

# BIDWELL WEST LOCAL CENTRE

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DUROCO COURT, COLLIE PLACE,  
HOUGHTON REGIS, BEDFORDSHIRE LU5 6TY

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Beautiful two bedroom apartments  
located in the vibrant new community of Bidwell, close  
to Houghton Regis in the heart of Bedfordshire

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# WELCOME

Bidwell West Local Centre offers a collection of 22 new apartments located a short distance to the historic town of Houghton Regis and part of a thriving new community, supported by a range of local amenities.

## The local area

Bidwell West Local Centre forms part of a vibrant new community in beautiful Bedfordshire. The complex offers a nursery, convenience store, plus other retail outlets, plus it benefits from all the facilities available in Houghton Regis. The local Houghton Hall Park is situated in 42 acres of parkland and woodland and has undergone an impressive transformation offering contemporary amenities while retaining its valuable heritage. Only 2 miles away is the market town of Dunstable with its range of local shops, restaurants, supermarkets, weekly market and the Dunstable Centre with a state-of-the-art gym.

Bidwell West Local Centre offers the best of town and country living. Dunstable Downs are the highest point of the county of Bedfordshire and is a great spot for kite fliers. For a great day out ZSL Whipsnade Zoo is just over 5 miles away. Luton is only 6 miles away with a shopping mall, entertainment venues, train links to London and an airport for travel further afield.



Houghton Hall Park, Houghton Regis



Dunstable Town Centre

# SPECIFICATION

Homes elegantly crafted to match your lifestyle.

## Kitchen / Dining Room

- Contemporary fitted kitchen with worktops
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated slim line dishwasher
- Stainless steel single electric oven
- Ceramic hob
- Extractor hood
- Brick effect splashback to hob
- 1.5 bowl stainless steel sink
- Porcelain floor tiles

## Interiors

- Double glazed UPVC windows
- Gas central heating
- Combi boiler – Ideal ESP1
- Smoke detectors
- Carbon monoxide detector
- BT phone socket to living room
- TV points to living room and bedroom 1
- Fitted wardrobe to selected plots
- Carpet to bedrooms
- Vinyl flooring to hallway and living room



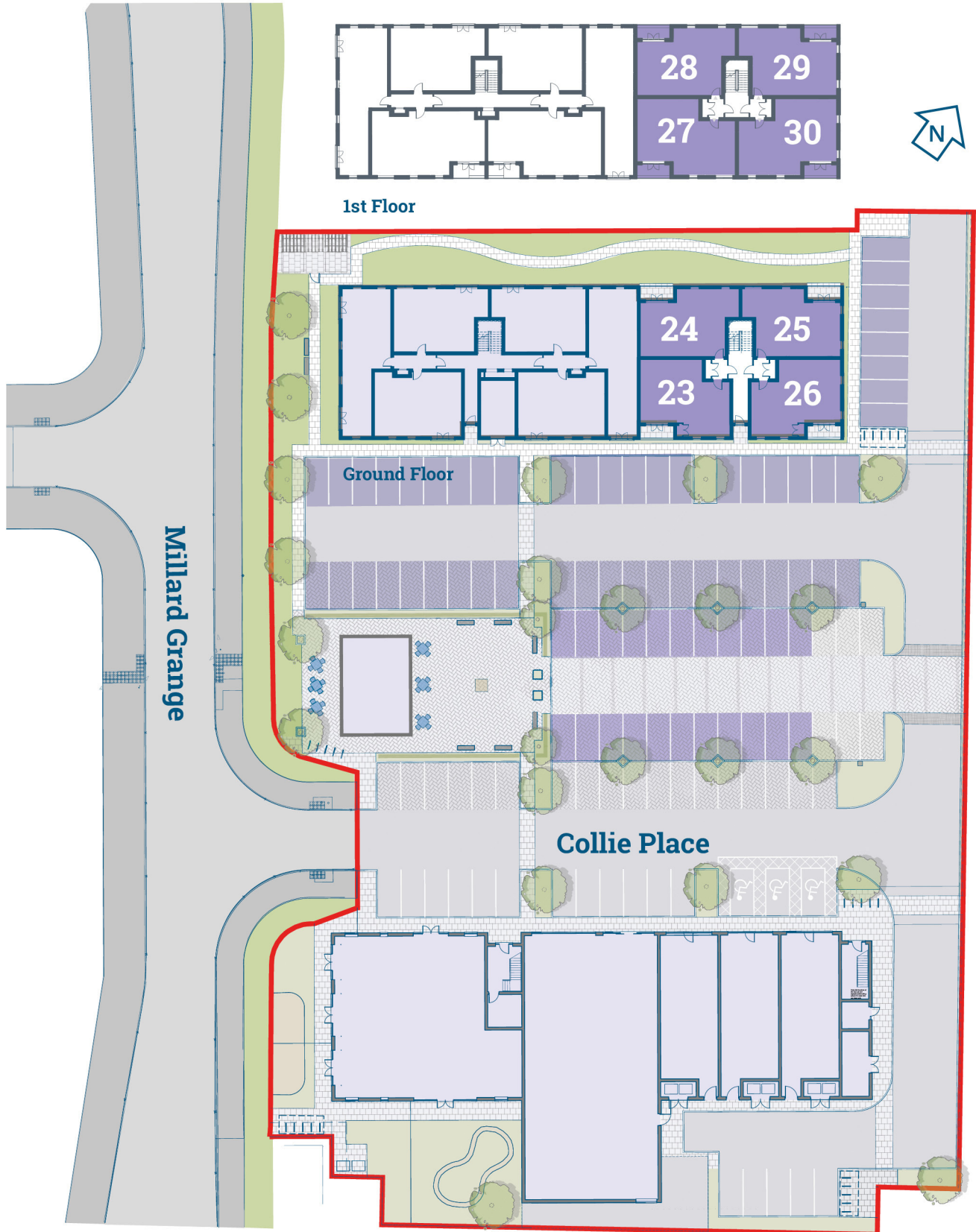
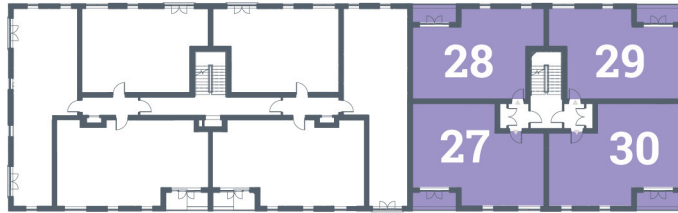
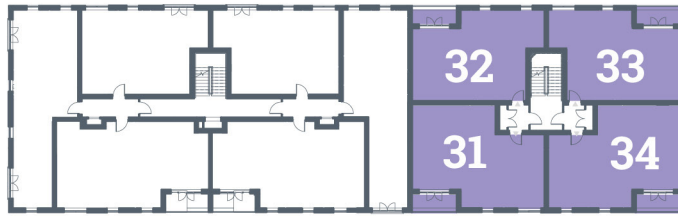
## Bathroom

