

← SUFFOLK PUNCH →

*Beautifully designed apartments created through experience*

MODERN APARTMENTS NEAR THE CENTRE OF MILTON KEYNES





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# The Suffolk Punch development

## High Street Homes

Suffolk Punch has been designed and built by experienced locally-based developers – High Street Homes. Owned and managed by local people - the joint owners enjoy a combined 80+ years in the property industry. High Street Homes have vast expertise in delivering excellent quality family housing in exceptional locations and have built multiple developments in and around Milton Keynes.

High Street Homes have a very clear business ethos; to deliver high quality housing, with the very best specification – to appeal to local people and families. The vast experience that has been accumulated by the developers have enabled that ethos to be nurtured and they continue to provide superb housing solutions to the local area and beyond.

## Suffolk Punch

Suffolk Punch is a small development of just 18 x 2 bed apartments built within a mile of the centre of Milton Keynes. Each apartment enjoys a wealth of high specification features as well as being situated in a quiet, yet convenient location. Allocated parking spaces are also provided.

The apartments will all be finished to a high standard and will be ideal for first time buyers, investors and those looking to downsize. All will benefit from the excellent road and rail links from Milton Keynes and the host of amenities located nearby.

*Designed and built  
by experienced locally-  
based developers*



*Image to the right is a computer generated image for illustrative purposes only.*



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# Within easy reach of the town centre

Whilst being in a quiet area of the town, beside a thriving community church and within a few minutes' walk of local shops and amenities, Suffolk Punch benefits hugely from its close proximity to the town itself.

A short, level walk of around 15 minutes will see you arrive in the town centre itself – with the excellent shopping, entertainment and cultural benefits that Milton Keynes is famous for.



