



TEMPUS HOUSE

249 MIDSUMMER BOULEVARD - MILTON KEYNES

**A STUNNING COLLECTION OF LUXURY NEW STUDIO, 1 BED & 2 BED APARTMENTS
IN THE HEART OF MILTON KEYNES**

LUXURY LIVING IN THE HEART OF THE CITY

Tempus House is a stylish and exciting new development of 100 luxury apartments in the heart of central Milton Keynes. The impressive building has been designed with incredible attention to detail, providing elegant design and high specification throughout. With 5 floors of a mixture of studio, one and two bedroom apartments – some with studies and some with extra storage, Tempus House is the perfect modern living space.

Specification is of a high standard including fully integrated modern kitchens, Smeg appliances, quality wood flooring throughout, fully tiled bathroom and video entry systems.

Created for contemporary open-plan living, homeowners will enjoy a combination of generous proportions, high quality finishes & fittings and an enviable position in the centre of the New City.



SPECIFICATION YOU CAN BELIEVE IN

Great attention has been paid to the internal layouts. Every floor is unique in its configuration and all apartments feature high quality fixtures and fittings.

Tempus House has been designed for 21st century living, with each apartment incorporating high quality finishes combined with bright and airy open plan layouts - an ideal space to relax, entertain, or just enjoy everyday living. The apartments are further enhanced by particularly large windows and several apartments have the addition of a balcony.



“Attention to detail and the perfect finish”

SPECIFICATION LIST:

GENERAL

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Braga doors and skirting from Italy
- Quality wood scratch resistant flooring throughout
- USB sockets in master bedroom and kitchen
- Fermax Video door entry intercom system
- I.C.W 10 year structural warranty
- Private balconies to selected plots

BATHROOM

- Fully tiled floor and walls
- Quality white bathroom suites
- Luxurious large square shower head
- Large mirror with LED strip lighting around
- Stainless steel sinks and taps
- Ladder style Towel Rail

KITCHEN

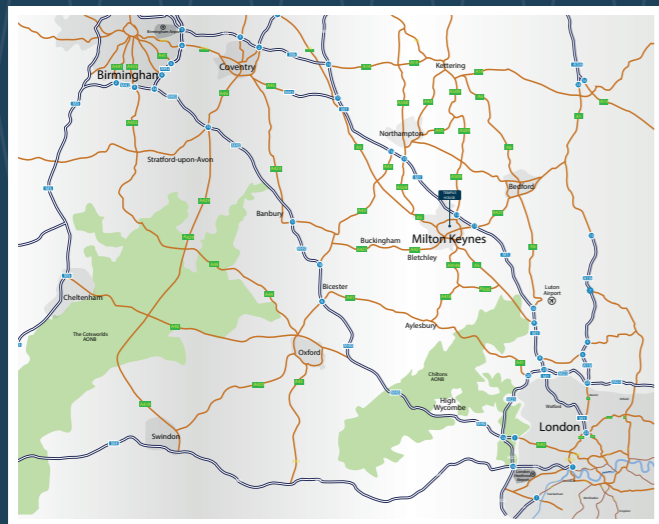
- Dust Grey Lucente High gloss handleless kitchen cabinets
- Quartz Carrara stone worktops with 100mm splash back
- Integrated Smeg appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel sinks and taps
- LED light strip under the top units



YOUR LOCATION

Milton Keynes offers a diverse, vibrant and highly innovative location. It boasts a unique design, and its modern layout and multi award-winning facilities have created a highly successful environment with all the benefits of a modern city. There's also easy access to regional road and rail networks, award-winning green areas and the shortest commute times of any European city!

Tempus House could not be better located for city living, working and commuting. Whether you are home based, commuting to London or working within Bucks, Beds or Herts, Milton Keynes offers everything you expect from a thriving metropolis. You are also within walking distance to numerous restaurants and bars, and just a five minute walk from the Milton Keynes Central railway station.



