



# Carlton House

LAPORTE WAY LUTON LU4 8SB







**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

Galliard  
Homes

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.

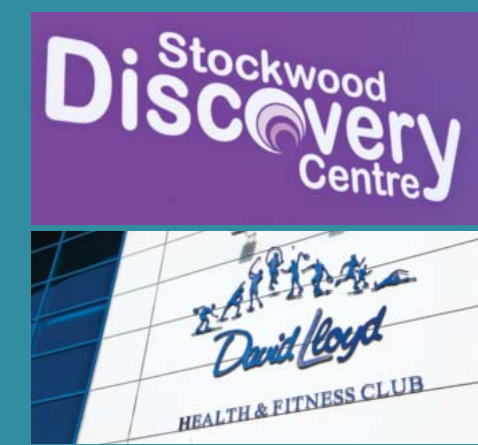
Residents at Carlton House will be around 10 minutes drive from the University of Bedfordshire town centre campus with its new £34 million centre providing a 'one stop shop' for all student services.

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 superb apartment styles with Help to Buy available.
- High quality specifications throughout including Amtico 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.





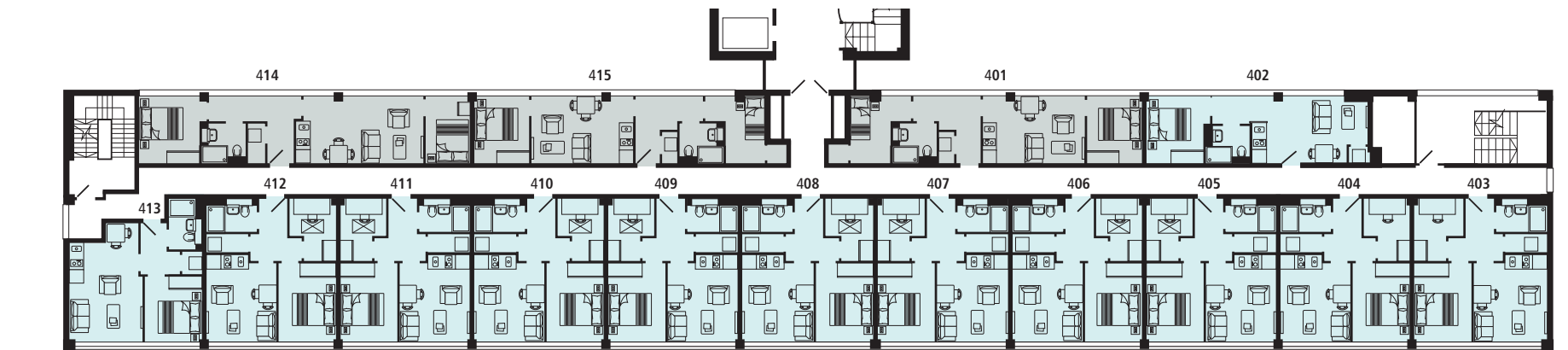
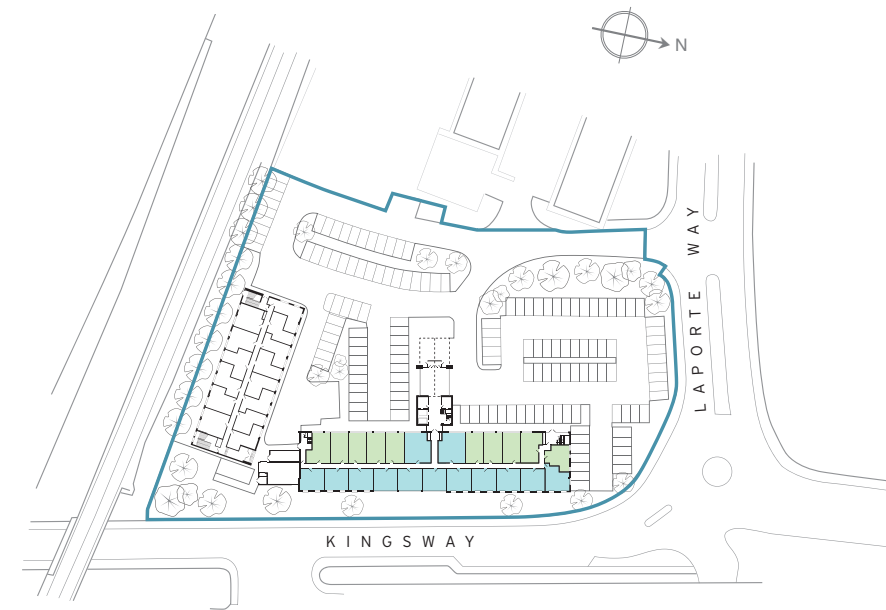


Carlton House North features 40 of these superb 1 bedroom apartments ranging from 412 to 422 sq.ft.

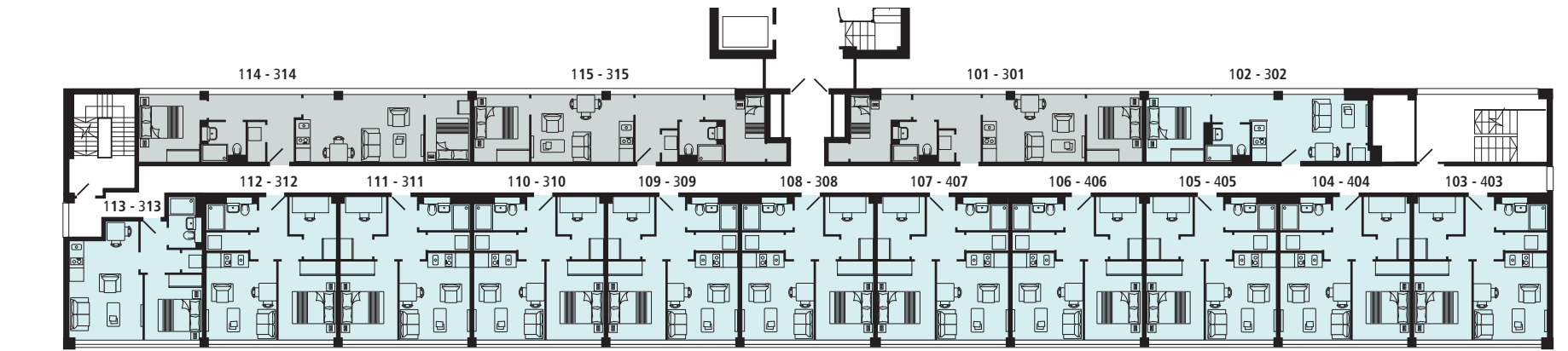
Carlton House North has 23 luxury apartments arranged at ground level and 15 apartments on each of the upper levels.