Peace Pagoda temple in Willen Park, Milton Keynes



Grand Union Canal Wolverton, Milton Keynes



Milton Keynes Shopping Centre



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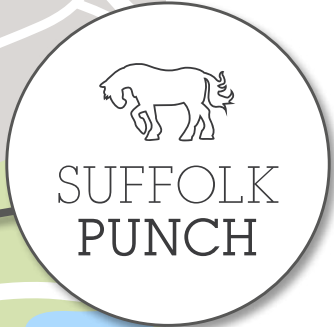
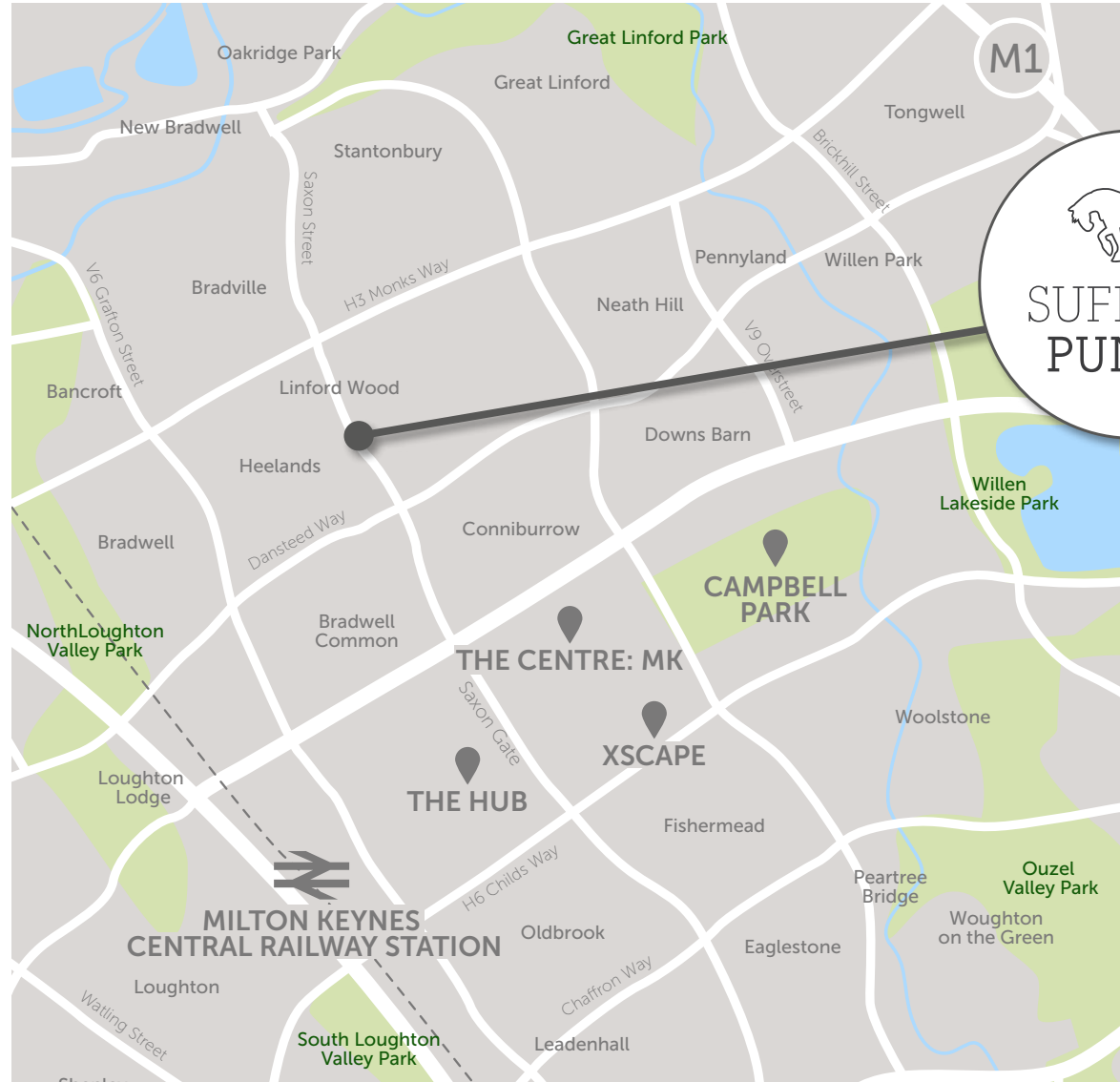
# Milton Keynes town centre



Campbell Park, Milton Keynes



Xscape, Avebury boulevard, Milton Keynes  
An entertainment destination





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Windmill at Caldecotte Lake, Milton Keynes



# Modern homes in bustling Milton Keynes

Milton Keynes is a shopper's paradise. Whether you're looking for a state-of-the-art modern shopping mall, traditional boutique shops, farmers' markets or even a Swedish superstore, Milton Keynes has it all.

One of the best garden centres in the region is just a few miles from the city centre - visit Frosts Garden Centre for everything you need for your outdoor space plus a restaurant, food-hall and many events throughout the year.

In the surrounding market towns and villages, you'll find a wealth of traditional boutique shops offering designer clothes, crafts and gifts, galleries and antiques and much more. Five farmers' markets operate each month within the surrounding areas of Newport Pagnell, Olney, Woburn, Stony Stratford and Wolverton. Regular genuine French, German and Italian markets are held within the city centre

Milton Keynes Town Centre is just 5 minutes' drive from Junction 14 on the M1.

