SALDEN PARK

BUCKINGHAMSHIRE

MILTON KEYNES

DISCOVER THE BENEFITS OF MODERN, WELL CONNECTED LIVING

Milton Keynes offers a vibrant and well-balanced lifestyle, ideal for families, professionals and first-time buyers looking for convenience and opportunity. Known for its excellent transport links, residents benefit from easy access to the M1, A5 and direct rail services to London Euston, making commuting simple and efficient. Milton Keynes is a popular choice for those wanting both career opportunities and quality of life.

Surrounded by green spaces, lakes and parkland, Milton Keynes combines urban convenience with access to outdoor living. Residents can enjoy scenic walking and cycling routes, leisure facilities, shopping at Centre:MK, and entertainment including theatres, restaurants and sports venues. With a strong sense of community and a wide range of amenities on your doorstep, Milton Keynes is the perfect place to call home

Images used are for illustrative purposes only. These images may not reflect the homes at SALDEN PARK





"ABSOLUTELY FANTASTIC EXPERIENCE!"

-Lifestone Sales
shared owner



OUT & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND



Priory Rise & Giles Brook Primary are both within a 10 minute drive. Perfect for thriving young minds



Large supermarkets are located within just five miles! Perfect for the big shop or for daily little top ups



Milton Keynes Central Station is a 10 minute drive providing you with direct links to London & beyond



Local gastropubs are within 15 minutes of your new home. Providing ample opportunities to treat yourself or catch up with friends



You can be on main roads such as the M1 or A421 within just 5 minutes, providing quick links for commuting or leisure



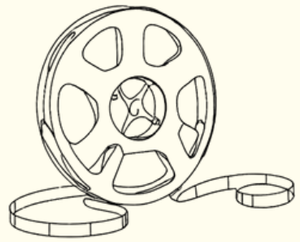
Willen Lake is a beautiful setting to enjoy nature, outdoor activities and great for furry friends too



There are ample local and popular cycle routes. Well suited to relaxed weekend rides and confident family cyclists.