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

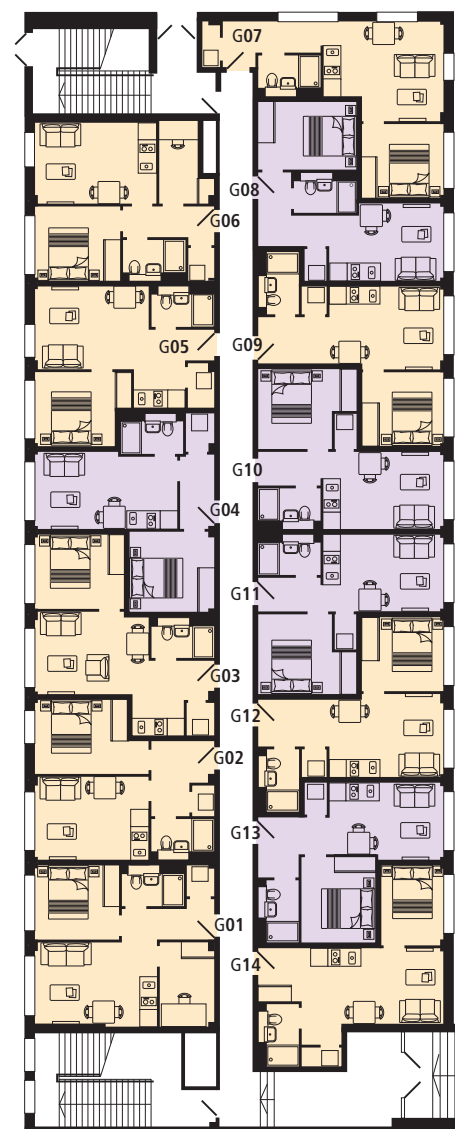


GROUND FLOOR

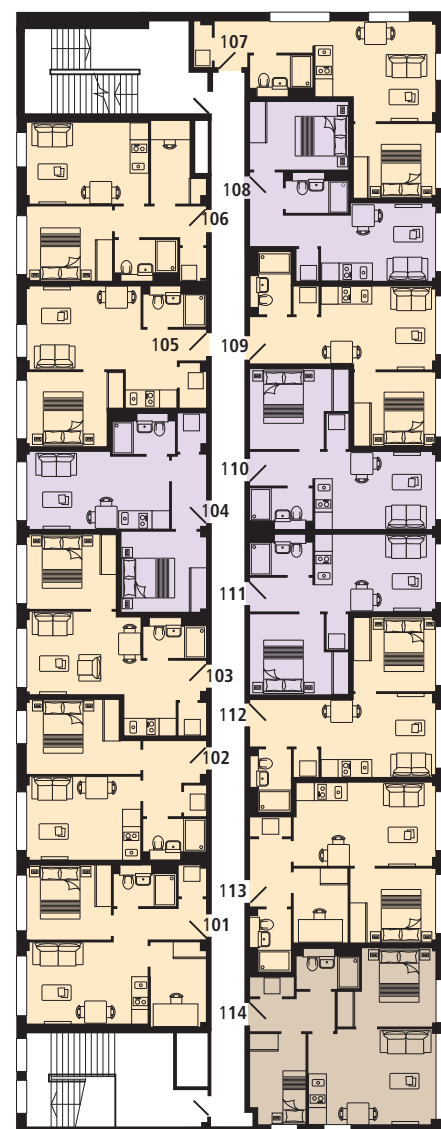
STUDIO 1 BED 2 BED

# Carlton House North





GROUND FLOOR



FIRST FLOOR

STUDIO
  1 BED
  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 and a single spaciouly designed 2 bedroom apartment.

Carlton House South also has numerous apartments designed with a study space.



**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.

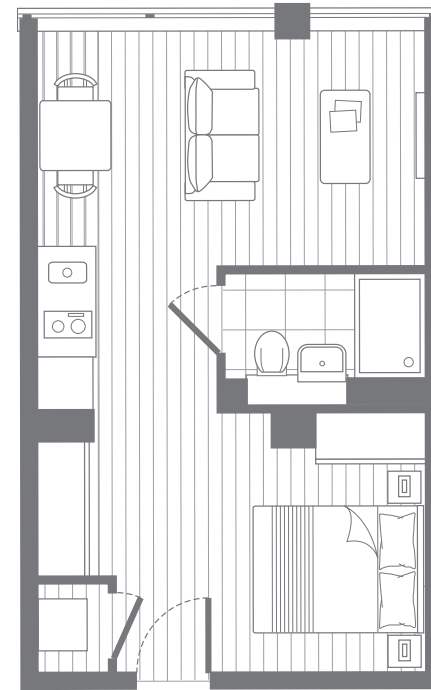
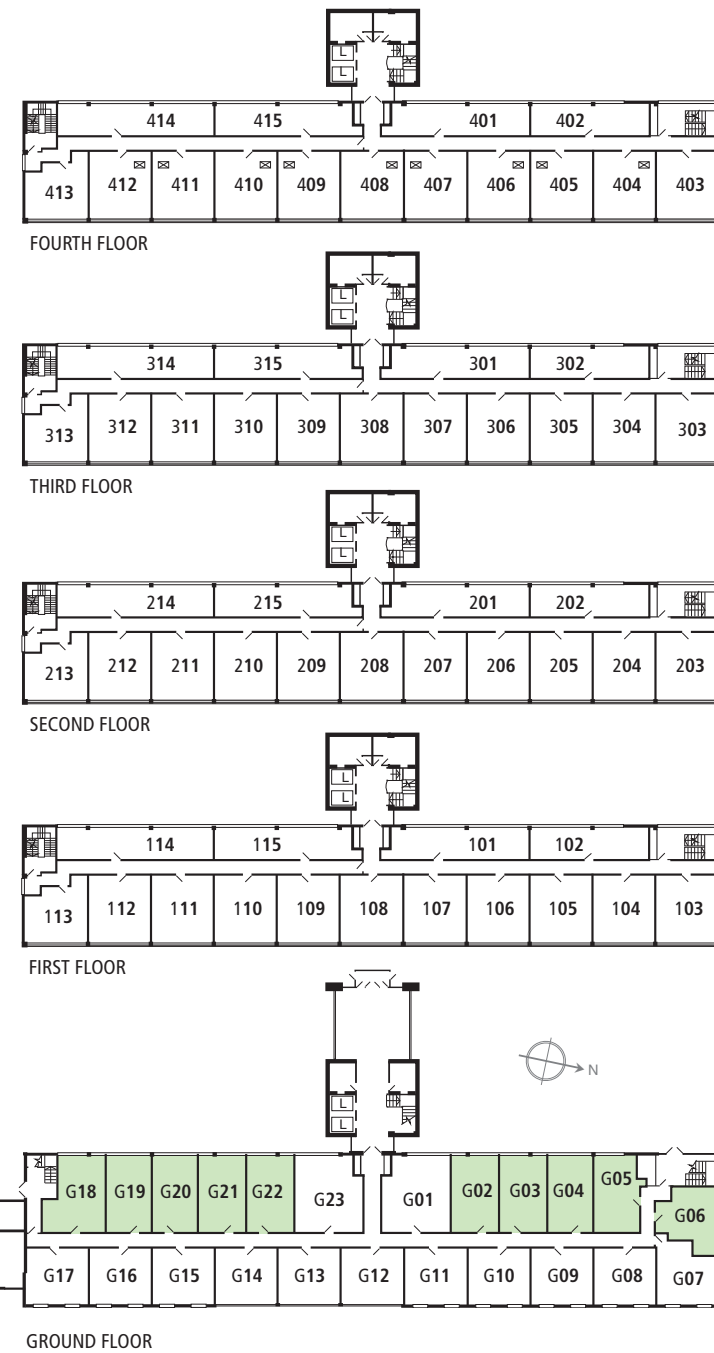
# Quality and style



