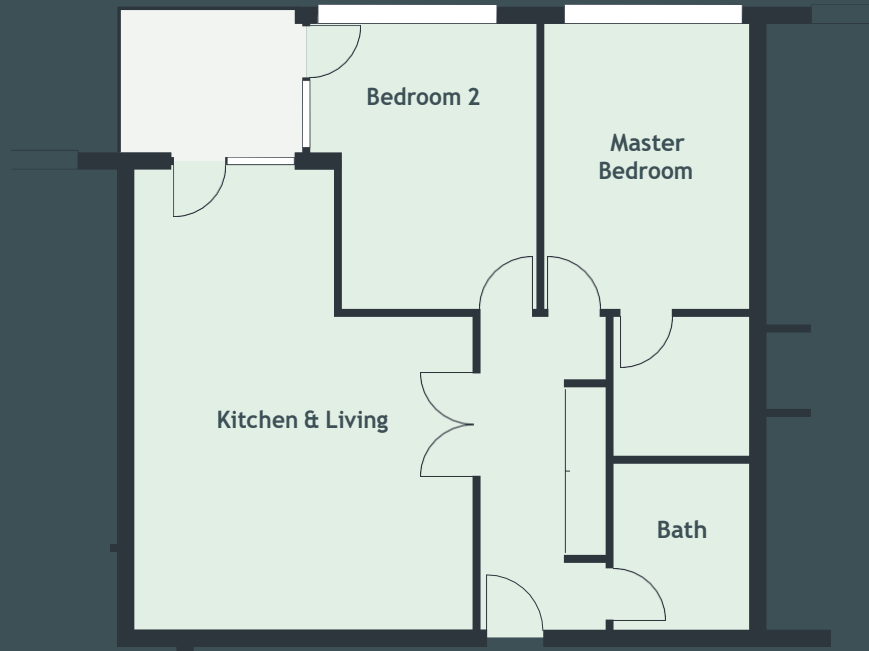


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## 2 bedroom apartment

The generous proportions of this 2 bedroom apartment stand out; With its substantial living area and spacious terrace balcony, this apartment is sure to satisfy.

Floor to ceiling windows line the south facing wall of the living area and coupled with contemporary interior finishes, ensure exemplary space for entertaining. The use of interior wooden furnishings adds charm and texture to these new build homes, contrasting with the clean white matt walls and aluminium window frames.

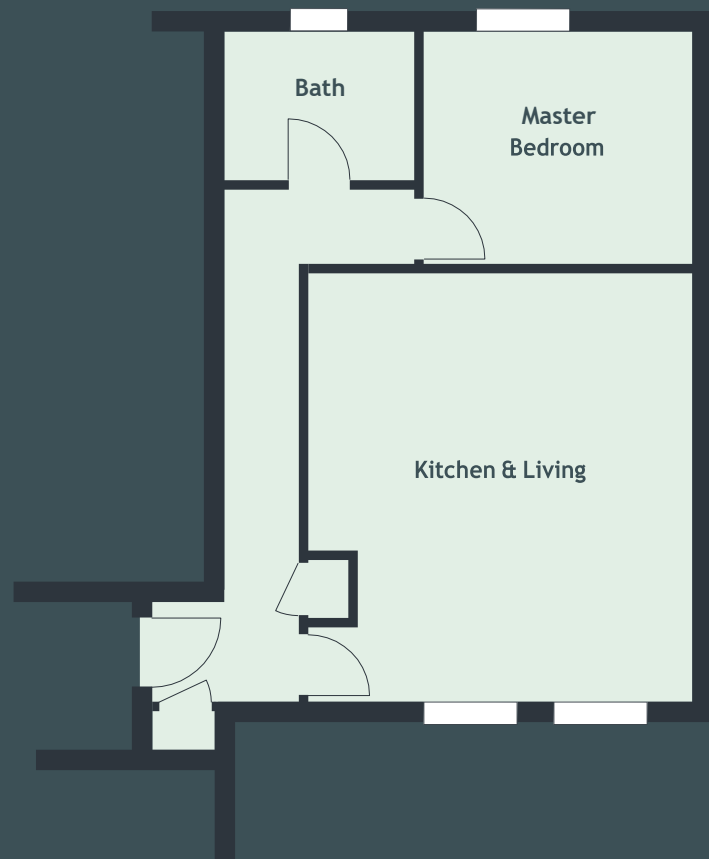


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## 1 bedroom apartment

Contemporary, modern and stylish, Pearman Courts 1 bedroom apartments are an exemplary example of efficient interior and spatial configurations ability to turn an apartment into a home.

