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# MARLBOROUGH COURT

LINFORD WOOD, MILTON KEYNES



A STUNNING  
COLLECTION OF  
NEW LUXURY STUDIO, 1 & 2  
BEDROOM APARTMENTS





# WELCOME TO MARLBOROUGH COURT

AN EXCEPTIONAL DEVELOPMENT  
OFFERING LUXURIOUS  
STUDIO, 1 & 2 BEDROOM APARTMENTS

Marlborough Court is an exceptional new development of 112 luxury apartments situated on the edge of Linford Wood in Milton Keynes. This striking building showcases exquisite attention to detail, offering elegant design and top-tier specifications throughout. With five floors housing a mix of studios, one and two bedroom apartments, Marlborough Court is the epitome of modern living.

The apartments are equipped with high-end features, including fully integrated modern kitchens with Smeg appliances, quality wood flooring, fully tiled bathrooms, video entry systems, and designated parking spaces.

Designed for contemporary open-plan living, residents will enjoy spacious layouts, premium finishes, and fittings. Nestled in mature landscaped grounds, Marlborough Court offers a perfect blend of tranquility and convenience in an outstanding location.





# LUXURIOUS SPECIFICATION

With its stunning design and thoughtful architecture, Marlborough Court embodies the essence of 21st-century living.

Each apartment features bright and airy open-plan layouts, creating an ideal space to relax, entertain, or savor everyday life. Abundant windows flood the interiors with natural light, and several units boast the added luxury of a private garden. The building offers ample parking, ensuring convenience for residents. Meticulous attention to detail has been given to the internal layouts, with high-quality fixtures and fittings enhancing the appeal of each apartment.



## GENERAL

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- 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



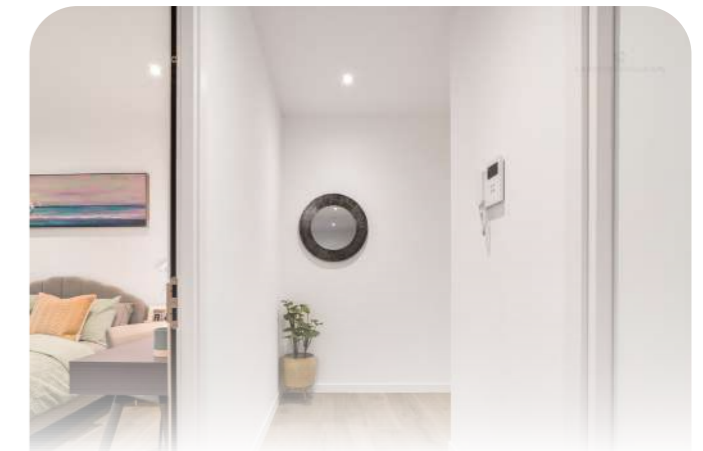
## KITCHEN

- 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



## 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
- Heated towel radiator



## OTHER

- Secure indoor Cycle Storage
- Allocated parking space
- Private gardens to selected plots
- Large landscaped communal grounds