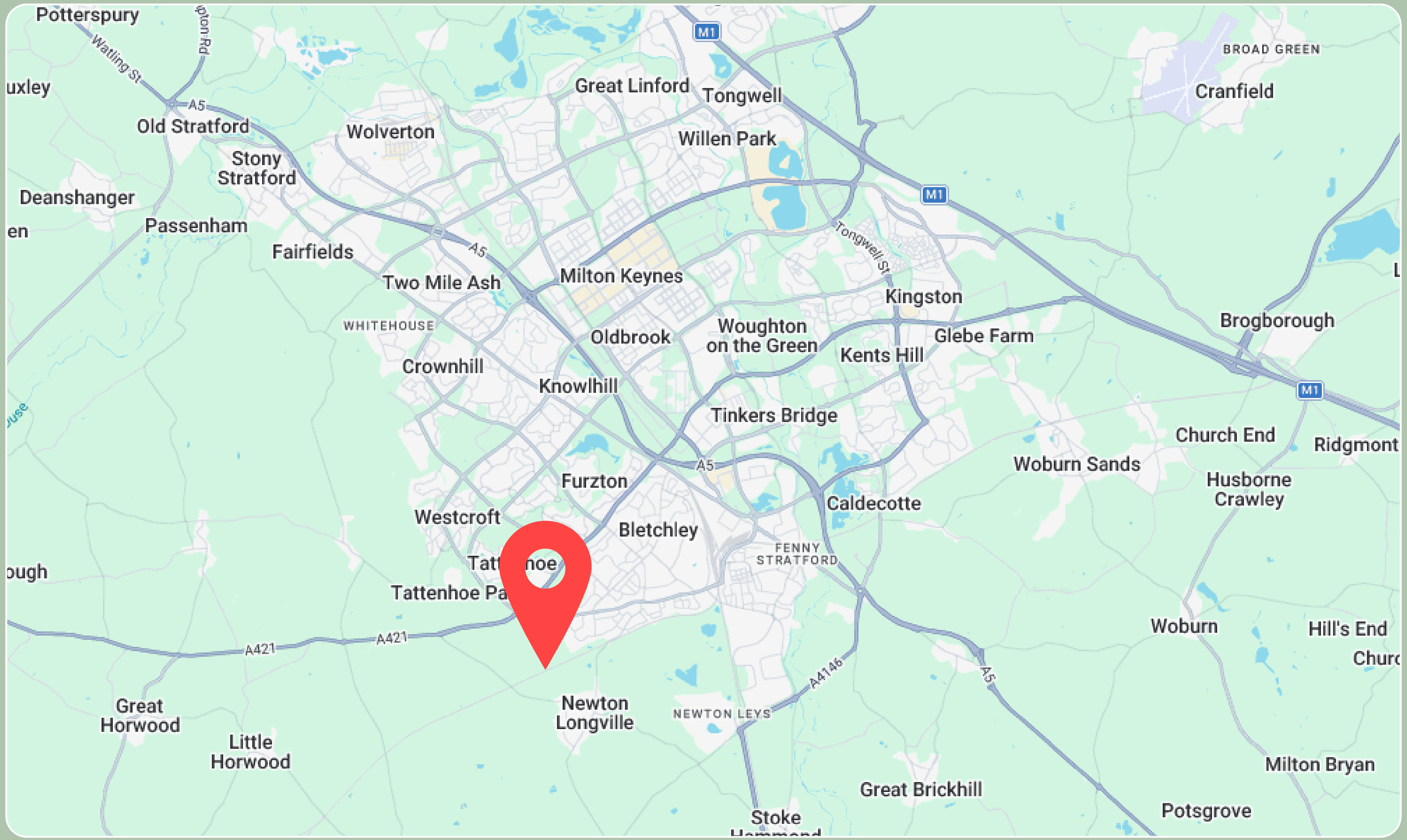


Centre:MK has over 100 shops and is within an 8 minute drive, perfect for your retail therapy needs

