L&Q at

BROOK VIEW

L&Q

CGI view of Brook View

Introducing L&Q at Brook View

L&Q at Brook View is an exciting collection of brand new homes perfect for couples and young families in the charming little community of Wixams.

Wixams is a new village that has been created in the traditional way, complete with local shops, schools, a playground, ponds and a green. More amenities are planned for the near future.

Living at L&Q at Brook View you'll enjoy the perfect balance of traditional village life and modern convenience. Tucked away from the main road and close to the shops, your home will have a fully fitted kitchen, bathrooms featuring contemporary suites and light, spacious living areas.

A collection of two and three bedrooms houses, you'll enjoy the comforts of your own private garden, turfed and ready to enjoy all year round.

CGI view of Brook View

River Great Ouse

The essentials you need

and all at close hand

Homes with plenty of space to grow

Natural beauty, with rivers, lakes and countryside

Riverside paths & cycle routes on your doorstep

20 local bars and riverside restaurants

Up to 7 trains an hour to London

5 local supermarkets, plus shopping centres nearby

Close enough to London to make commuting easy, yet surrounded by farmland and fresh air, this is a great place to put down roots. You don't need to travel far to reach the Forest of Marston Vale, with its wetlands nature reserve, bridleways and footpaths.

The rolling hills of the Chilterns are a favourite destination for cycling and Dunstable Downs is a magical place to visit, especially at Christmas. Bedfordshire has a long and proud history and the jewel in the crown is Woburn Abbey with its magnificent collections of art, furniture, silver and gold, not to mention the famous Safari Park.

This might be a small county, but there are lots of things to do. Whether you fancy paragliding from a hilltop or relaxing in the spa at Luton Hoo, indoor surfing at Twinwoods or taking part in the river festival at Bedford, everything you need is on hand.

Imagery is of local area and amenities and is correct at time of print, November 2020

New roots and your routes

Sports

The Oasis beach pool is a tropical paradise that even boasts its own rapids, while the International Athletics Stadium has some of the finest facilities in the country.

Oasis Beach Pool
4.6 miles by car*

Riverside

The Riverside isn't only about the view. This exciting centre includes a wide choice of restaurants – including Wagamama and Zizzi – together with bars, live music and a 7 screen cinema.

River Great Ouse
2.4 miles by car*

Culture

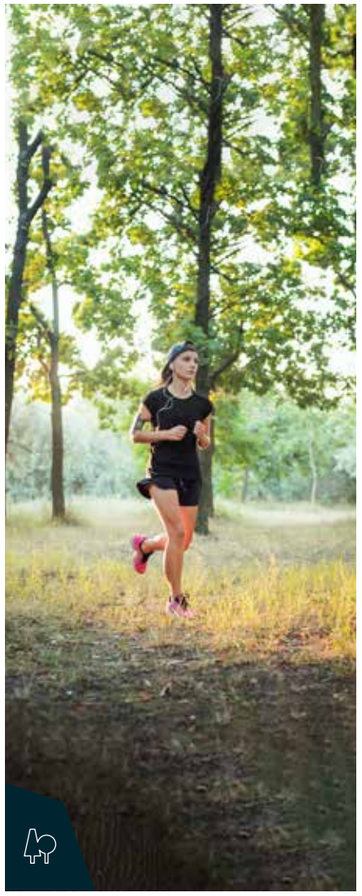
Bedford offers a range of theatres, galleries, live music and an arts centre. There's a choice of museums too, including one dedicated to Glen Miller who was based here during WW2.

Panacea Museum
4.6 miles by car*

Eat & Drink

Whether you're after a romantic dinner or a quick take-away there are a host of excellent restaurants covering the world's cuisines, together with pubs, wine and cocktail bars.

Bedford Town Centre
4.5 miles by car*



Parks

Priory Marina Country Park and the charming Embankment Gardens are great for summer weekends, or maybe you'll prefer to while away the day with a leisurely boat trip down the river.

Priory Country Park
6.7 miles by car*

Shopping

From the charming shops of The Arcade (the Arcadia Sweet Shop is over 100 years old) to the big stores in the Howard and Harpur Centres, you'll find all the retail therapy you need.