1. Tempus House 2. Central Station 3. The Hub 4. Morrison's 5. Sainsbury's
6. Xscape/Snozone 7. Willen Lake 8. Hotel La Tour 9. Intu MK 10. Center.MK shopping Centre
11. University of Bedfordshire 12. Santander Bank new HQ 13. Network Rail HQ

30
MINUTES BY TRAIN
TO LONDON EUSTON

5
MINUTES WALK
TO CENTRAL MILTON KEYNES STATION

30
MINUTES DRIVE
TO LUTON AIRPORT

300
OVER 300 RESTAURANTS,
EATERIES AND BARS
IN THE AREA

Milton Keynes city centre provides a range of excellent local attractions to suit visitors of any age. The town itself is a shoppers paradise, boasting over 200 shops featuring everything from high-end boutiques to high street staples.

Intu Milton Keynes is an impressive shopping centre offering a wide variety of choice across both shops and eateries. The state-of-the-art Xscape centre presents a wide variety of activities to entertain the whole family. Boasting an indoor snowdome, trampoline park, bowling and a multiplex cinema, this fantastic activity packed venue is less than 20 minutes walk from the development.

Outdoor leisure pursuits are also well-catered

for in the area. The picturesque Ouzel Valley Park is the perfect place to enjoy a spot of cycling or walking. Dotted with the remains of medieval villages, a community orchard as well as a mix of ancient trees, hedgerows and meadows that provide fantastic habitats for local wildlife, this park is the perfect place to enjoy the great outdoors.



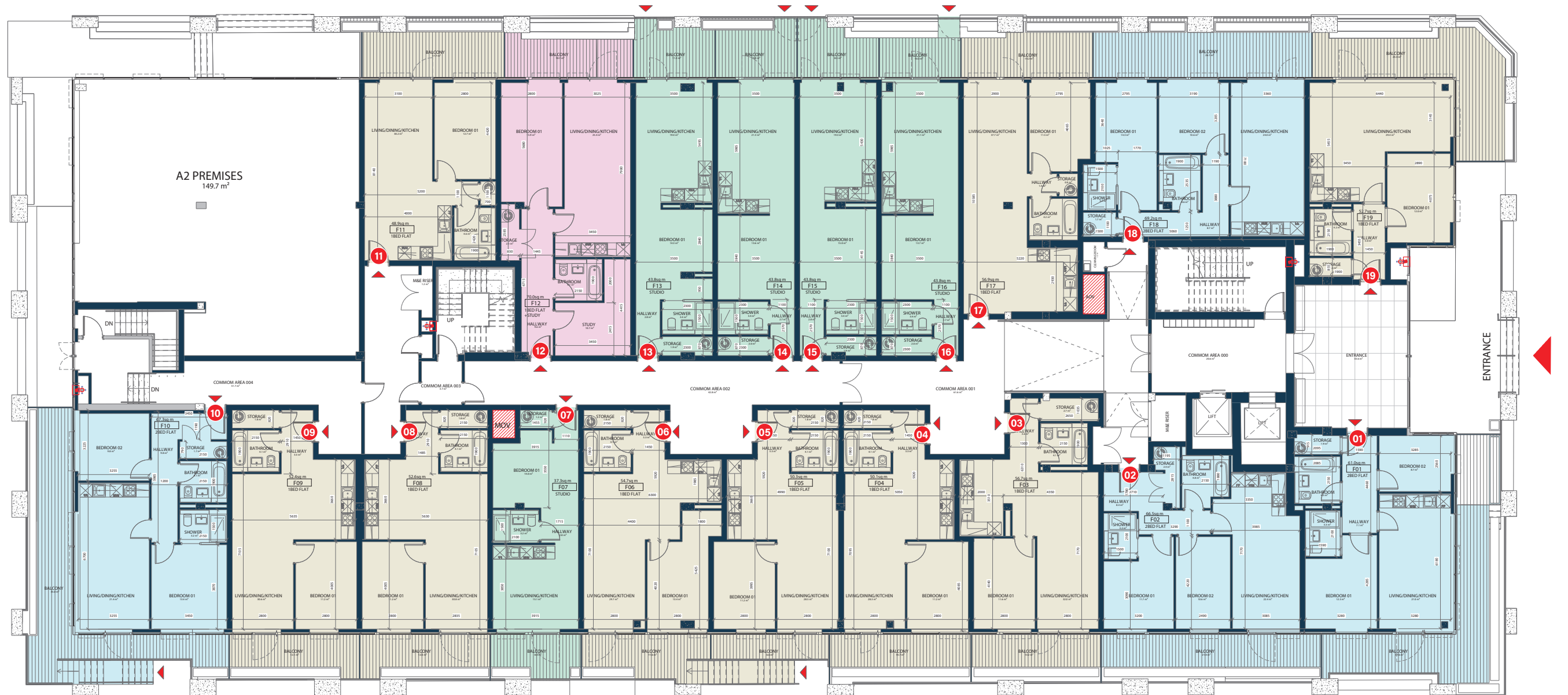
Alternatively, Willen Lake, less than 3 miles from Tempus House, is ideal for those wanting outdoor adventure. Activities on offer include Treetop Extreme, an outdoor splash park and watersports such as wakeboarding, canoeing and stand up paddleboarding. A 3500m2 play area is the perfect place to visit for those with young families, whilst the 5km circular route around both lakes is ideal for enjoying a scenic run or walk.