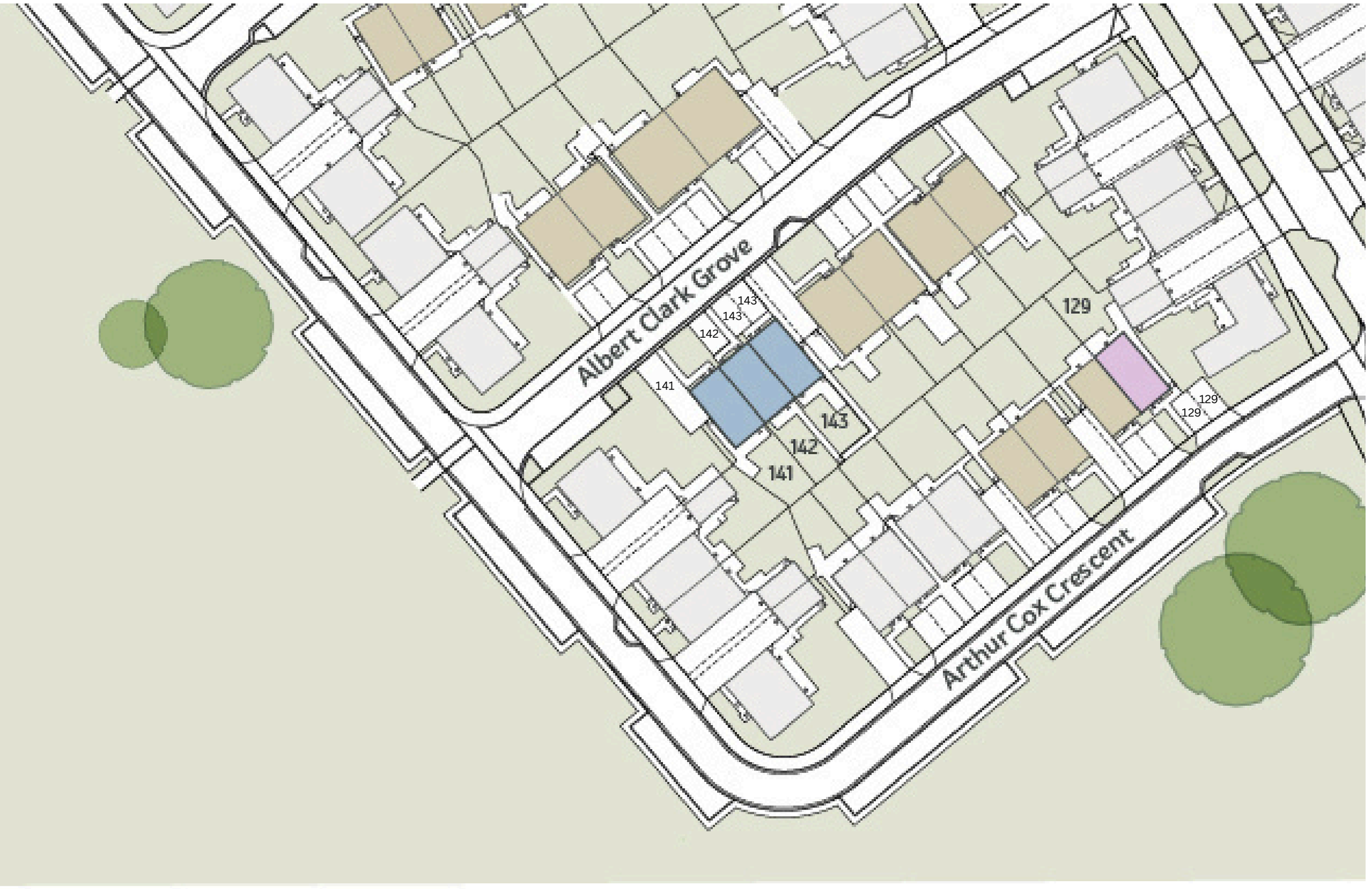


Local gyms, cinemas and fast food restaurants can all be found within a 15 minute drive of your new home!

WHERE'S HOME?


Potterspury
Watling St
A5
Old Stratford
Wolverton
Stony Stratford
Deanshanger
Passenham
Fairfields
Two Mile Ash
WHITEHOUSE
Crownhill
Knowlhill
Great Linford
Tongwell
M1
Willen Park
Milton Keynes
Tongwell St
Kingston
Oldbrook
Woughton on the Green
Kents Hill
Glebe Farm
BROAD GREEN
Cranfield
Brogborough
Tinkers Bridge
Furzton
Westcroft
Bletchley
Caldecotte
FENNY STRATFORD
Church End
Woburn Sands
Husborne Crawley
Ridgmont
Woburn
Hill's End
A421
A4146
NEWTON LEYS
Newton Longville
Great Horwood
Little Horwood
Great Brickhill
Milton Bryan
Potsgrove
Stoke


Coming Soon
Donald Baker Lane
Albert Clark Grove
Arthur Cox Crescent
129
141
142
143
Levenstead
2 Bedroom
Harmen
3 Bedroom
Affordable
Rent
N