The Harpur Shopping Centre
4.5 miles by car*

* Source: www.google.co.uk/maps. Images depict the local area.
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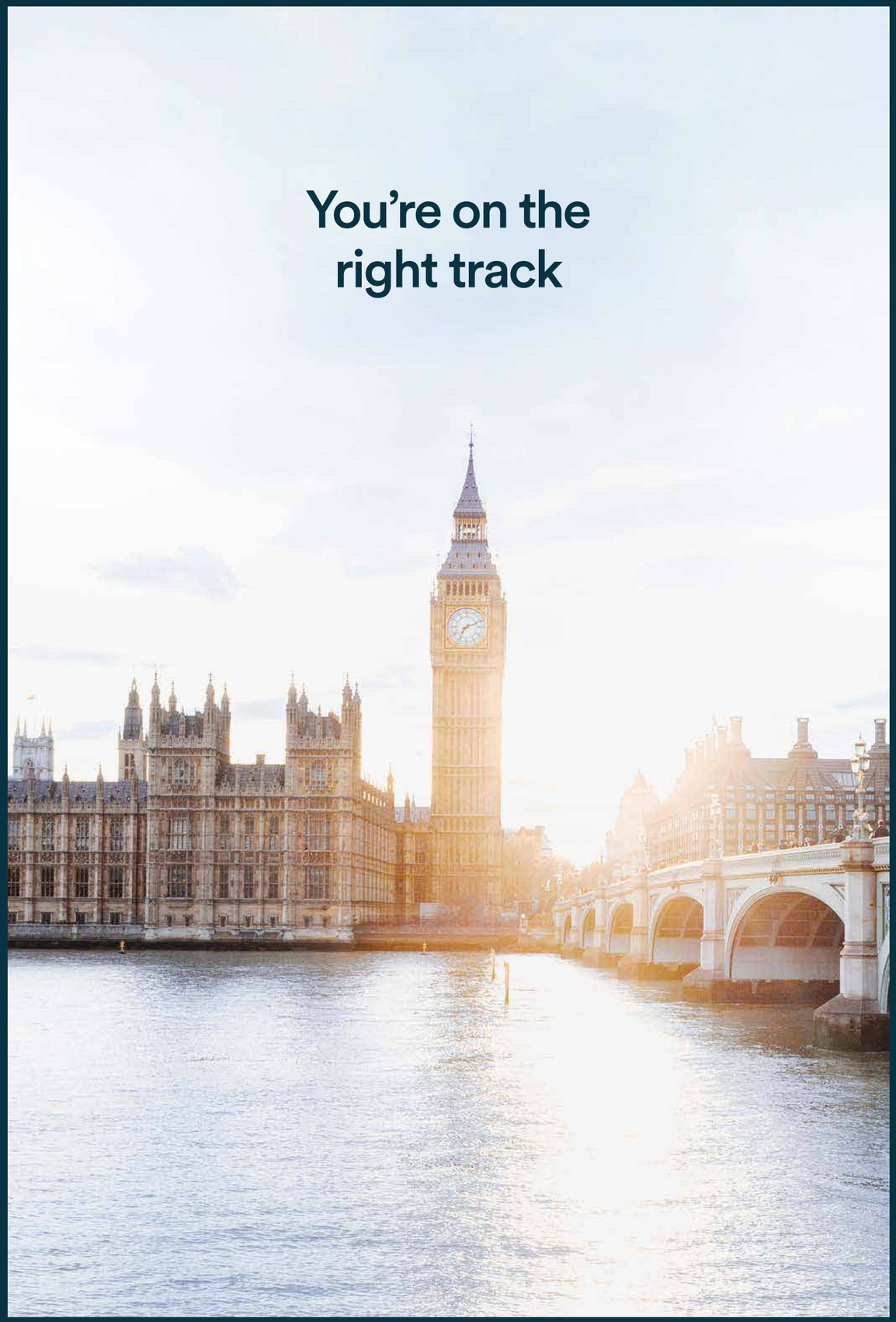
You're on the right track



It's just a short drive from your front door to Bedford Station and the journey to London St Pancras takes less than 40 minutes on the fast train. There are also handy rail connections to the Midlands, South Coast and Gatwick Airport.

The local area is well served with transport links and there are plans in place for a Wixams train station which would be located close to L&Q at Brook View.

By car, it's easy to connect with larger towns such as Milton Keynes (check out the indoor skiing centre) and Cambridge (with its magnificent history). The M1 and A1 are both nearby, so you have a direct motorway route to all parts of the country.

When you're travelling abroad, Luton Airport is close and the Eurostar terminus at St Pancras a short train journey away.