Carefully crafted to make optimum use of the space, the apartments manage to combine a generous living, kitchen, bathroom and bedroom space without compromising on atmosphere or privacy.

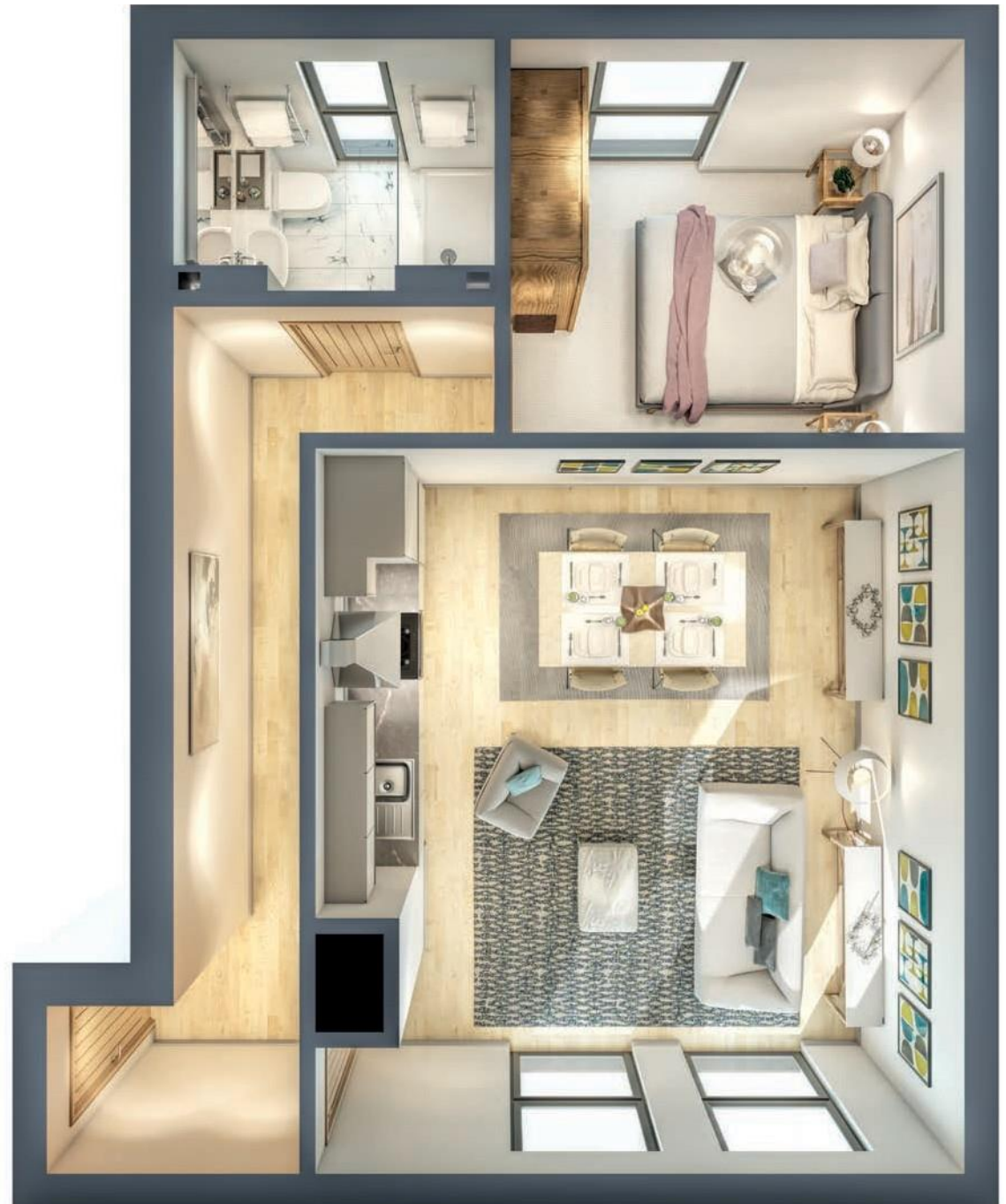




The generous proportions of Pearman Courts one bedroom apartments stand out; interior design within this property has been mindfully constructed, ensuring the harmonious synergy needed within an open plan living space. The combined living and kitchen area utilises the space and with a modern specification and fully equipped kitchen and dining area, this area of the home is built to entertain. Full height, floor to ceiling windows, bring light into the property whilst still maintaining privacy and security.