Levenstead
2 Bedroom

Harmen
3 Bedroom

Affordable
Rent

N

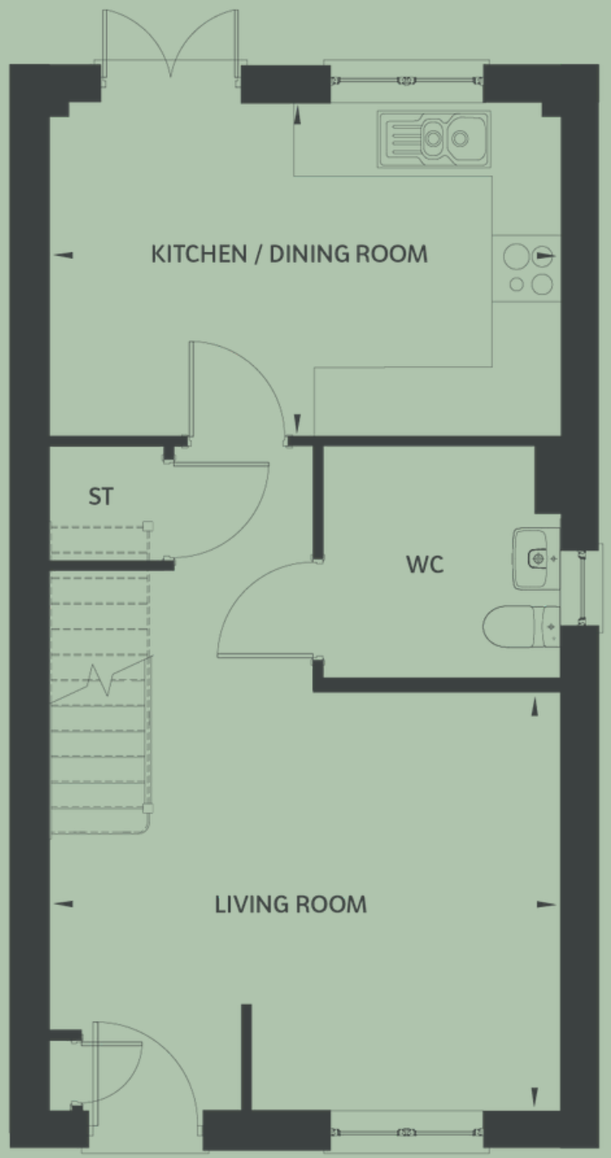


Levenstead
2 Bedroom

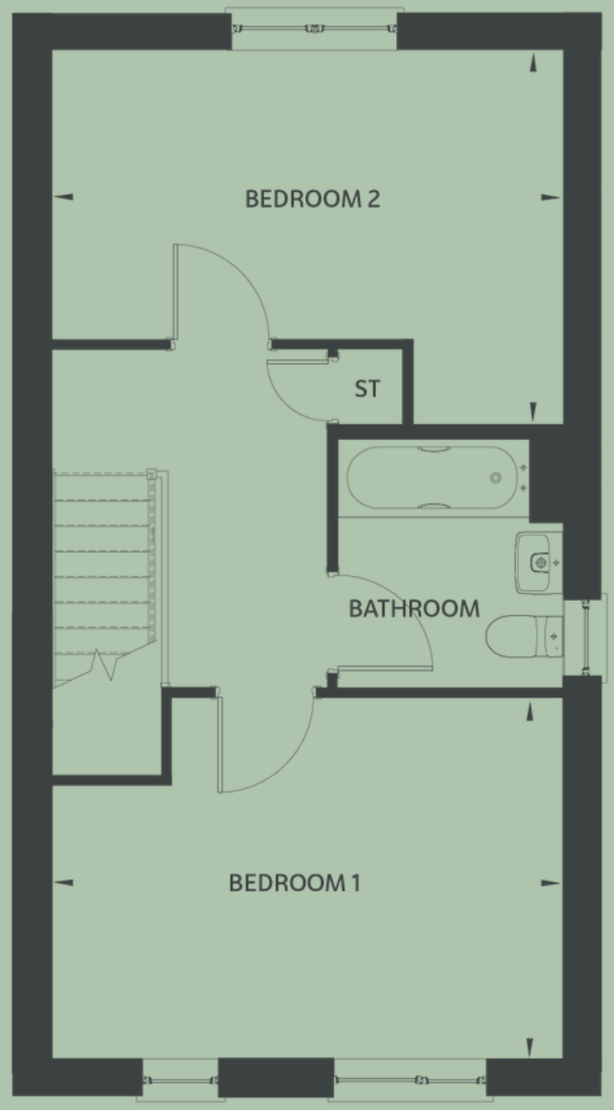
Harmen
3 Bedroom

Affordable
Rent

PLOTS 37, 39



GROUND FLOOR



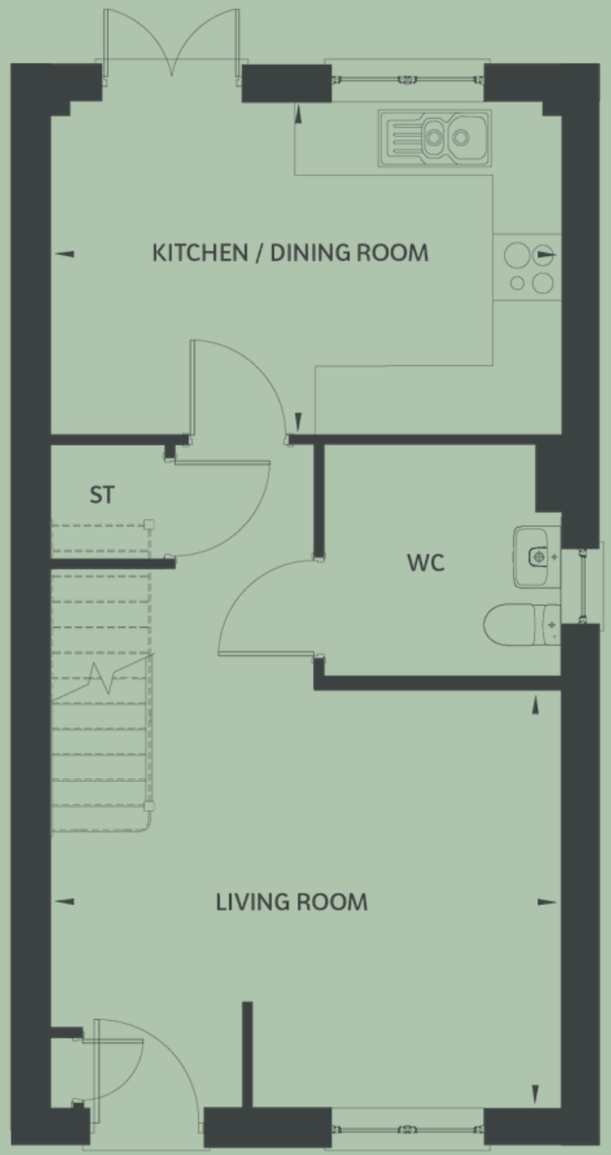