**Carlton House**  
LAPORTE WAY LUTON







STUDIO

**G02 G03**

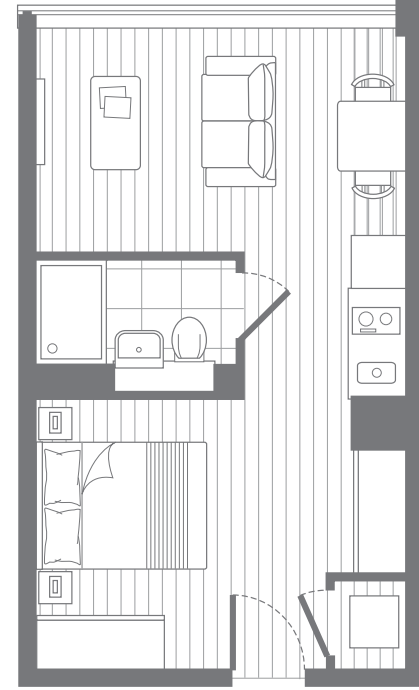
TOTAL AREA: 32.3 sq.m. 348 sq.ft.

**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**

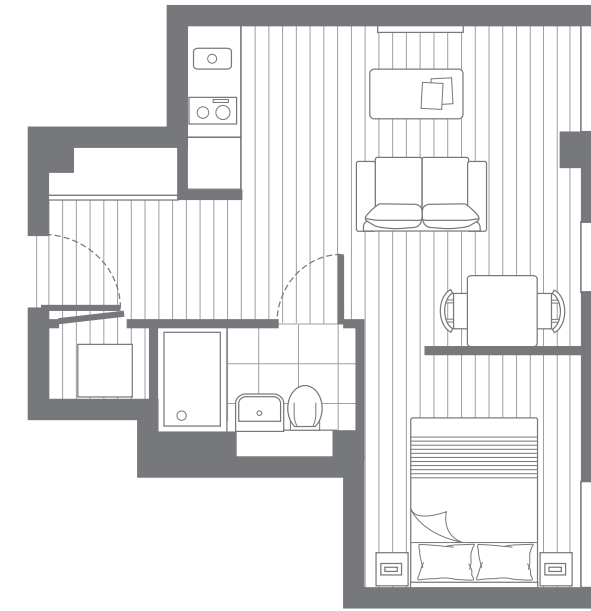
TOTAL AREA: 30.9 sq.m. 333 sq.ft.

**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

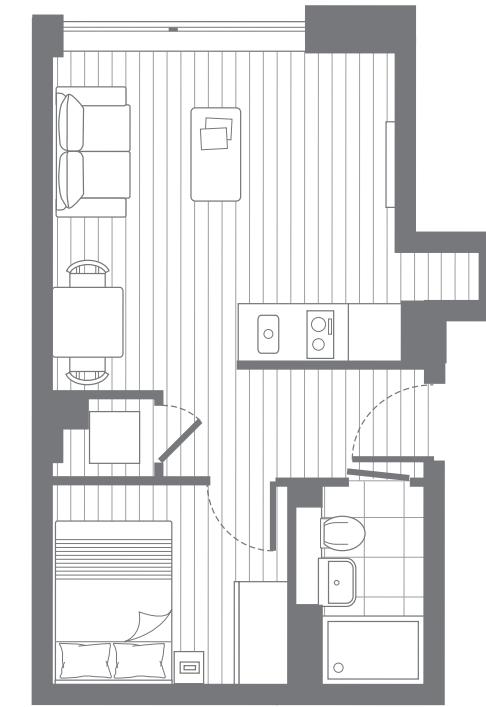
**G06**

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"



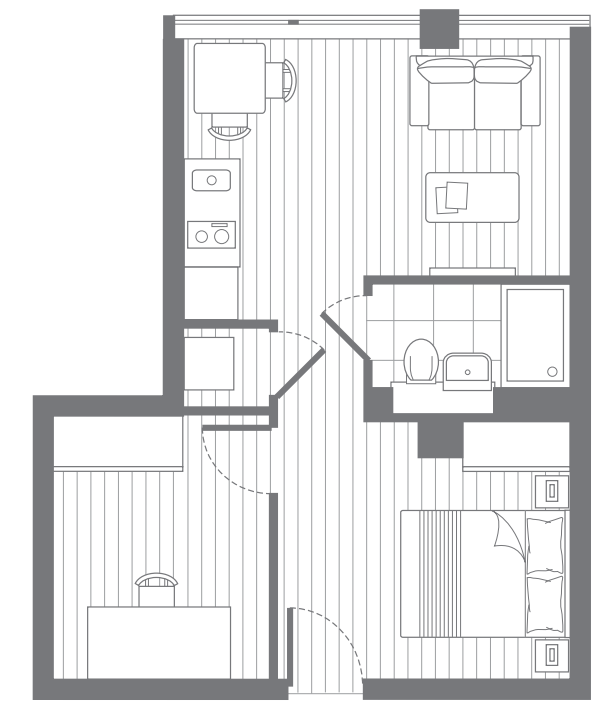
STUDIO

**G05**

TOTAL AREA: 30.9 sq.m. 333 sq.ft.