# FANTASTIC LOCATION

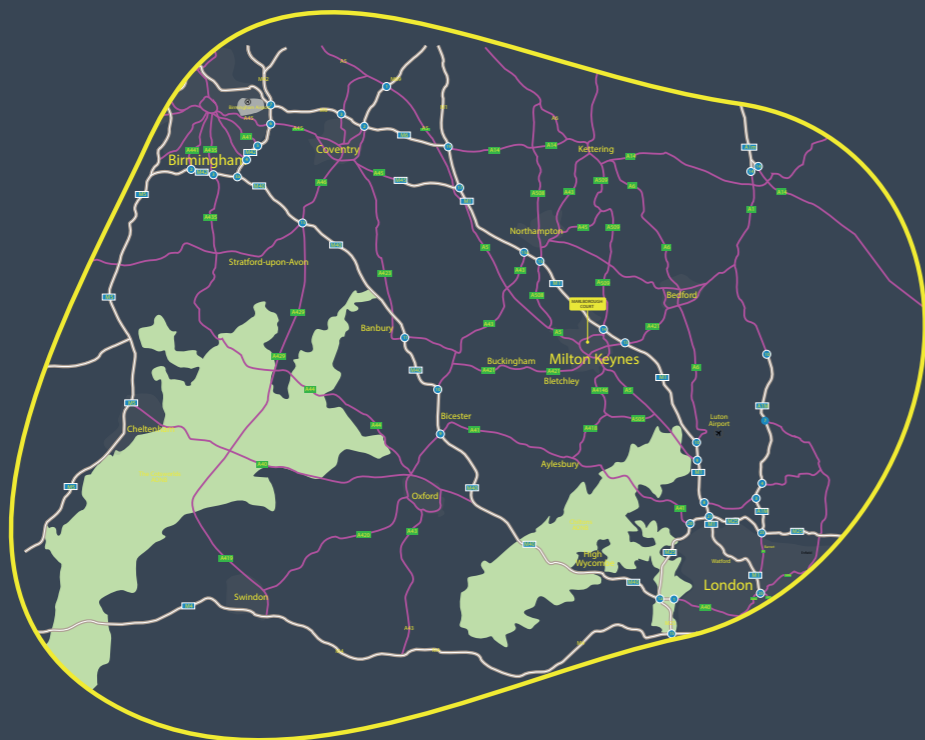


Located on the outskirts of Linford Wood, this residence perfectly balances tranquility and convenience. Adjacent to a 700-year-old ancient woodland spanning 97.1 acres, the property is surrounded by mature landscaped grounds, creating a serene oasis.

proximity to Milton Keynes Central railway station, which offers direct routes to London in just 35 minutes. Outdoor enthusiasts can take advantage of the extensive red routes for cycling and the parklands that are perfect for walks.

Despite its peaceful setting, it is conveniently near Central Milton Keynes, providing easy access to the town center and its numerous amenities. Commuters will appreciate the close

With excellent public transport links, including local bus services and nearby rail stations, Marlborough Court blends convenience with natural beauty, making it an ideal place to live.



Milton Keynes is a vibrant and innovative city known for its unique design and award-winning facilities that foster a thriving environment. The city offers easy access to regional road and rail networks, beautiful green spaces, and some of the shortest commute times in Europe. Whether you're working from home or commuting to London or the nearby counties of Bucks, Beds, or Herts, Milton Keynes provides all the advantages of a modern metropolis.

Outdoor enthusiasts will find plenty to enjoy, with picturesque spots like Ouzel Valley Park, ideal for cycling or walking among medieval village remnants, ancient trees, and meadows teeming with local wildlife. For more adventurous activities, Willen Lake offers Treetop Extreme, a splash park, watersports like wakeboarding and paddleboarding, and a large play area for families. The scenic 5 km circular route around the lakes is perfect for running or walking.

The city center is a shopper's paradise, boasting over 200 stores, from high-end boutiques to popular high-street brands. Intu Milton Keynes is a remarkable shopping center with a wide array of shops and dining options. Additionally, the state-of-the-art Xscape center provides exciting activities, including an indoor snow dome, trampoline park, bowling, and a multiplex cinema.

Residents can also explore Centre MK, one of Europe's largest shopping malls, along with the vibrant theater district, the Xscape building with its multi-screen cinema, and the lively hub area featuring numerous bars and restaurants.



- 30**  
MINUTES BY TRAIN TO LONDON EUSTON
- 35**  
MINUTES DRIVE TO LUTON AIRPORT
- 7**  
MINUTES DRIVE TO CENTRAL MILTON KEYNES STATION
- 300**  
OVER 300 RESTAURANTS, EATERIES AND BARS IN THE AREA



**EXAMPLE STUDIO APARTMENT**

TOTAL GROSS AREA	43.9 SQM - 472 SQFT
BEDROOM	10.1 SQM - 108 SQFT
KITCHEN/LIVING AREA	21.8 SQM - 234 SQFT
BATHROOM	3.1 SQM - 33 SQFT



**EXAMPLE TWO BEDROOM + EN-SUITE + GARDEN**

TOTAL GROSS AREA	54.1 SQM - 582 SQFT
BEDROOM 1	15.2 SQM - 164 SQFT
BEDROOM 2	12.4 SQM - 133 SQFT
KITCHEN/LIVING AREA	22.9 SQM - 246 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.2 SQM - 34 SQFT
GARDEN	31.4 SQM - 338 SQFT

**EXAMPLE ONE BEDROOM APARTMENT**

TOTAL GROSS AREA	45.3 SQM - 488 SQFT
BEDROOM	10.7 SQM - 115 SQFT
KITCHEN/LIVING AREA	19.7 SQM - 212 SQFT
BATHROOM	4.1 SQM - 44 SQFT



**EXAMPLE TWO BEDROOM + EN-SUITE**

TOTAL GROSS AREA	67.4 SQM - 725 SQFT
BEDROOM 1	12.4 SQM - 133 SQFT
BEDROOM 2	11.3 SQM - 122 SQFT
KITCHEN/LIVING AREA	22.9 SQM - 246 SQFT
BATHROOM 1	4.1 SQM - 44 SQFT
BATHROOM EN-SUITE	3.1 SQM - 33 SQFT