Wixams train station completion dates may vary and is not guaranteed.
Travel times are approximate. Source; Google Maps, tfl.gov.uk and nationalrail.co.uk
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Saint Albans Cathedral

Luton Airport

Kings Cross train station

By rail from Bedford station

Luton	14 mins
Luton Airport Parkway	15 mins
St Albans City	38 mins
London St Pancras	38 mins
Gatwick	1 hr 45 mins

To the airports from L&Q at Brook View by car

Luton Airport Parkway	32 mins
Stansted	1 hr
Heathrow	1 hr
Gatwick	1 hr 40 mins

By road from L&Q at Brook View

Bedford town centre	15 mins
London Orbital (M25)	35 mins
Luton	29 mins
Milton Keynes	25 mins
Cambridge	1 hr 07 mins

*Travel times are approximate. Source; Google Maps, tfl.gov.uk and nationalrail.co.uk
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Mid morning bites and afternoon delights

Get out and enjoy life

L&Q at Brook View is in the flourishing little village of Wixams, ensuring that you have everything you need for daily life – including a local supermarket – right on your doorstep.

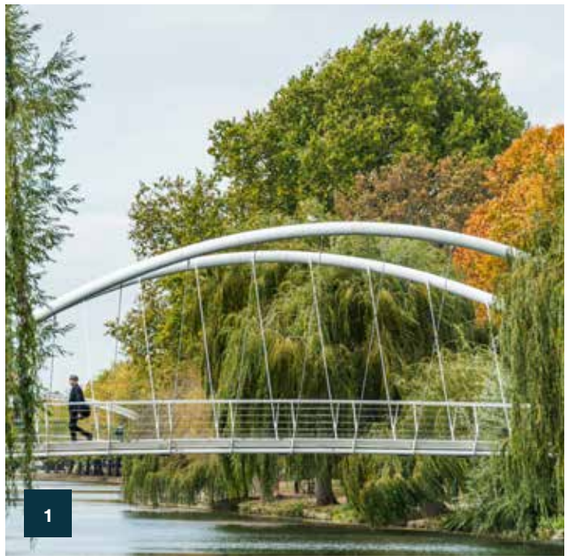
Up the road, the charming historic town of Bedford awaits. There has been a settlement here since Saxon times and the town has always had a flourishing market. Today you'll find shopping centres and an open air market, with a further retail centre just outside town.

Head over to the Riverside, on the banks of the Great Ouse, and discover a mouth-watering choice of restaurants, bars, cinema and live music. It's a great place for a night out.

Bedford has gyms, football, a famous athletics track, swimming pools, rowing club and local golf. If you're after an adventure, have a go at the world's largest indoor sky diving centre.

There's parkland to explore and towpath walks to enjoy. This is a part of the green belt where you really can get out and enjoy the fresh air.