LIVING AREA 4.0 x 3.9m 13'1" x 12'9"

BEDROOM AREA 2.7 x 2.3m 8'10" x 7'7"



STUDIO

**G18**

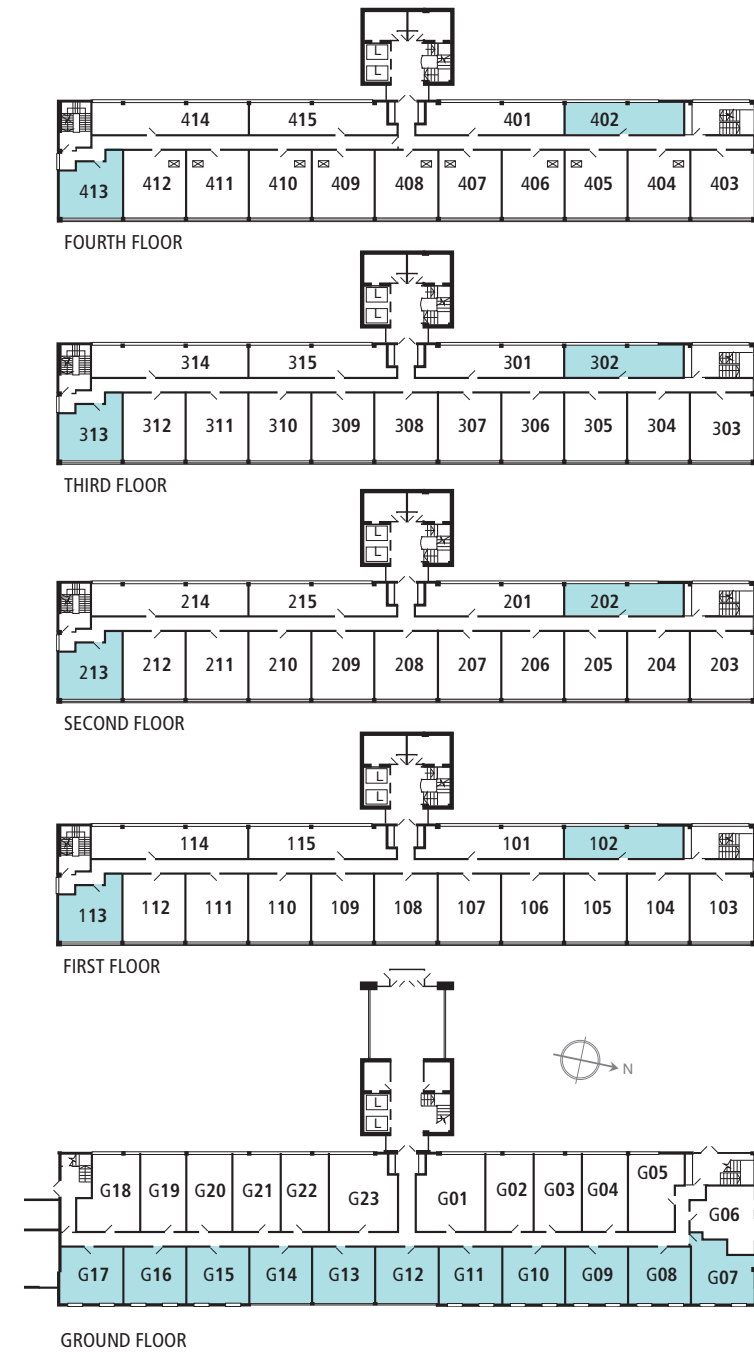
TOTAL AREA: 37.3 sq.m. 401 sq.ft.

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"





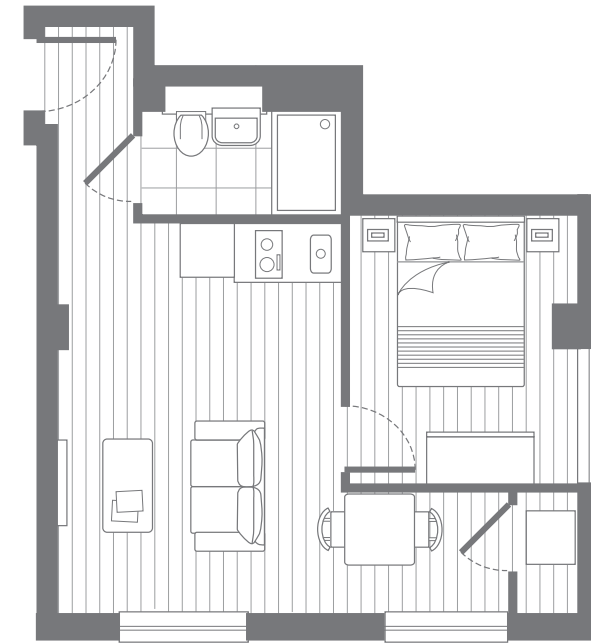
Please note: G12 & G14 have a different window configuration. See block plan opposite.

1 BEDROOM	
<b>G08 G10 G14 G16</b>	
TOTAL AREA:	31.1 sq.M. 335 sq.FT.
<b>G12</b>	
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"

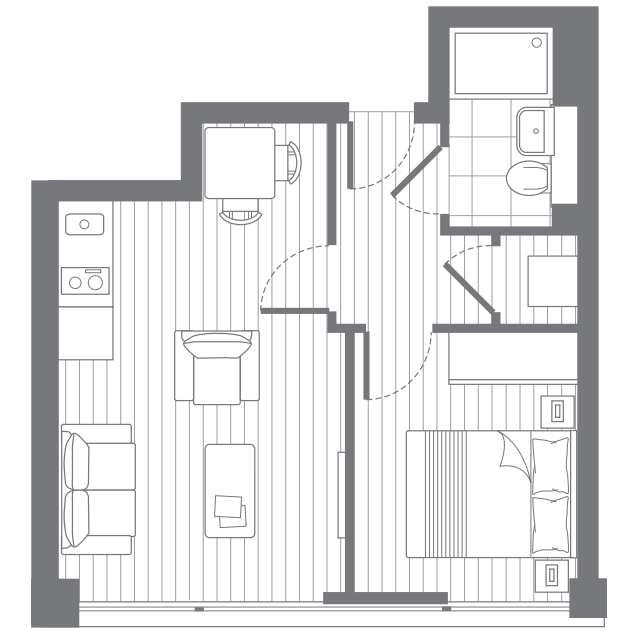


Please note: G13 has a different window configuration. See block plan opposite.