FIRST FLOOR

ST - Storage

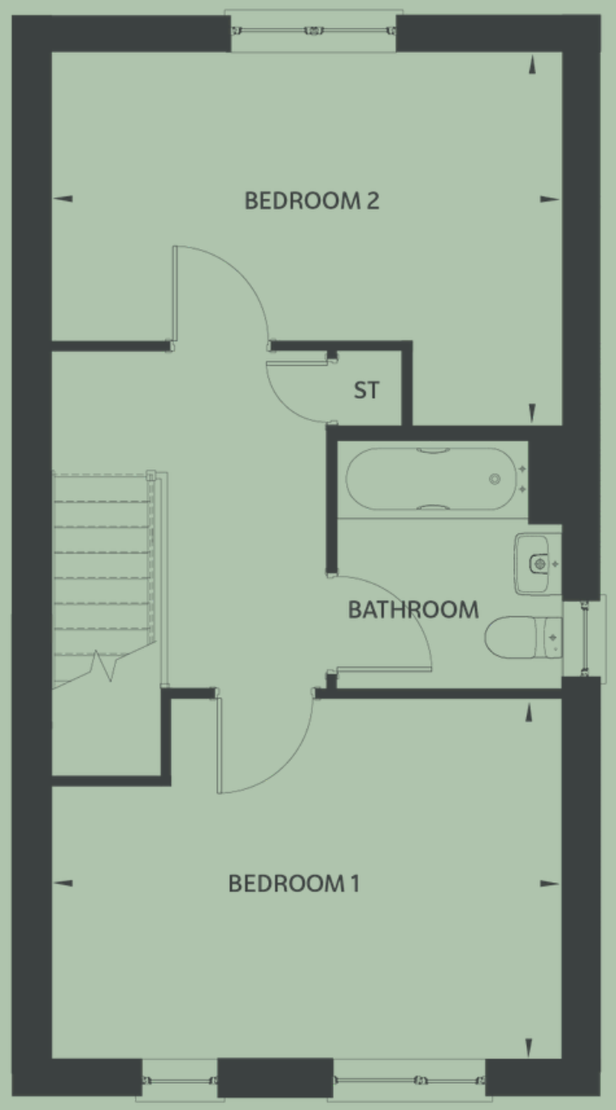
LIVING ROOM	4.47m x 3.67m
KITCHEN / DINING ROOM	4.47m x 3.07m
BEDROOM 1	4.52m x 3.38m
BEDROOM 2	4.52m x 3.37m
TOTAL AREA	**80.27 sqm / 864 sq ft**

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.