1. Butterfly Bridge
   River Great Ouse
2. Budgens
   Local supermarket
3. Bedford Golf Course
4. The Quay
   Seafood & Fine Cuts
5. River Great Ouse
6. Bears and Tales
   Cocktail Bar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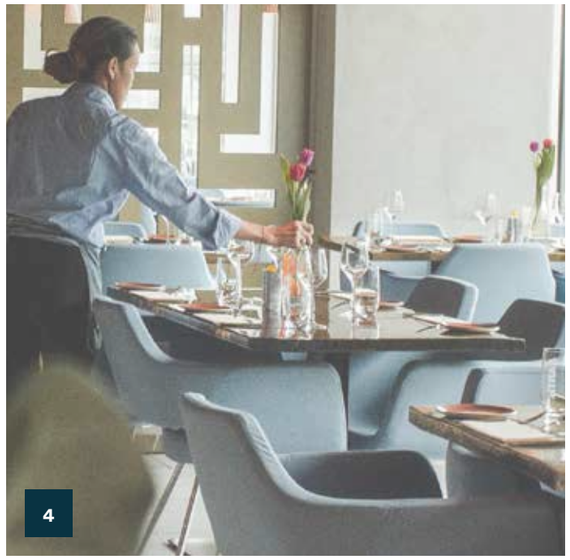
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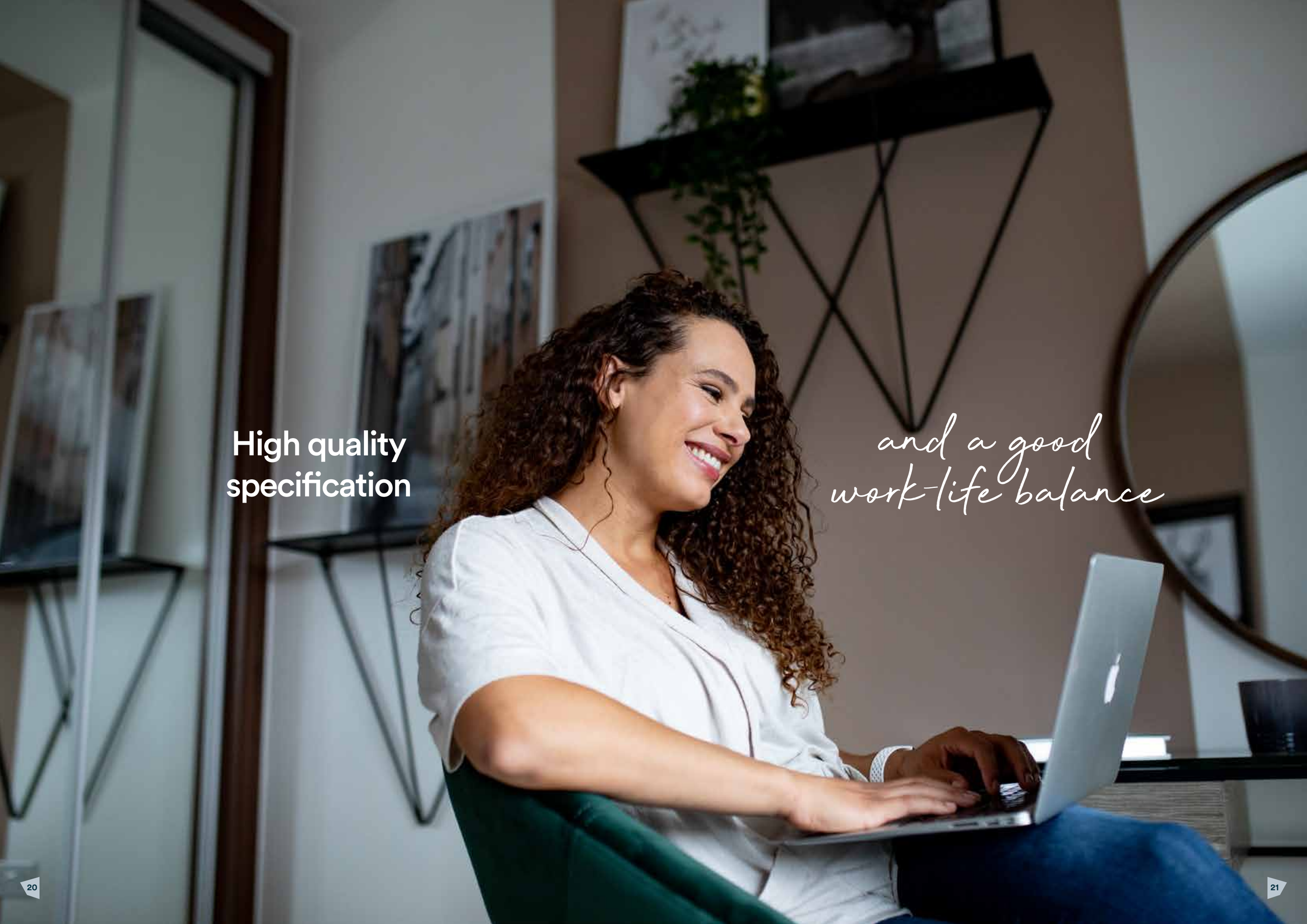


High quality specification

and a good work-life balance

Specification

All the homes located within L&Q at Brook View have a high quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen

- Contemporary Symphony kitchen with soft close doors and drawers in white
- Laminate worktop with matching upstand
- Under cabinet LED lighting
- Stainless steel splashback behind hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated Zanussi appliances including oven, gas hob, extractor hood, fridge/ freezer, washing machine and a full-size dishwasher

Bathroom

- Chrome bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Mirror above basin
- White shaver socket
- Ceramic tiles in the bathroom and downstairs cloakroom walls

Electrical & Heating

- White switches and sockets to all rooms.
- Kitchen, lounge and the master bedroom feature USB sockets
- White downlighters to the main bathroom, cloakroom and kitchen
- Pendant lighting to bedrooms and living/dining areas
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke detector

General

- Amtico flooring to open plan living/ kitchen areas, ground floor hallways, kitchens and bathrooms
- Neutral fitted carpets to lounge, stairs, first floor hallways and bedrooms
- Built in wardrobe with mirrored sliding doors, with shelf and hanging rail
- White emulsion to all walls and ceilings
- White gloss woodwork