1 BEDROOM	
<b>G09 G13 G15</b>	
TOTAL AREA:	31.1 sq.M. 335 sq.FT.
<b>G17</b>	
TOTAL AREA:	31.2 sq.M. 336 sq.FT.
<b>G11</b>	
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	
<b>G07</b>	
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"

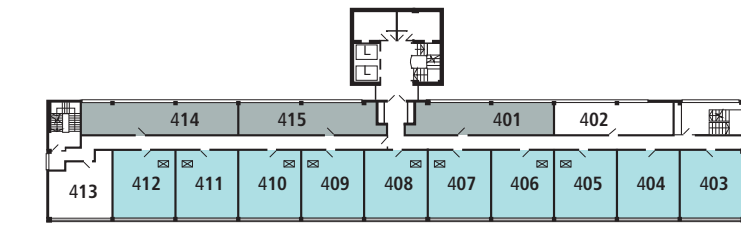


1 BEDROOM	
<b>113 213 313 413</b>	
TOTAL AREA:	32.8 sq.M. 353 sq.FT.
LIVING AREA	
INC KITCHEN	3.3 x 5.5m 10'10" x 18'0"
BEDROOM	2.6 x 2.9m 8'6" x 9'6"

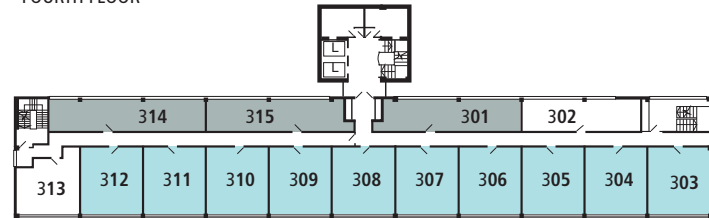


1 BEDROOM	
<b>102 202 302 402</b>	
TOTAL AREA:	30.0 sq.M. 322sq.FT.
LIVING AREA	
INC KITCHEN	7.1 x 3.0m 23'4" x 9'10"
BEDROOM	2.9 x 3.0m 9'6" x 9'10"

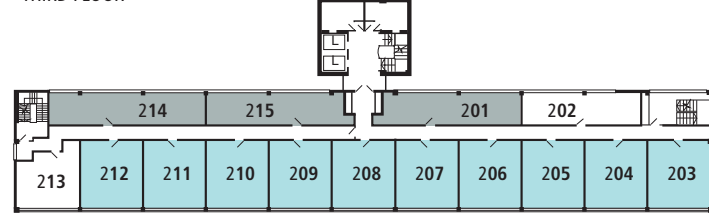




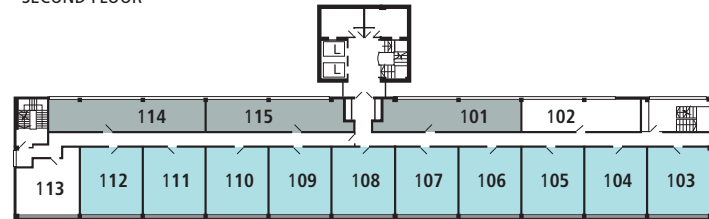
FOURTH FLOOR



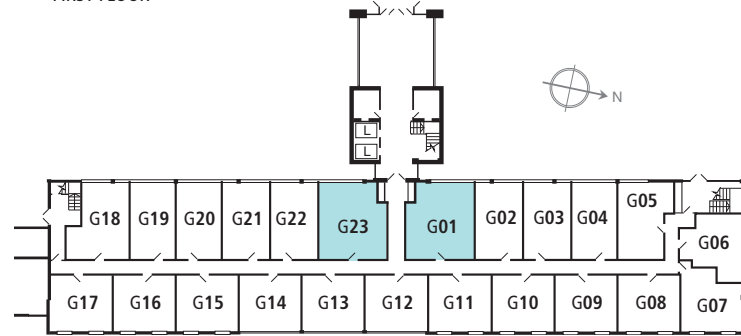
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**1 BEDROOM**  
**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.