PLOTS 141 & 143



GROUND FLOOR



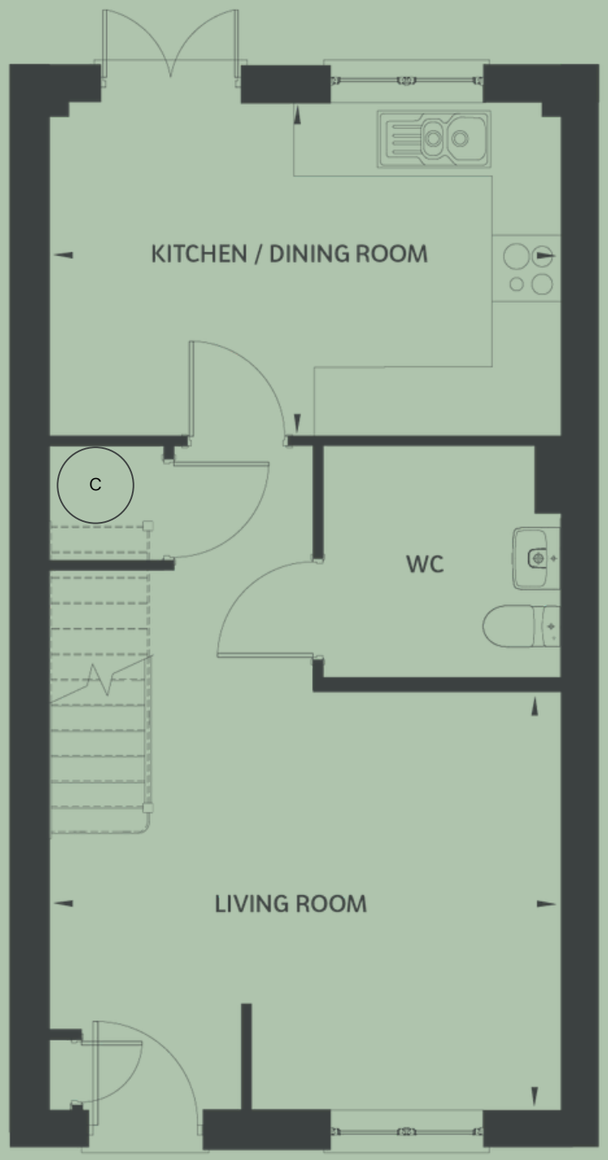
FIRST FLOOR

ST - Storage

LIVING ROOM	4.47m x 3.67m
KITCHEN / DINING ROOM	4.47m x 3.07m
BEDROOM 1	4.52m x 3.38m
BEDROOM 2	4.52m x 3.37m
TOTAL AREA	**80.27 sqm / 864 sq ft**

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PLOTS 38



GROUND FLOOR



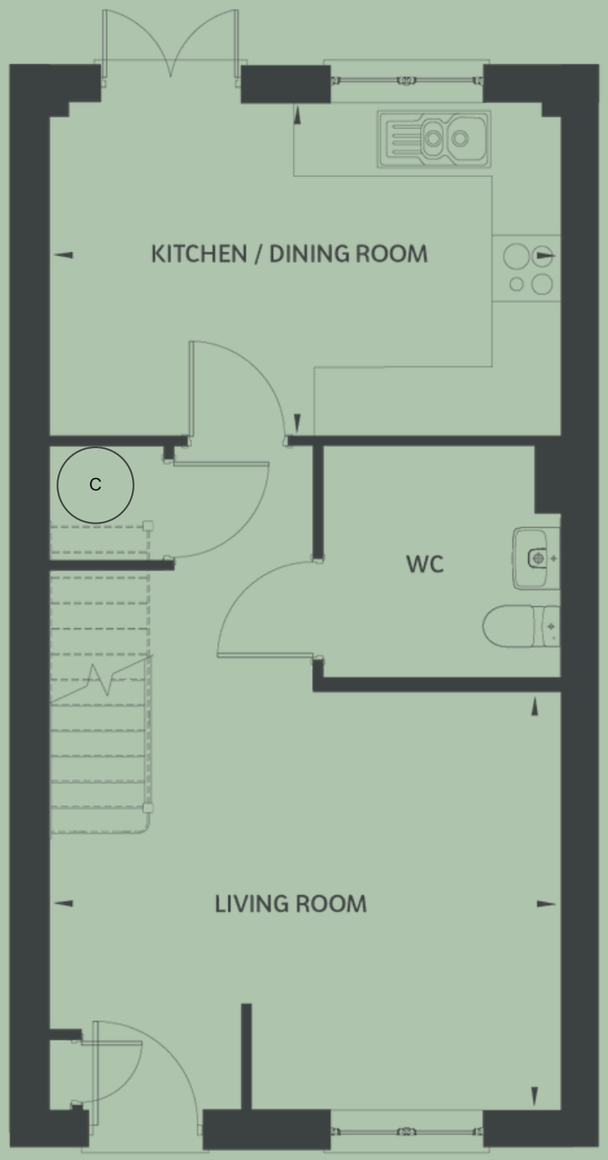
FIRST FLOOR

ST - Storage

LIVING ROOM	4.44m x 3.67m
KITCHEN / DINING ROOM	4.44m x 3.06m
BEDROOM 1	4.61m x 3.22m
BEDROOM 2	4.54m x 2.58m
TOTAL AREA	80.27 sqm / 864 sq ft