Integrated storage within the bedroom creates space for everything you need without impacting on the spatial configuration of the property or taking away from the boutique styling of the interior. The apartment bathroom is decorated and fitted to the highest quality specifications, fusing high-quality marble with sleek and stylish porcelanosa sanitaryware and chrome internal fittings.

The unique styling and spatial design of this apartment work together to ensure a modern yet classic 1 bedroom property. Mixing eclectic new interior design with traditional interior features, this apartment is sure to feel like a home.



## Help To Buy

Apartments at Pearman Court are fully applicable under the government's help to buy scheme and therefore allow people to buy their own new build home much sooner than expected, with only a **5% deposit** needed. Whether you're a first time buyer or just looking to move into a new build

property, this scheme enables you to make the move, opening up the property market and all its possibilities.

### How does it work?

- With the help to buy equity loan the government will lend the buyer up to 20% of the cost of the newly built property, leaving just a **5% cash deposit** and 75% mortgage price
- The equity loan will be **interest free** for the first 5 years of owning the property
- The scheme is applicable to properties up to the price of £600,000 in England and £300,000 in Wales

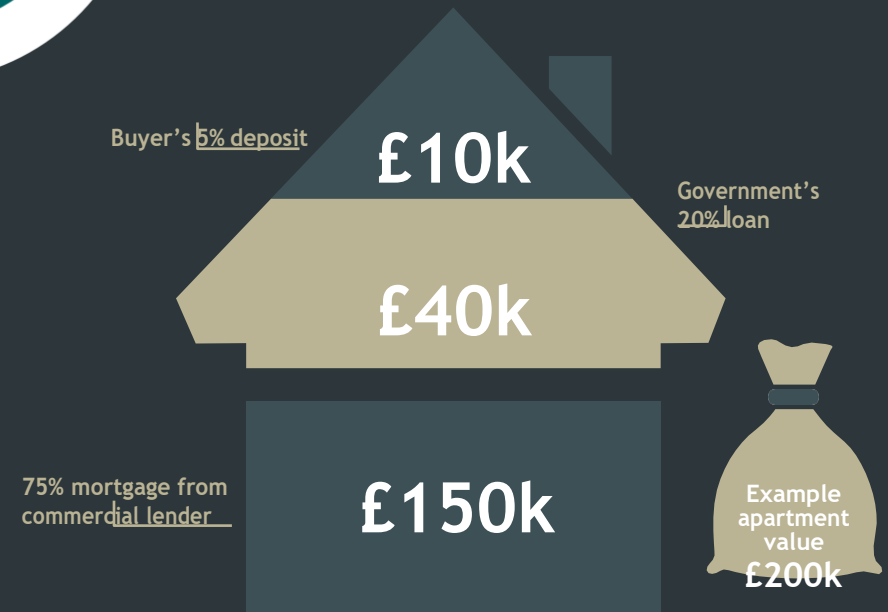
### Who is eligible?

The help to buy scheme is available to both **first time buyers and existing home owners**, providing the following conditions;

- The home must be a **new build property**
- The home bought must be your only property
- You are not able to sublet any other owned properties
- You are not able to part exchange your old home



Example: for a home with a £200,000 price tag



If the home in the example above sold for £210,000, you'd get £168,000 (80%, from your mortgage and the cash deposit) and you'd pay back £42,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

For more information (including advice on fees and paying back your loan) please download the Help to Buy buyers' guide from: [www.helptobuy.gov.uk/wp-content/uploads/Help-to-Buy-Buyers-Guide-Feb-2018-FINAL.pdf](http://www.helptobuy.gov.uk/wp-content/uploads/Help-to-Buy-Buyers-Guide-Feb-2018-FINAL.pdf)

## How to find us

### From Luton Airport - 13 Minutes

Follow the Airport Approach road onto Kimpton Road/A505 and follow this road for 2.0miles until you reach Liverpool Rd. Follow Liverpool Rd straight onto Collingdon Street for Pearman Court - LU1 1RX.

## Further Information

For further information on the Pearman Court development please contact  
**Conquest Property:**

**Tel: 0844 357 1474   Mob: 07462 342 430**

**Email: [sales@conquest-property.co.uk](mailto:sales@conquest-property.co.uk)**



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