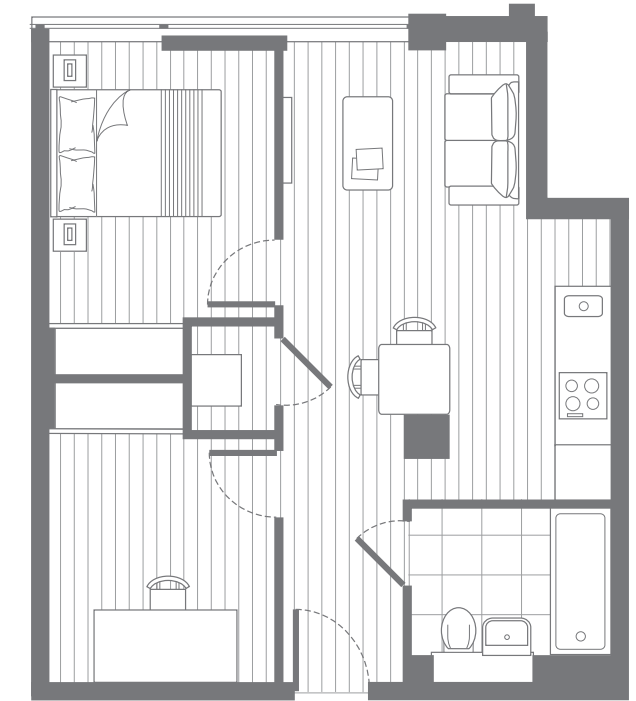
**108 208 308**

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

**103 203 303 403**

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

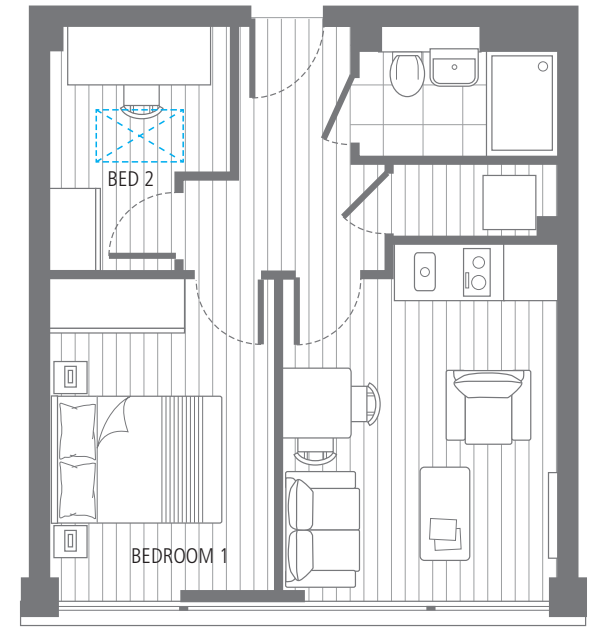
LIVING AREA 3.2 x 4.1m 10'6" x 13'4"  
 INC KITCHEN 2.6 x 3.6m 8'6" x 11'10"  
 BEDROOM 2.1 x 2.8m 6'10" x 9'2"  
 STUDY



**1 BEDROOM**  
**G01 G23**

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

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



**1 BEDROOM**  
**405 406 409 410 411 412**

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

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

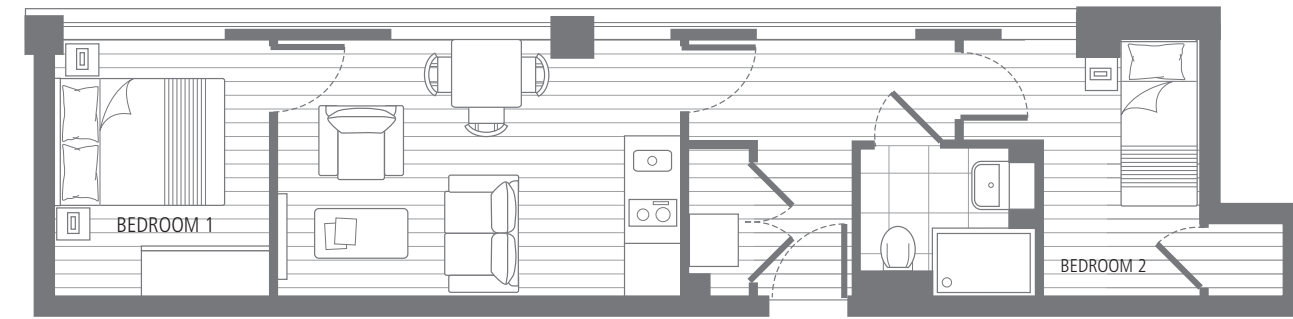
Denotes roof light

**407**

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

**408**

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



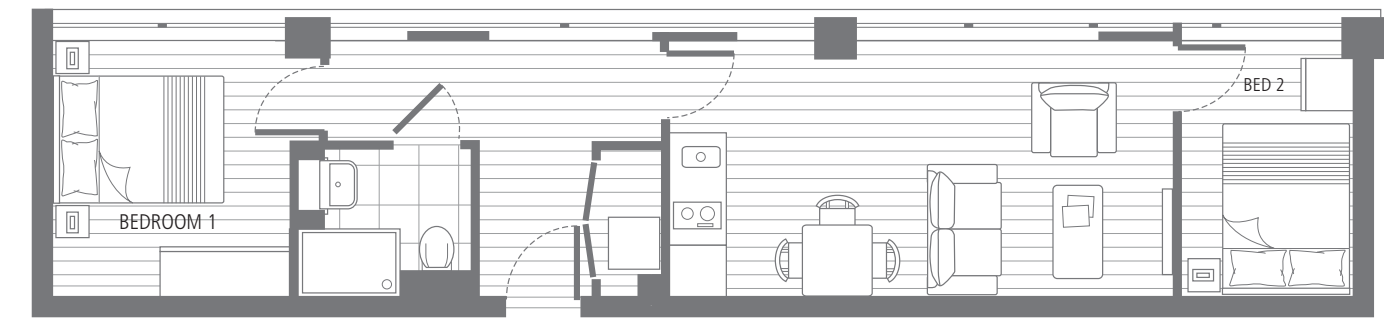
**2 BEDROOM**  
**101 201 301 401**

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

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

**115 215 315 415**

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

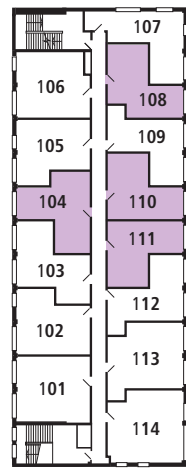


**2 BEDROOM**  
**114 214 314 414**

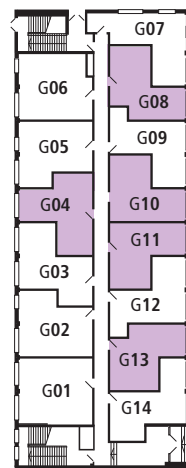
TOTAL AREA: 44.3 sq.M. 477 sq.Ft.

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





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"