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PLOT 142



GROUND FLOOR



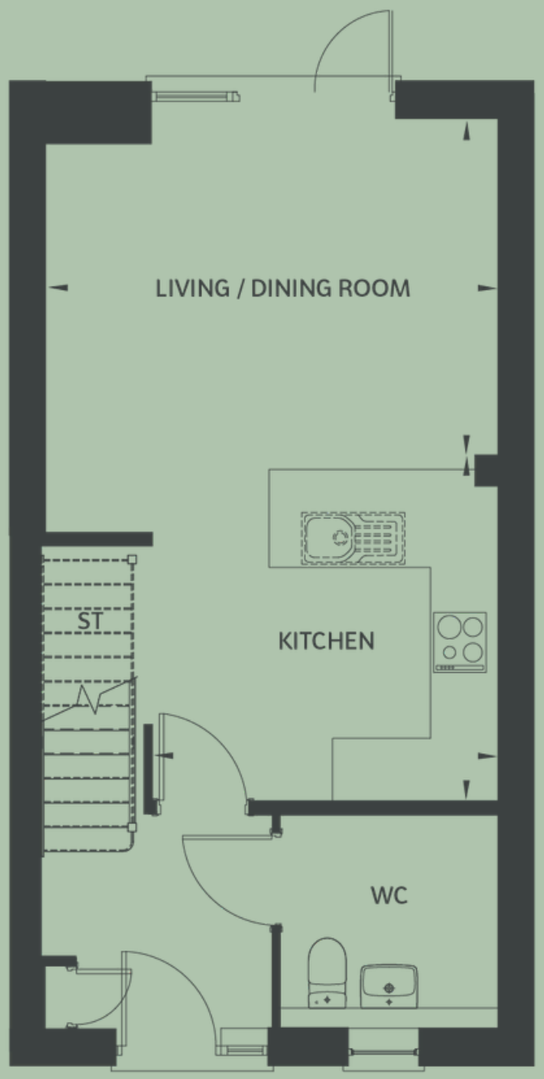
FIRST FLOOR

ST - Storage

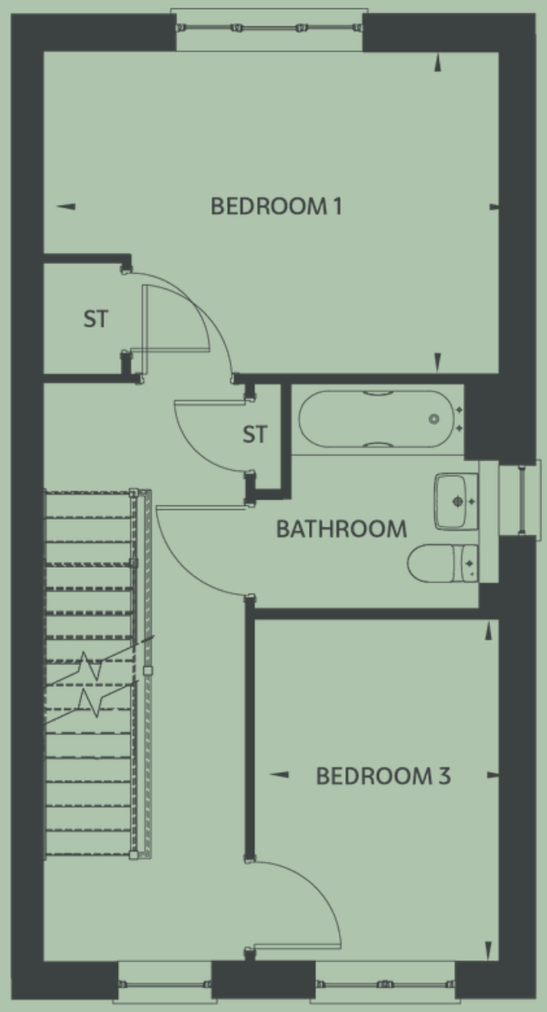
LIVING ROOM	4.44m x 3.67m
KITCHEN / DINING ROOM	4.44m x 3.06m
BEDROOM 1	4.61m x 3.22m
BEDROOM 2	4.54m x 2.58m
TOTAL AREA	**80.27 sqm / 864 sq ft**

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.