# GROUND FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
1	1 Bedroom + Garden	572
2	1 Bedroom + Garden	459
3	1 Bedroom + Garden	465
4	1 Bedroom + Garden	471
5	1 Bedroom + Garden	417
6	Studio + Garden	453
7	Studio + Garden	473
8	Studio + Garden	473
9	Studio + Garden	470
10	1 Bedroom + Garden	487
11	1 Bedroom + Garden	441
12	2 Bedrooms + Garden	590
13	1 Bedroom + Garden	437
14	1 Bedroom + Garden	489
15	2 Bedrooms + En-Suite + Garden	725
16	1 Bedroom + Garden	582
17	1 Bedroom + Garden	564
18	1 Bedroom + Study + Garden	577
19	2 Bedrooms + En-Suite + Garden	649
20	1 Bedroom + Garden	482
21	1 Bedroom + Garden	447
22	2 Bedrooms + En-Suite + Garden	710



# FIRST FLOOR

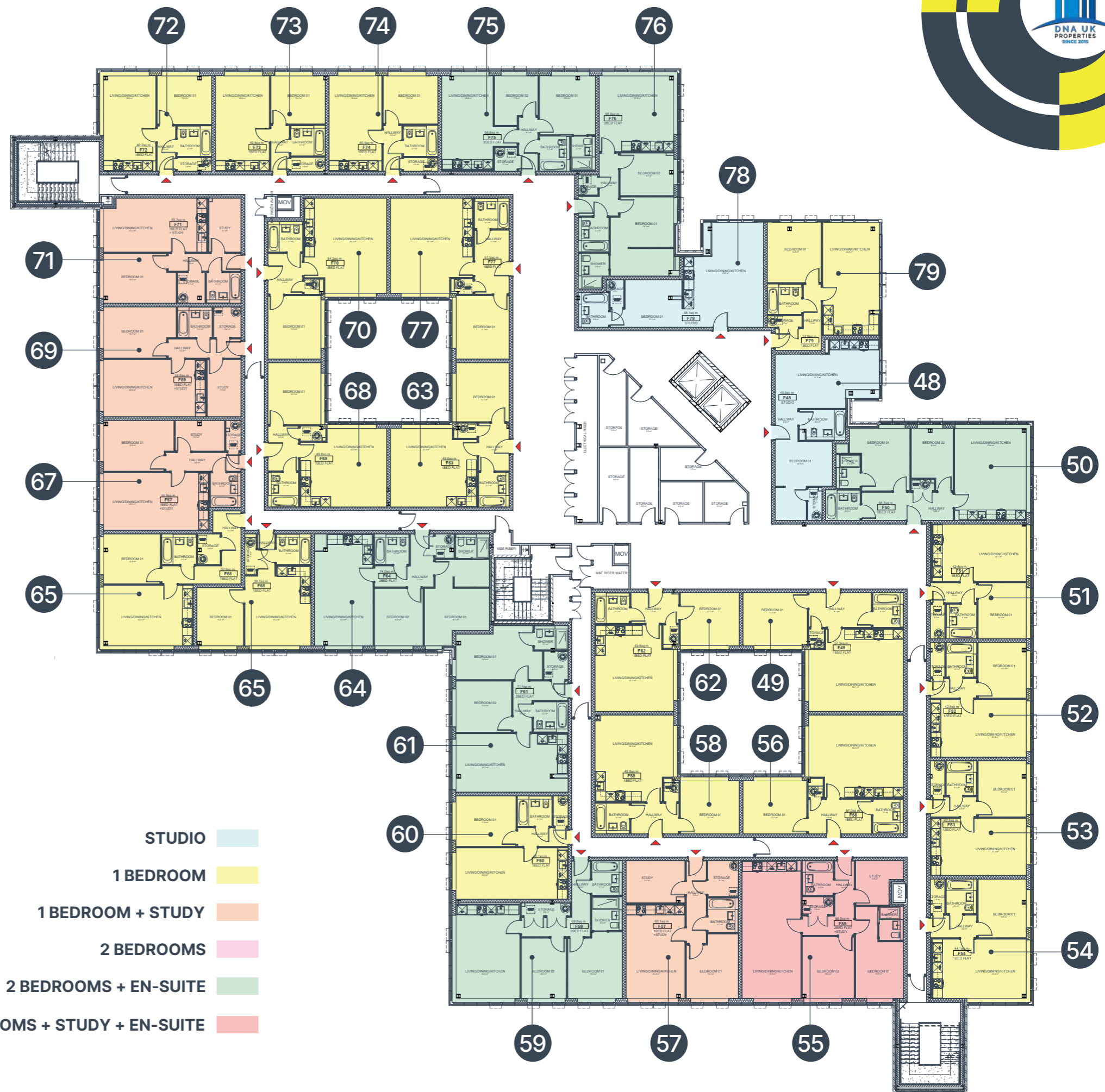
APARTMENT	TYPE	SIZE (SQ FT)
23	1 Bedroom	577
24	1 Bedroom	461
25	1 Bedroom + Study	652
26	1 Bedroom	470
27	1 Bedroom	464
28	1 Bedroom	417
29	Studio	453
30	Studio	473
31	Studio	473
32	Studio	470
33	1 Bedroom	488
34	1 Bedroom	441
35	2 Bedrooms	592
36	1 Bedroom	436
37	1 Bedroom	489
38	2 Bedrooms + En-Suite	725
39	1 Bedroom	582
40	1 Bedroom	564
41	1 Bedroom + Study	577
42	2 Bedrooms	646
43	1 Bedroom	445
44	1 Bedroom	467
45	1 Bedroom + Study	622
46	1 Bedroom	449
47	1 Bedroom	575