## Distances (approx)

### John Lewis

27 MINS WALK 6 MINS DRIVE

### Campbell Park

48 MINS WALK 7 MINS DRIVE

### Milton Keynes Central Railway Station

30 MINS WALK 6 MINS DRIVE

### The Hub

28 MINS WALK 6 MINS DRIVE

### Xscape

38 MINS WALK 8 MINS DRIVE

### The Centre: MK (Shopping Centre)

26 MINS WALK 5 MINS DRIVE





# Specification

## Kitchens

- Fitted kitchen with soft close hinges to doors
- Laminate worktops with matching upstand
- Stainless steel 1.5 bowl sink and drainer with mixer tap
- Single built under oven
- Gas hob
- Integrated extractor fan
- Plumbing for washing machine
- Plumbing for dishwasher
- Space for fridge freezer
- Stainless steel splash back above hob
- Cushioned vinyl to floors\*

## Bathrooms, En-suites

- Chrome taps and fittings
- Porcelanosa wall tiling from selected range\*, full height to bath and shower, half height to bathroom and en-suite behind sanitary ware. Cushioned vinyl to floors\*
- Radiator
- Shower cubicles with shower tray to en-suite
- Soft close seats to all WC's

## Central Heating/Hot Water Systems

- Fully programmable gas central heating providing hot water
- White thermostatic radiators
- Mains pressure hot water system
- Cavity wall insulation

## Electrical Features

- Power points in line with NHBC requirements.
- Down lighters to bathroom and en-suite
- TV socket, satellite and data to living room and master bedroom
- Master telephone socket to living plus additional socket to master bedroom

## Finishing Touches

- Dulux Timeless emulsion finish to ceilings
- Dulux Chalky Downs 4 emulsion to walls
- Dulux Timeless paint to woodwork
- Painted 4 panel doors with chrome ironmongery

## External Features

- UPVC or GRP composite entrance doors with multi point locking system
- UPVC energy efficient windows
- UPVC French doors (where applicable) with energy efficient glazing and multi point locking system

## Security and Safety

- Mains operated smoke detectors supplied in accordance with Building Regulations

## Gardens, Paths and Drives

- Garden areas turfed or landscaped
- Driveways finished in tarmac or block paved

## Warranty for Peace of Mind

- Independent inspection during construction by AHCI who will issue their 10 year certificate upon completion
- Full customer operation manuals provided
- Energy performance certified

\*Options, upgrades and colour choices are available subject to stage of construction, please note our specifications are correct at time of print and subject to possible change





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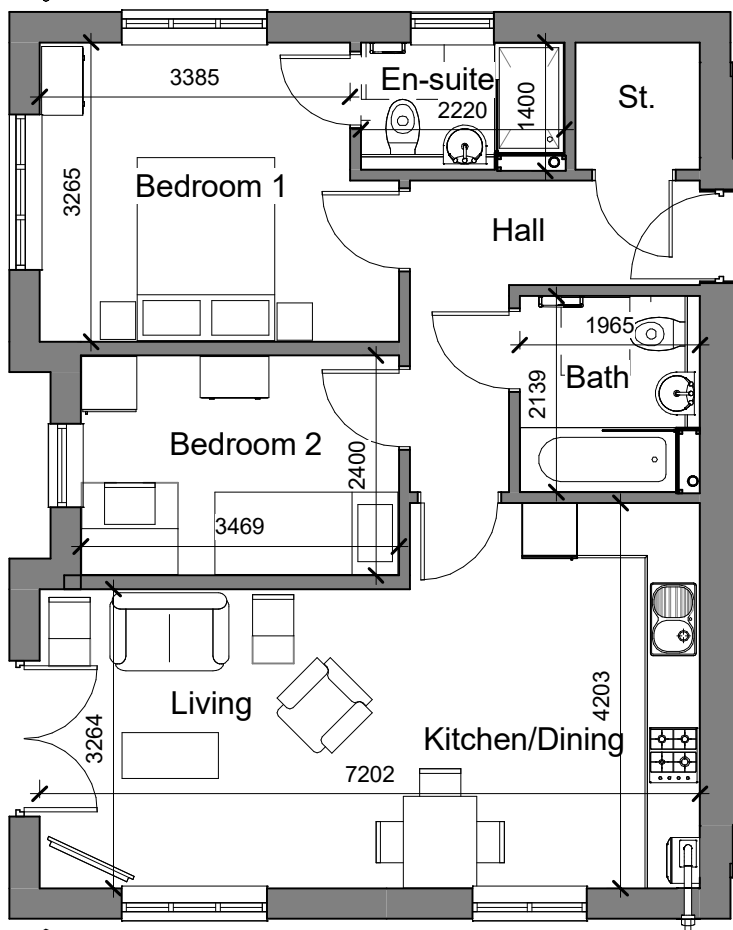