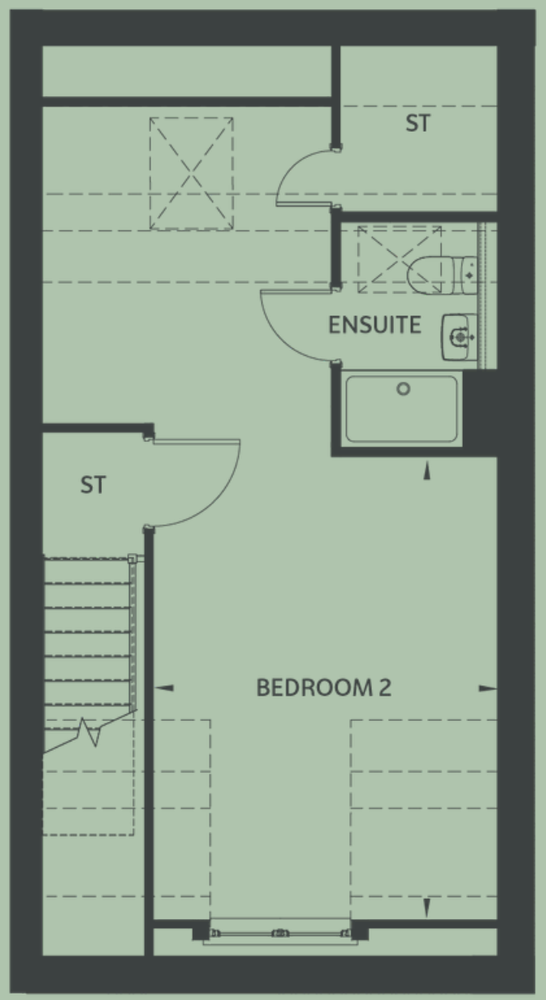
PLOT 129



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ST - Storage

LIVING /DINING ROOM	4.50m x 3.34m
KITCHEN	3.40m x 3.35m
BEDROOM 1	4.50m x 3.13m
BEDROOM 2	3.40m x 4.52m
BEDROOM 3	2.43m x 3.38m
TOTAL AREA	**105.91 sqm / 1140 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 WITH YOU IN MIND

KITCHEN

- Stylish fitted kitchen from Symphony in Urban White
- Laminate worktop and upstand
- Stainless steel chimney style extractor
- Built-in oven with 4 ring induction hob
- Integrated fridge/freezer
- Freestanding washing machine
- Removable cupboard to install your own dishwasher/other appliance

FLOORING

- Amtico flooring to hall, lounge, kitchen and bathrooms - Sun Bleached Oak
- Hampstead carpet to bedrooms - Spirit Glow

BATHROOM

- Modern white bathroom suite with chrome taps.
- Full height tiling to bathing areas - Porocelonsa, Bottega White
- Glass shower screen
- Shower over bath in bathroom
- Heated towel rail

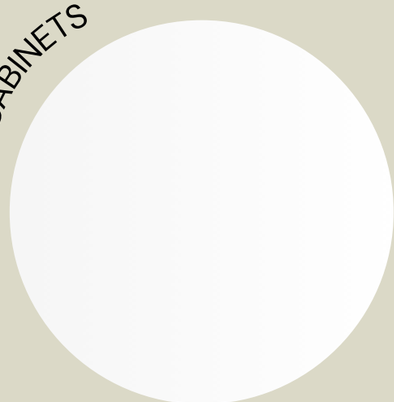
GENERAL

- Allocated parking space
- Air Source Heat Pump
- Cylinder in Ground floor storage
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 10-Year NHBC warranty.

WALL TILES



CABINETS



WORKTOP



CARPET



FLOORING



SPECIFICATION SAMPLES ARE TO BE USED A REFERENCE ONLY AND MAY DIFFER TO THE REAL PRODUCT.
SPECIFICATION IS ACCURATE AT THE TIME THIS DOCUMENT WAS PRODUCED. SPECIFICATION MAY CHANGE.



When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless
properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

AFTER THIS, ALL THAT IS LEFT TO DO IS ENJOY LIFE IN YOUR NEW HOME!

WHY LIFESTONE SALES?

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. We are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire, Buckinghamshire 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 up to 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 Consumer Price Index (CPI).

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).
- Have lived within Buckinghamshire district for 3 out of the last 5 years
- Have a permanent job or the offer of a permanent job wholly within the Buckinghamshire district
- Have close family ties with family in the district (parents, children, brothers or sisters who have been resident in the district for the past 5 years)

You won't be able to purchase 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.

Homes England

Lifestone Sales

We'll allocate the home on a First Come First Served basis.

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.

SALDEN PARK

Lifestone Sales