GROUND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 01 | 2 Bedroom + En-Suite | 650 |
| 02 | 2 Bedroom + En-Suite | 721 |
| 03 | 1 Bedroom | 608 |
| 04 | 1 Bedroom | 538 |
| 05 | 1 Bedroom | 540 |
| 06 | 1 Bedroom | 587 |
| 07 | Studio | 400 |
| 08 | 1 Bedroom | 564 |
| 09 | 1 Bedroom | 562 |
| 10 | 2 Bedroom + En-Suite | 733 |

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 11 | 1 Bedroom | 528 |
| 12 | 2 Bedroom + En-Suite | 754 |
| 13 | Studio | 470 |
| 14 | Studio | 470 |
| 15 | Studio | 470 |
| 16 | Studio | 470 |
| 17 | 1 Bedroom | 611 |
| 18 | 2 Bedroom + En-Suite | 758 |
| 19 | 2 Bedroom + En-Suite | 565 |

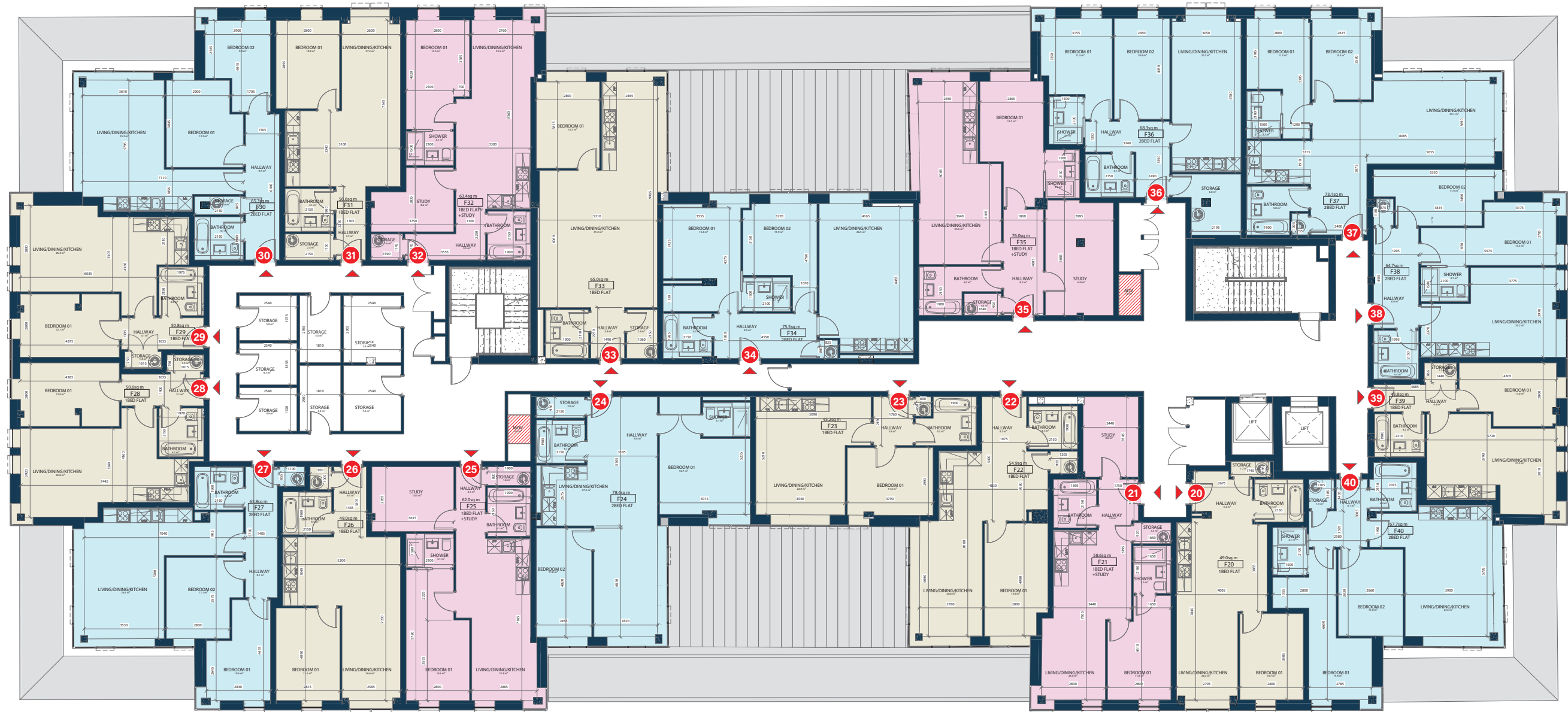


FIRST FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 20 | 1 Bedroom | 533 |
| 21 | 1 Bedroom + Study | 629 |
| 22 | 1 Bedroom | 589 |
| 23 | 1 Bedroom | 485 |
| 24 | 2 Bedroom + En-Suite | 841 |
| 25 | 1 Bedroom + Study | 665 |
| 26 | 1 Bedroom | 526 |
| 27 | 2 Bedroom | 685 |
| 28 | 1 Bedroom | 543 |
| 29 | 1 Bedroom | 543 |
| 30 | 2 Bedroom | 703 |

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 31 | 1 Bedroom | 545 |
| 32 | 1 Bedroom + Study | 685 |
| 33 | 1 Bedroom | 704 |
| 34 | 2 Bedroom + En-Suite | 810 |
| 35 | 1 Bedroom + Study | 811 |
| 36 | 2 Bedroom + En-Suite | 733 |
| 37 | 2 Bedroom + En-Suite | 784 |
| 38 | 2 Bedroom + En-Suite | 694 |
| 39 | 1 Bedroom | 470 |
| 40 | 2 Bedroom + En-Suite | 726 |