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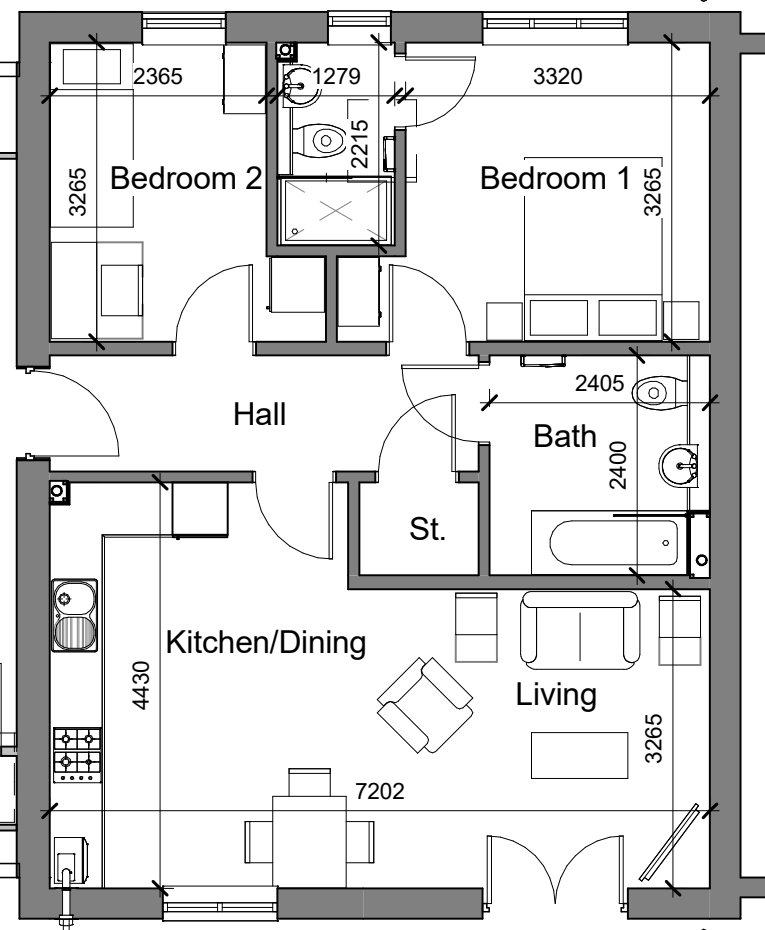


# Floorplans

Type 1



Type 2



Note: no dimensions to be scaled for construction. Drawings may be scaled for planning purposes only.



#### Walking Distances (approx)

John Lewis	1.3 mi / 27 mins
Campbell Park	2.2 mi / 42 mins
Milton Keynes Central Railway Station	1.6 mi / 31 mins
The Hub	1.4 mi / 28 mins
Xscape	1.9 mi / 38 mins
The Centre: MK Shopping Centre	1.3 mi / 26 mins



#### Travel Distances by Road (approx)

London Luton Airport	2.2 mi / 36 mins
John Lewis	2.1 mi / 6 mins
Campbell Park	3.1 mi / 6 mins
Milton Keynes Central Railway Station	1.6 mi / 6 mins
The Hub	1.9 mi / 6 mins
Xscape	2.5 mi / 7 mins
The Centre: MK Shopping Centre	2 mi / 5 mins
Bletchley Park	5.3 mi / 13 mins
The Stables Theatre	7.3 mi / 14 mins



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