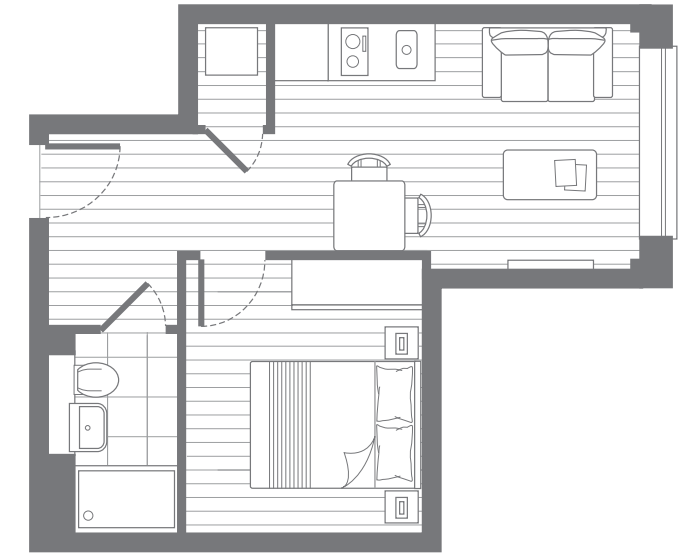


STUDIO

**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

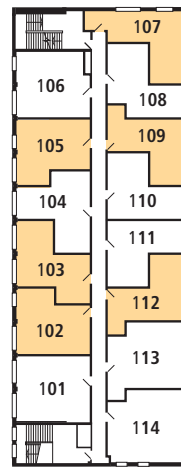
**G13**

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

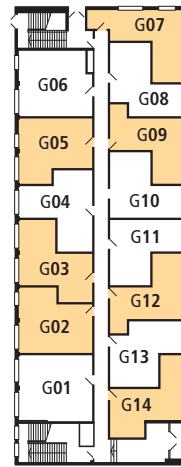
LIVING AREA  
INC KITCHEN 2.8 x 4.3m 9'2" x 14'0"  
BEDROOM AREA 3.1 x 2.7m 10'2" x 8'10"

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

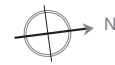




FIRST FLOOR



GROUND 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.



1 BEDROOM

**G09 G12 109 112**

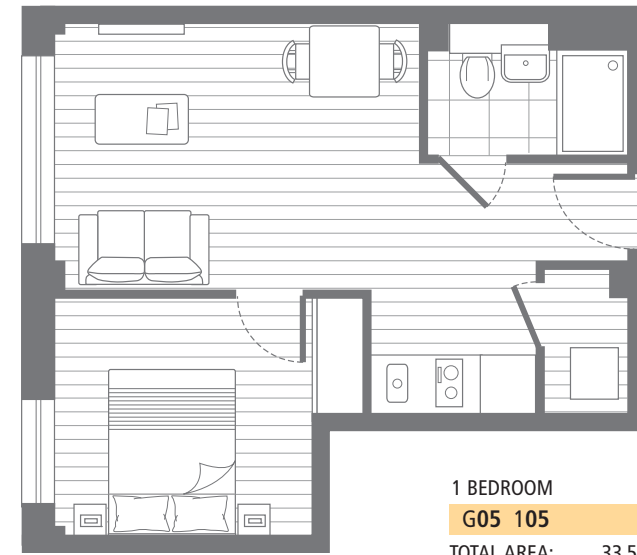
LIVING AREA INC KITCHEN	2.8 x 4.2m	9'2" x 13'8"
BEDROOM	2.7 x 3.0m	8'10" x 9'9"
TOTAL AREA:	30.4 sq.M.	327 sq.FT.



1 BEDROOM

**G05 105**

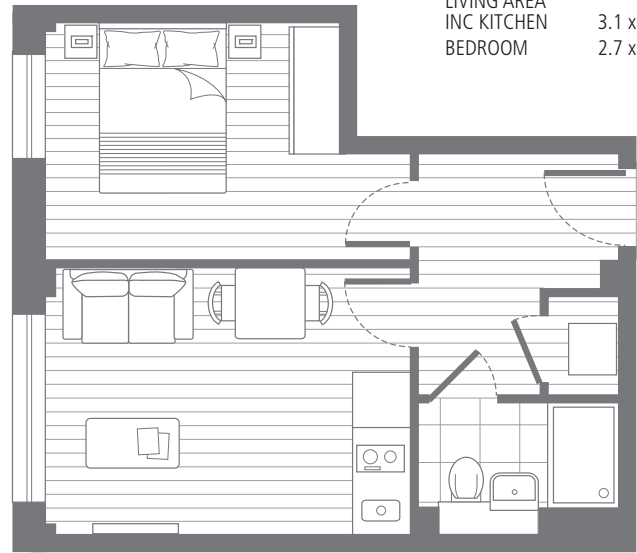
TOTAL AREA:	33.5 sq.M.	361 sq.FT.
LIVING AREA INC KITCHEN	3.1 x 4.2m	10'2" x 13'8"
BEDROOM	2.7 x 3.0m	8'10" x 9'9"



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**

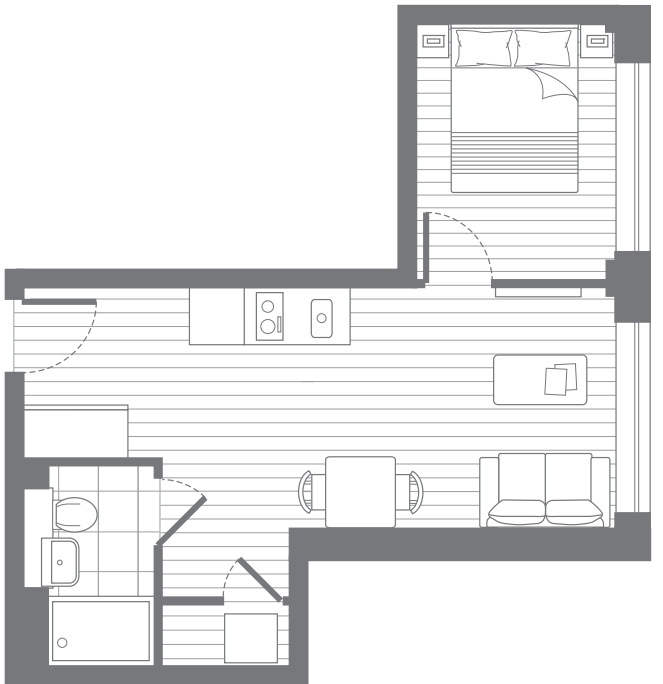
TOTAL AREA:	33.1 sq.M.	356 sq.FT.
LIVING AREA INC KITCHEN	3.0 x 4.2m	9'9" x 13'8"
BEDROOM	2.7 x 3.3m	8'10" x 10'10"