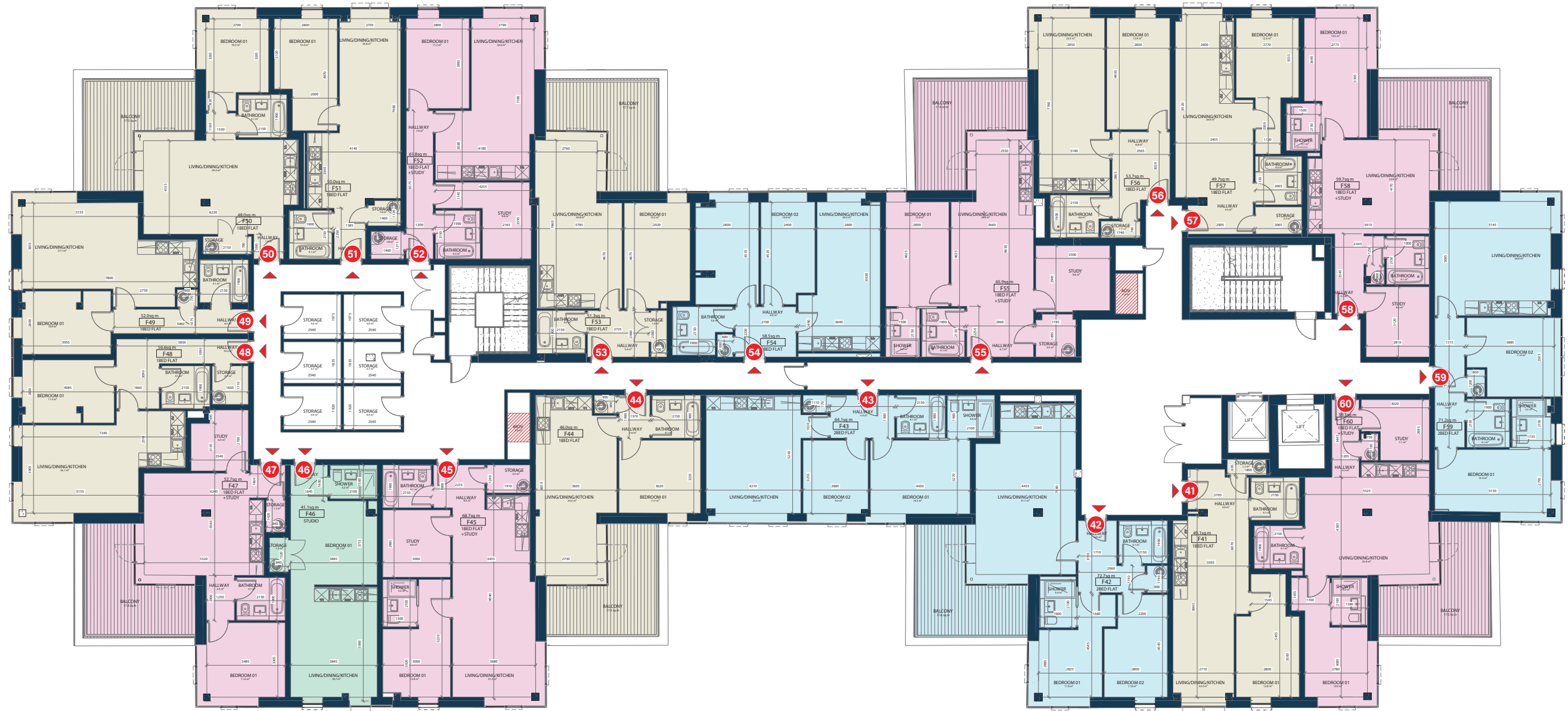


SECOND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 41 | 1 Bedroom | 534 |
| 42 | 2 Bedroom + En-Suite | 780 |
| 43 | 2 Bedroom + En-Suite | 688 |
| 44 | 1 Bedroom | 494 |
| 45 | 1 Bedroom + Study | 737 |
| 46 | Studio | 441 |
| 47 | 1 Bedroom + Study | 561 |
| 48 | 1 Bedroom | 611 |
| 49 | 1 Bedroom | 558 |
| 50 | 1 Bedroom | 516 |

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 51 | 1 Bedroom | 539 |
| 52 | 1 Bedroom + Study | 666 |
| 53 | 1 Bedroom | 554 |
| 54 | 2 Bedroom | 630 |
| 55 | 1 Bedroom + Study | 707 |
| 56 | 1 Bedroom | 576 |
| 57 | 1 Bedroom | 542 |
| 58 | 1 Bedroom + Study | 650 |
| 59 | 2 Bedroom + En-Suite | 764 |
| 60 | 1 Bedroom + Study | 638 |