- White bathroom suite
- Thermostatic shower over bath
- Heated towel rail
- Sliding shower door
- Shaver socket
- Porcelain wall and floor tiles

## Exteriors

- Communal grounds
- Sky Q cabling
- Solar panels on roof but for landlord communal use
- Balcony
- 1 parking space with permit
- 990 year lease
- LABC warranty

# SITE PLAN



## Key

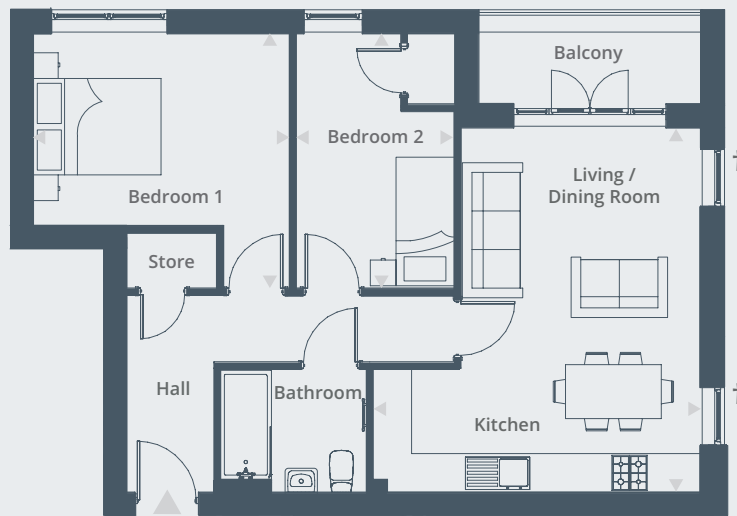
- 2 bedroom apartments
- Permit Parking

# FLOOR PLANS

## 2 BEDROOM APARTMENTS

- Plot 24\* | 43 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY
- Plot 25 | 45 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY
- Plot 28\* | 55 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY
- Plot 29 | 49 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY
- Plot 32\* | 63 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY
- Plot 33 | 57 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

\* Plots 24, 28 & 32 are handed from the plan drawn



† Window to Plots 25, 29 & 33 only

### Dimensions

Living / Dining / Kitchen	5.70m x 3.70m	18' 8" x 12' 2"
Bedroom 1	4.00m x 2.50m	13' 1" x 8' 2"
Bedroom 2	4.00m x 3.00m	13' 1" x 9' 10"