# SECOND FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
48	Studio	526
49	1 Bedroom	617
50	2 Bedrooms + En-Suite	739
51	1 Bedroom	456
52	1 Bedroom	461
53	1 Bedroom	461
54	1 Bedroom	475
55	2 Bedrooms + Study + En-Suite	915
56	1 Bedroom	617
57	1 Bedroom + Study	647
58	1 Bedroom	536
59	2 Bedrooms + En-Suite	751
60	1 Bedroom	485
61	2 Bedrooms + En-Suite	769
62	1 Bedroom	536
63	1 Bedroom	536
64	2 Bedrooms + En-Suite	797
65	1 Bedroom	427
66	1 Bedroom	548
67	1 Bedroom + Study	602
68	1 Bedroom	536
69	1 Bedroom + Study	633
70	1 Bedroom	583
71	1 Bedroom + Study	600
72	1 Bedroom	433
73	1 Bedroom	439
74	1 Bedroom	435
75	2 Bedrooms + En-Suite	611
76	2 Bedrooms + En-Suite	732
77	1 Bedroom	619
78	Studio	518
79	1 Bedroom	560



**STUDIO**

**1 BEDROOM**

**1 BEDROOM + STUDY**

**2 BEDROOMS**

**2 BEDROOMS + EN-SUITE**

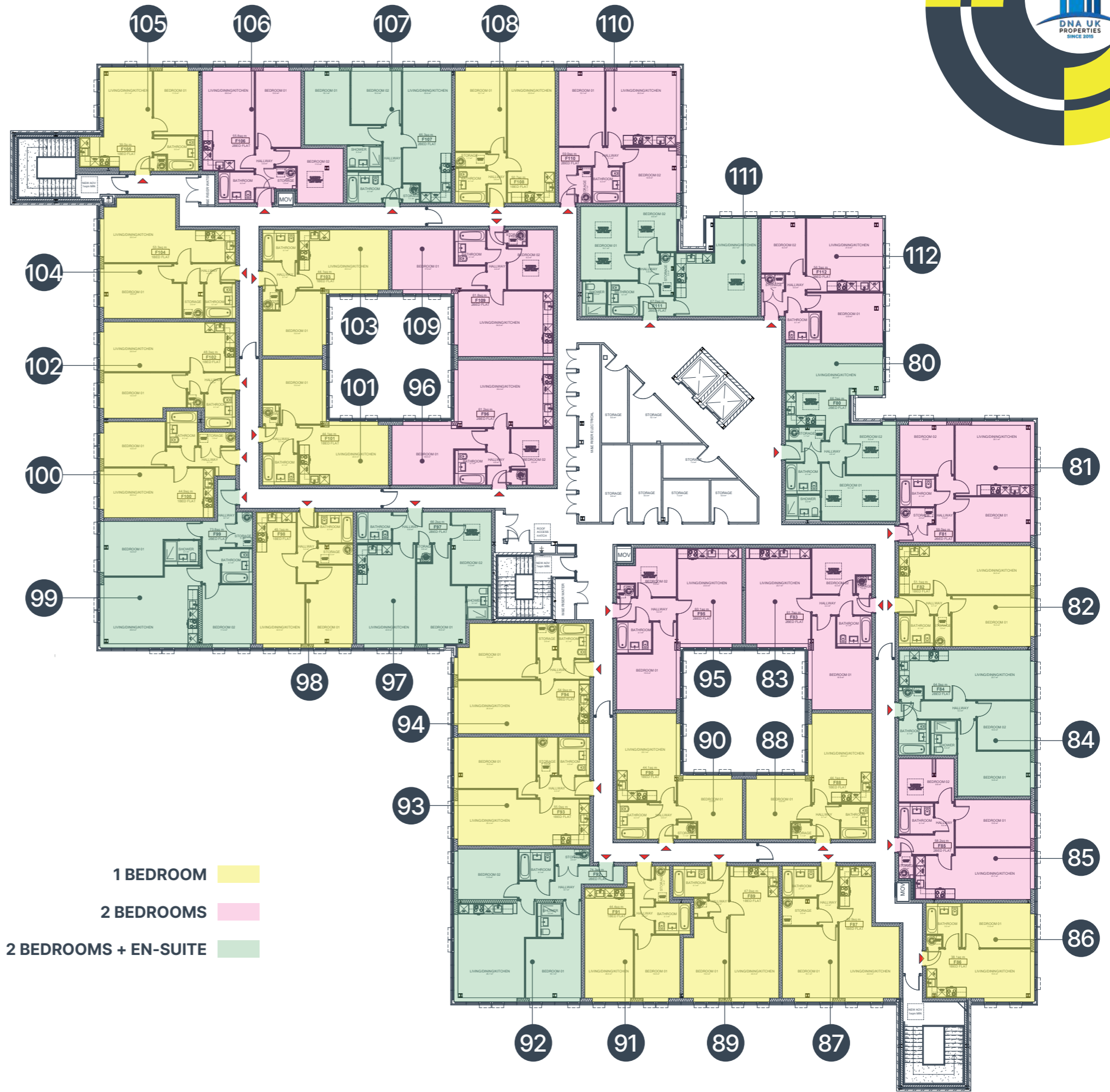
**2 BEDROOMS + STUDY + EN-SUITE**





# THIRD FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
80	2 Bedrooms + En-Suite	66.3
81	2 Bedrooms	59
82	1 Bedroom	51.1
83	2 Bedrooms	61.7
84	2 Bedrooms + En-Suite	64.9
85	2 Bedrooms	58.2
86	1 Bedroom	38.1
87	1 Bedroom	52.9
88	1 Bedroom	44.1
89	1 Bedroom	47.9
90	1 Bedroom	44.1
91	1 Bedroom	44.4
92	2 Bedrooms + En-Suite	74.3
93	1 Bedroom	55
94	1 Bedroom	54.9
95	2 Bedrooms	60.1
96	2 Bedrooms	61.2
97	2 Bedrooms + En-Suite	66.2
98	1 Bedroom	49.1
99	2 Bedrooms + En-Suite	73.8
100	1 Bedroom	44.9
101	1 Bedroom	44.1
102	1 Bedroom	48.3
103	1 Bedroom	44.1
104	1 Bedroom	53.3
105	1 Bedroom	39
106	2 Bedrooms	55.8
107	2 Bedrooms + En-Suite	65.3
108	1 Bedroom	50.7
109	2 Bedrooms	61.8
110	2 Bedrooms	59.9
111	2 Bedrooms + En-Suite	67
112	2 Bedrooms	56.3





Marlborough Court is a project by the development company DNA UK Properties.