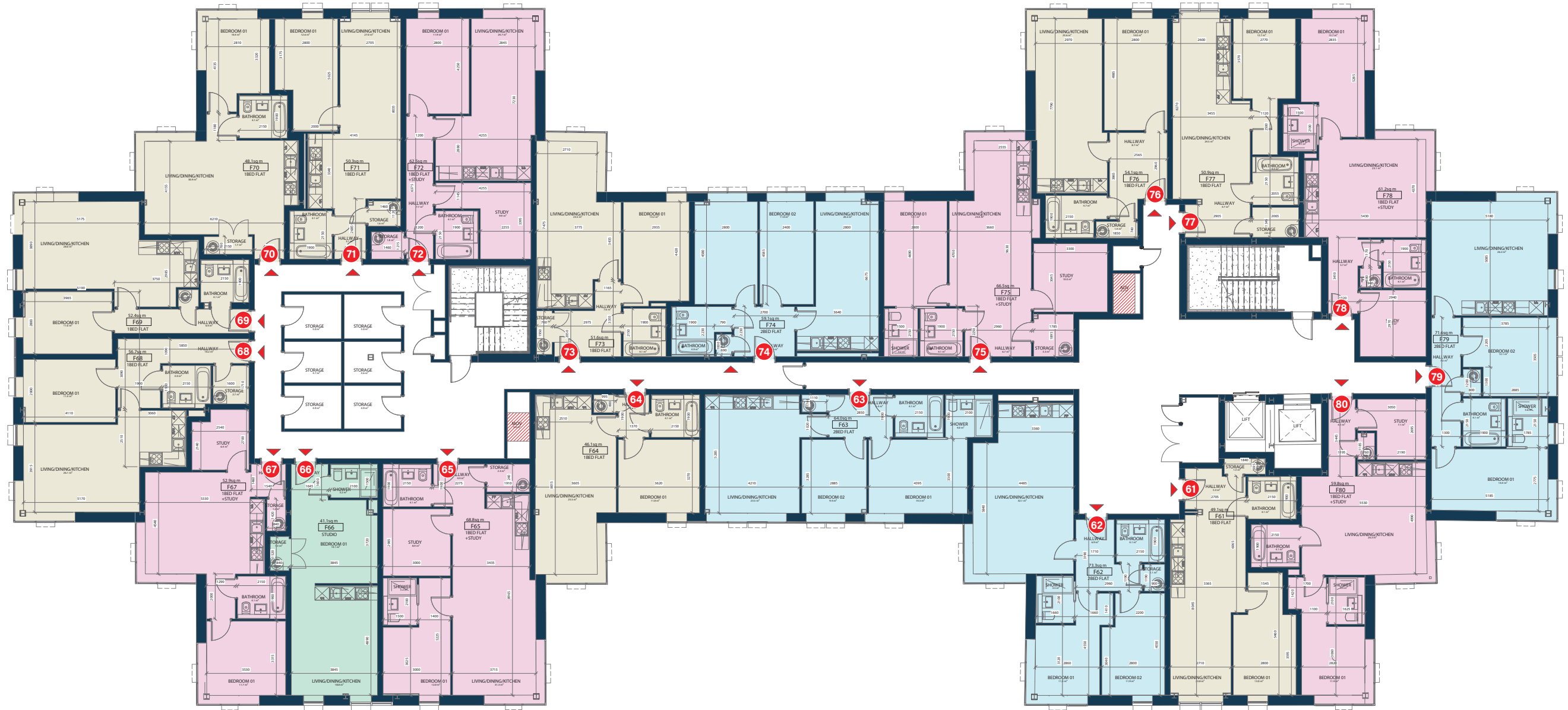


THIRD FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 61 | 1 Bedroom | 535 |
| 62 | 2 Bedroom + En-Suite | 787 |
| 63 | 2 Bedroom + En-Suite | 687 |
| 64 | 1 Bedroom | 495 |
| 65 | 1 Bedroom + Study | 738 |
| 66 | Studio | 441 |
| 67 | 1 Bedroom + Study | 568 |
| 68 | 1 Bedroom | 608 |
| 69 | 1 Bedroom | 562 |
| 70 | 1 Bedroom | 517 |

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 71 | 1 Bedroom | 542 |
| 72 | 1 Bedroom + Study | 672 |
| 73 | 1 Bedroom | 559 |
| 74 | 2 Bedroom | 634 |
| 75 | 1 Bedroom + Study | 712 |
| 76 | 1 Bedroom | 583 |
| 77 | 1 Bedroom | 546 |
| 78 | 1 Bedroom + Study | 657 |
| 79 | 2 Bedroom + En-Suite | 768 |
| 80 | 1 Bedroom + Study | 642 |