**Total Area** 62.85 m<sup>2</sup> / 676 ft<sup>2</sup>



2nd Floor



1st Floor



Ground Floor

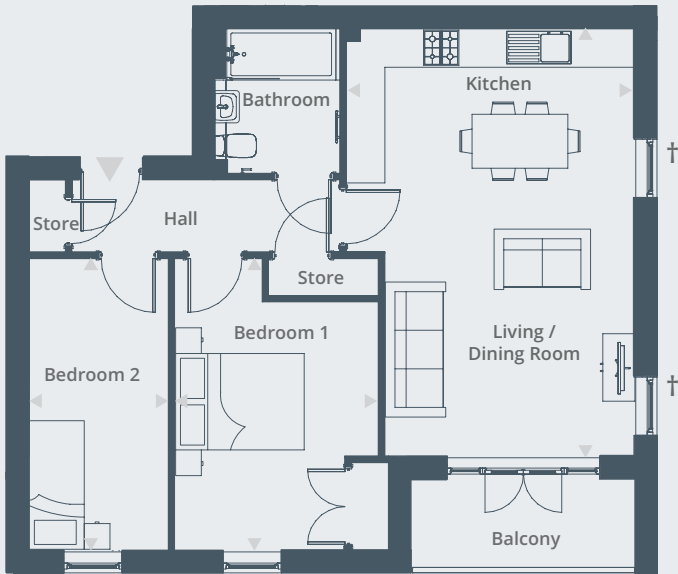


## 2 BEDROOM APARTMENTS

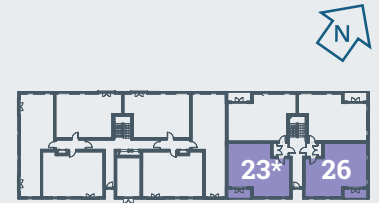
Plot 23\* | 41 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

Plot 26 | 47 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

\* Plot 23 is handed from the plan drawn



† Window to Plot 26 only



Ground Floor

### Dimensions

Living / Dining / Kitchen	6.70m x 3.80m	22' 0" x 12' 6"
Bedroom 1	4.60m x 3.30m	15' 1" x 10' 10"
Bedroom 2	4.60m x 2.10m	15' 1" x 6' 11"

**Total Area** 64.4 m<sup>2</sup> / 693 ft<sup>2</sup>

## 2 BEDROOM APARTMENTS

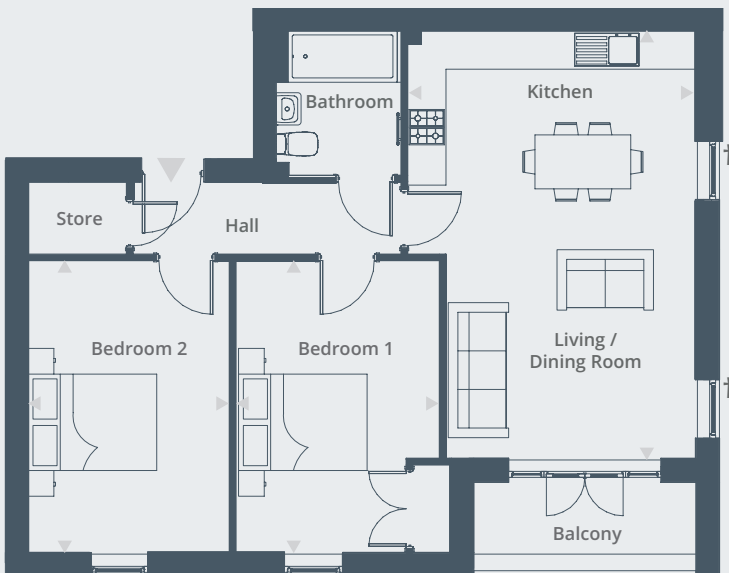
Plot 27\* | 53 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

Plot 30 | 51 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

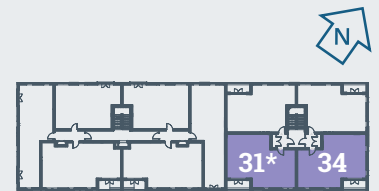
Plot 31\* | 61 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

Plot 34 | 59 Duroco Court, Collie Place, Houghton Regis, Bedfordshire, LU5 6TY

\* Plots 27 & 34 are handed from the plan drawn



† Window to Plots 30 & 34 only



2nd Floor



1st Floor

### Dimensions

Living / Dining / Kitchen	6.70m x 3.90m	22' 0" x 12' 10"
Bedroom 1	4.50m x 3.20m	14' 9" x 10' 6"
Bedroom 2	4.50m x 3.20m	14' 9" x 10' 6"

**Total Area** 70.0 m<sup>2</sup> / 753 ft<sup>2</sup>

# BIDWELL WEST LOCAL CENTRE

BEDFORD ROAD, HOUGHTON REGIS  
BEDFORDSHIRE, LU5 6TY



## Location details

Bidwell Mews is served by excellent transport links: by road via the M1 (junction 11a) and the A5, by rail there are direct trains from Leagrave station to London St Pancras with a journey time of just 45minutes.

For those going further afield, London Luton Airport is just a short distance away by road or via the Luton & Dunstable Guided Busway which provides rapid transit services to the airport.

Source: [www.google.co.uk/maps](http://www.google.co.uk/maps) and [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

FOR SAT NAV USE: MILLARD GRANGE, HOUGHTON REGIS

For further information call 01442 292381  
or email [sales@hightownha.org.uk](mailto:sales@hightownha.org.uk)

[www.hightownhomes.com](http://www.hightownhomes.com)  
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We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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