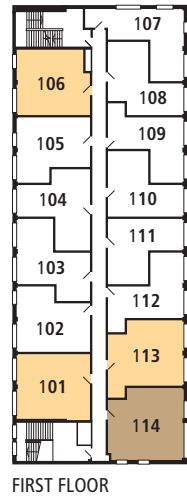
1 BEDROOM

**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"

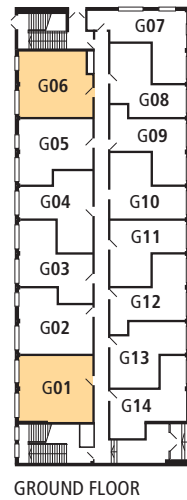
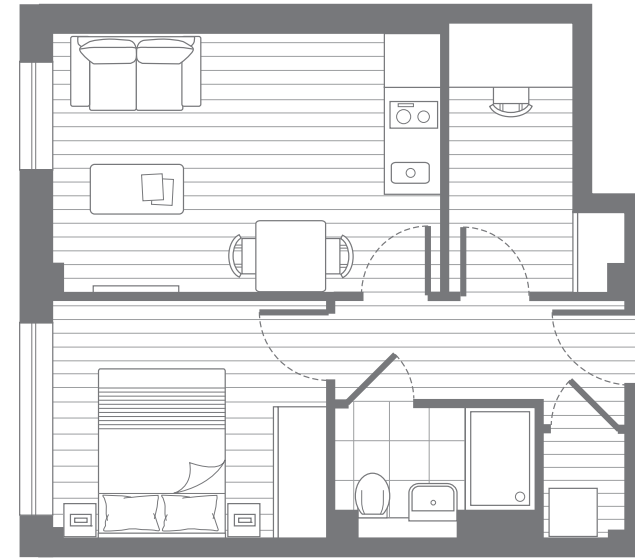






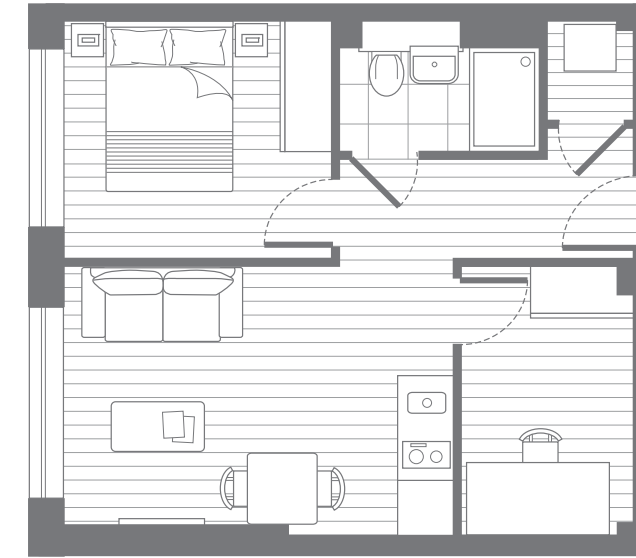
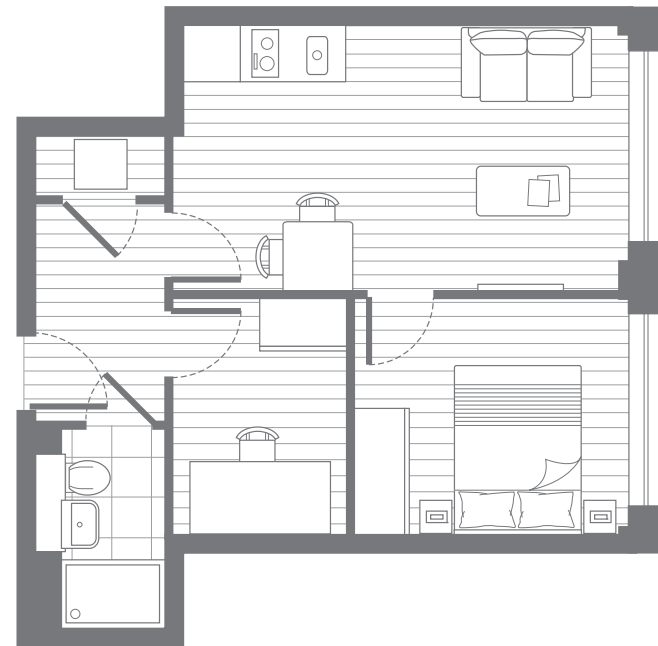
**1 BEDROOM**  
**G06 106**

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



**1 BEDROOM**  
**113**

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



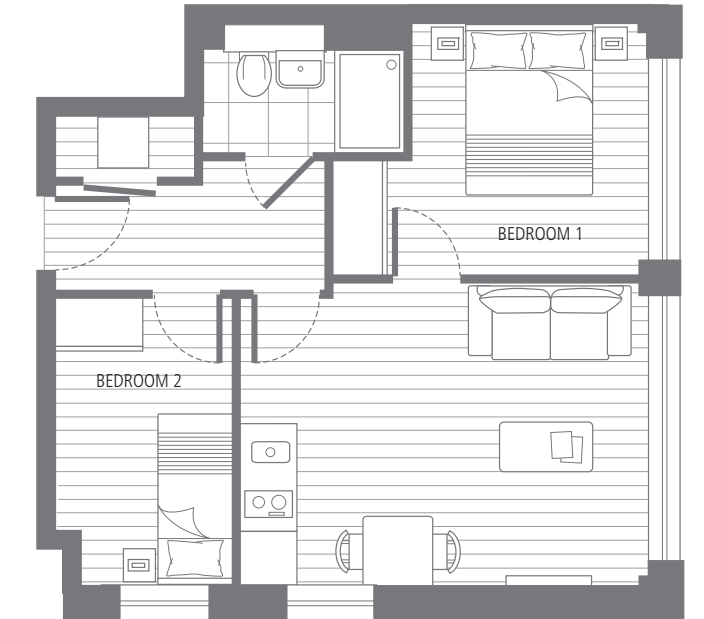
**1 BEDROOM**  
**G01**

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



**1 BEDROOM**  
**101**

TOTAL AREA:	38.5 sq.m.	414 sq.ft.
LIVING AREA INC KITCHEN	3.1 x 4.5m	10'2" x 14'8"
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 INC KITCHEN	3.5 x 4.7m	11'6" x 15'4"
BEDROOM 1	2.9 x 3.0m	9'6" x 9'9"
BEDROOM 2	3.3 x 2.0m	10'10" x 6'6"





## Specification

### General

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Amtico flooring throughout.
- 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 and 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 white marbled porcelain fully tiled walls.
- Large format 600 x 600mm white marbled 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

- 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.



**new** CONCEPT INTERIORS

### Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost-efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

[www.newconceptinteriors.com](http://www.newconceptinteriors.com)

+44(0) 208 502 3308



### Galliard Homes' recommended mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

[www.visionaryfinance.co.uk](http://www.visionaryfinance.co.uk)

+44(0) 207 100 4754



### Galliard Homes' official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)

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