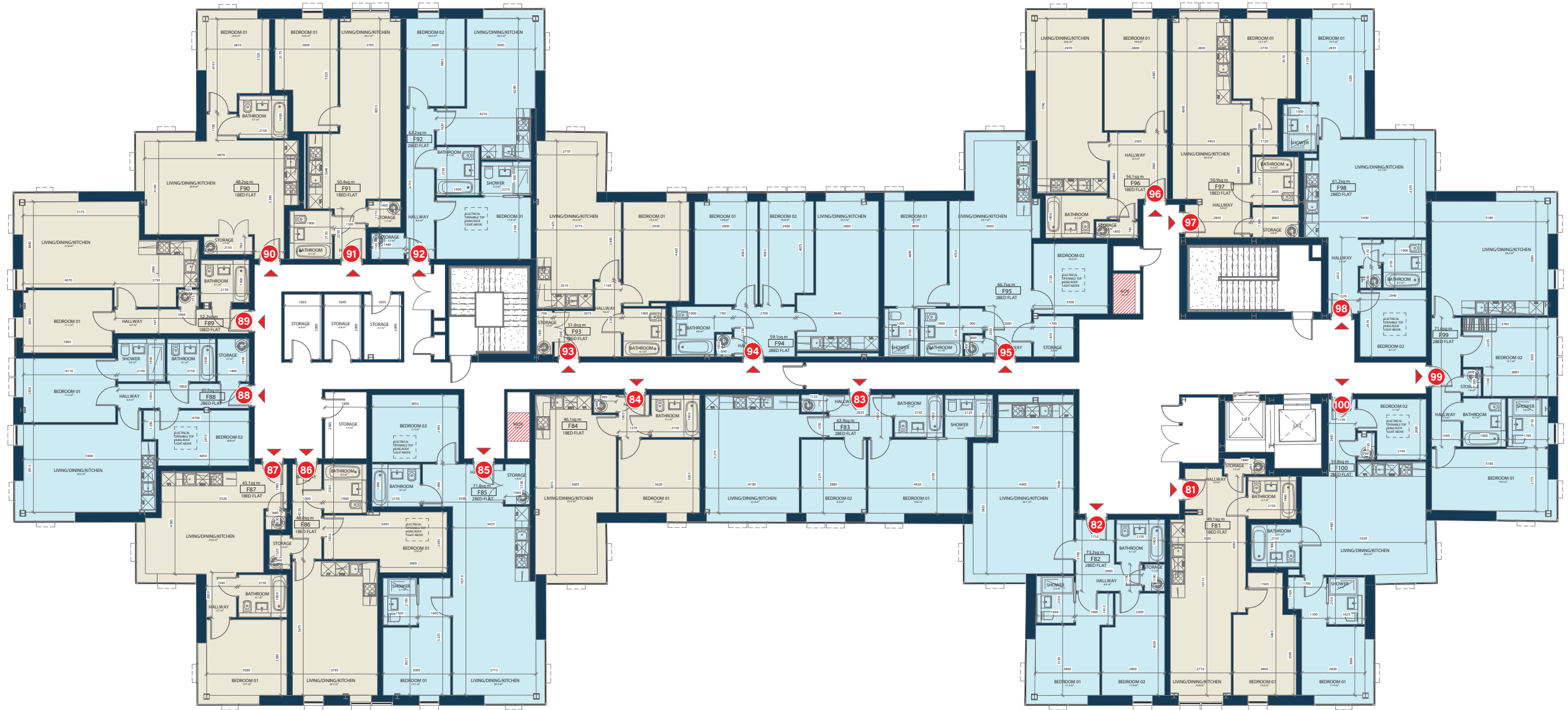


FOURTH FLOOR

- 2 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + STUDY
- STUDIO

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 81 | 1 Bedroom | 535 |
| 82 | 2 Bedroom + En-Suite | 785 |
| 83 | 2 Bedroom + En-Suite | 686 |
| 84 | 1 Bedroom | 495 |
| 85 | 2 Bedroom + En-Suite | 770 |
| 86 | 1 Bedroom | 514 |
| 87 | 1 Bedroom | 486 |
| 88 | 2 Bedroom + En-Suite | 703 |
| 89 | 1 Bedroom | 560 |
| 90 | 1 Bedroom | 517 |

| APARTMENT | TYPE | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 91 | 1 Bedroom | 542 |
| 92 | 2 Bedroom + En-Suite | 667 |
| 93 | 1 Bedroom | 559 |
| 94 | 1 Bedroom | 634 |
| 95 | 2 Bedroom + En-Suite | 716 |
| 96 | 1 Bedroom | 582 |
| 97 | 1 Bedroom | 546 |
| 98 | 2 Bedroom + En-Suite | 657 |
| 99 | 2 Bedroom + En-Suite | 770 |
| 100 | 2 Bedroom + En-Suite | 643 |