DNA UK Properties is a distinguished property development company with a proven history of delivering exceptional projects across the UK. With Marlborough Court as the latest addition to our portfolio, we continue to exemplify our commitment to excellence and innovation. With a track record of completing projects on time and ensuring full occupancy, we are proud of the strong relationships we build with our buyers, who are consistently satisfied with the high-quality homes we create.

What makes DNA UK Properties stand out is our combination of vast industry experience, a top-tier team of professionals, and an unwavering focus on quality. We see ourselves as leaders in the property development space, driven by a passion for creating homes that meet the real needs of modern living. Our expert team, from architects to engineers and contractors, works seamlessly together to deliver projects efficiently, on schedule, and to the highest standards.

Our collaborative approach extends beyond the construction site. At DNA UK Properties, we work hand in hand with local councils to ensure that each development is thoughtfully integrated into the surrounding community. We focus on responsible development by providing affordable housing options and supporting local infrastructure improvements such as roads, parks, and youth services. This holistic approach ensures our projects not only deliver great homes but also enhance the communities in which they are located.

DNA UK Properties is committed to setting the standard for excellence in the property development industry. Our passion for quality, attention to detail, and dedication to improving the communities we serve make us a trusted name in UK housing development. We don't just build properties—we create homes and environments where people thrive.



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