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Images show a previous L&Q home

L&Q

Better places
and better lives

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

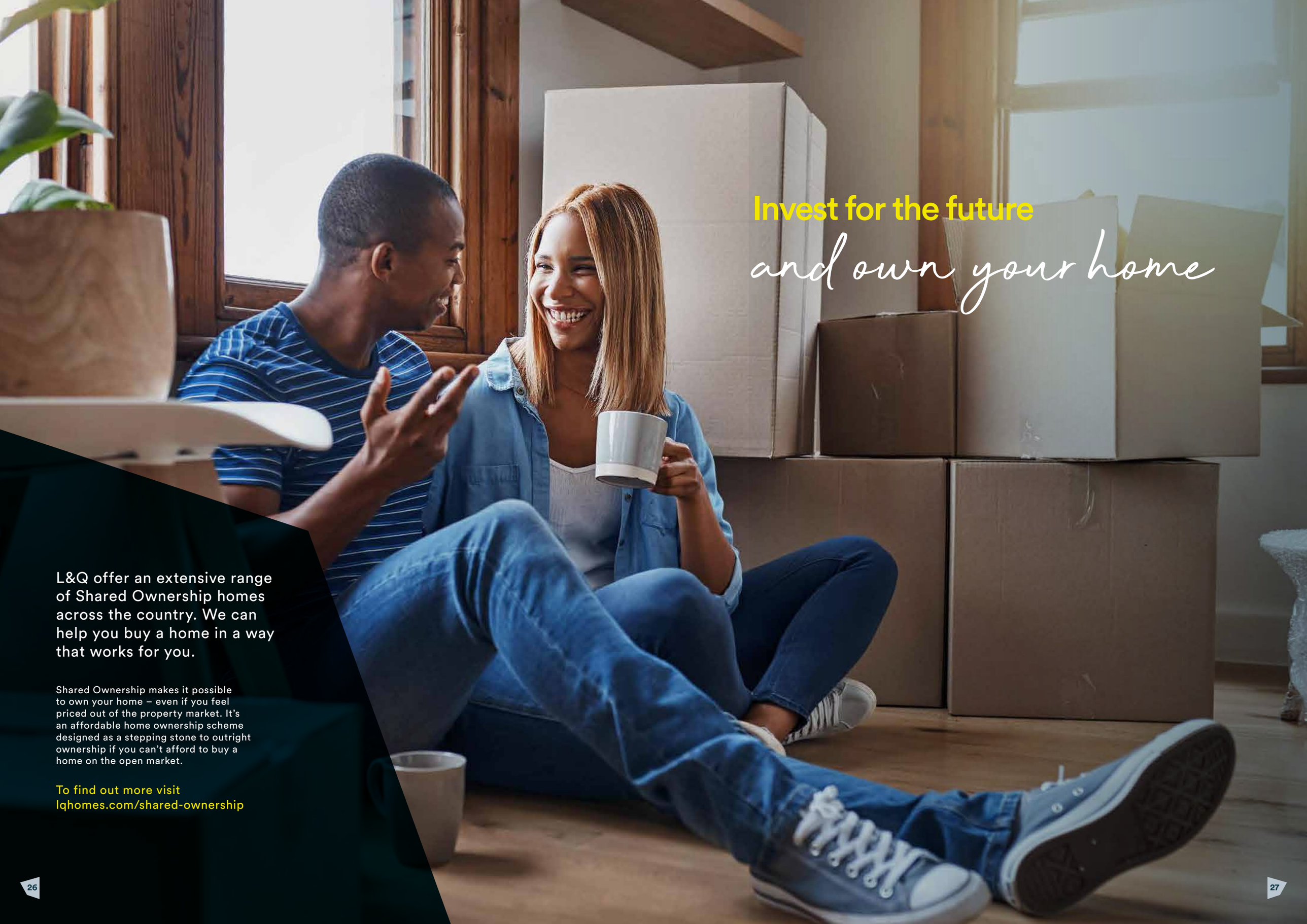
With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future *and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk

CONSUMER CODE FOR HOME BUILDERS

NHBC

A selection of other L&Q developments

Saxon Reach – Buckinghamshire
lqhomes.com/saxonreach

Willow Grove – Bedfordshire
lqhomes.com/willowgrove

Darwin Green - Cambridgeshire
lqhomes.com/darwingreen

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Disclaimer
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