FLAT 14 | EXAMPLE STUDIO APARTMENT

| | |
|---------------------|---------------------|
| TOTAL GROSS AREA | 43.8 SQM - 470 SQFT |
| BEDROOM | 13.6 SQM - 146 SQFT |
| KITCHEN/LIVING AREA | 21.3 SQM - 229 SQFT |
| BATHROOM | 3.4 SQM - 37 SQFT |
| BALCONY | 10.4 SQM - 112 SQFT |



FLAT 25 | EXAMPLE ONE BEDROOM + STUDY

| | |
|---------------------|---------------------|
| TOTAL GROSS AREA | 62 SQM - 665 SQFT |
| BEDROOM | 14.6 SQM - 157 SQFT |
| STUDY | 10.3 SQM - 111 SQFT |
| KITCHEN/LIVING AREA | 21.8 SQM - 235 SQFT |
| BATHROOM | 4.1 SQM - 44 SQFT |



FLAT 28 | EXAMPLE ONE BEDROOM APARTMENT

| | |
|---------------------|---------------------|
| TOTAL GROSS AREA | 50.6 SQM - 543 SQFT |
| BEDROOM | 12 SQM - 129 SQFT |
| KITCHEN/LIVING AREA | 26 SQM - 280 SQFT |
| BATHROOM | 4.2 SQM - 45 SQFT |



FLAT 42 | EXAMPLE TWO BEDROOM APARTMENT

| | |
|---------------------|---------------------|
| TOTAL GROSS AREA | 72.7 SQM - 780 SQFT |
| BEDROOM 01 | 11 SQM - 118 SQFT |
| BEDROOM 02 | 11.8 SQM - 127 SQFT |
| KITCHEN/LIVING AREA | 31.7 SQM - 342 SQFT |
| BATHROOM | 4.1 SQM - 44 SQFT |
| EN-SUITE | 3.4 SQM - 37 SQFT |
| BALCONY | 17.6 SQM - 189 SQFT |

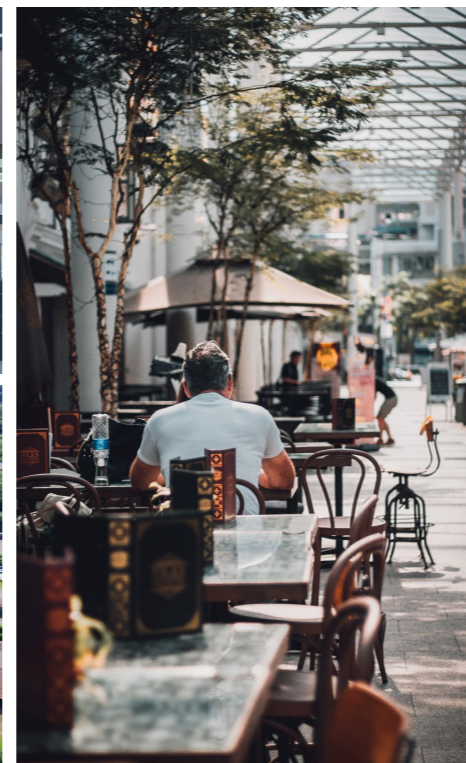


About the sales agent.

Established in 1992, Elevation New Homes is an independent regional property specialist offering customer-focused service from quality motivated and experienced staff.

We are committed to combining the latest technology with more traditional values of customer service.

This means staying in regular contact with our clients and, more importantly, listening to their requirements.



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About the developer.

Tempus House Limited is part of the development group DNA UK Properties Limited. With an extensive record of completing premium projects throughout the UK, we add Tempus House to our growing list of successful developments in Central Milton Keynes, which includes Granton House and Medina House - which have both completed on time and are fully occupied by content buyers. Key ingredients to our successful track record are our vast development experience, impressive team of professionals and personnel, and our general can-do attitude.



EXCLUSIVELY MARKETED BY:



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TEMPUS HOUSE LIMITED