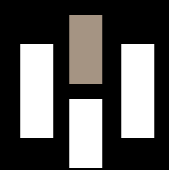


HERTFORDSHIRE
HOUSE
ST ALBANS AL1 3JZ



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HERTFORDSHIRE HOUSE

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Twenty six highly specified one-bedroom apartments



Contemporary living in the heart of historic St Albans

Hertfordshire House comprises a superb collection of just 26, highly specified one-bedroom apartments in the heart of bustling St Albans. Just moments from the city's historic centre, the homes here offer the utmost in convenience, while offering residents an enviable new residence, to call their own.

Each of the apartments has been meticulously designed to seamlessly combine both style and functionality. From their beautifully crafted kitchens to their light and spacious living areas, these homes deliver contemporary living at its very best.

A shopping haven



Right in the heart of this city centre, you will enjoy immediate access to all that this shopping haven has to offer. From well-known high street brands to designer names and independent boutiques, there is an abundance of choice on offer. High-end brands such as Jack Wills, Jo Malone and Jigsaw sit seamlessly amongst treasured local independents such as bespoke jewellers Christopher Wharton and the award-winning Chaos City Comics. St Albans' offering is both varied and vast.

The city's twice-weekly street market and monthly farmer's market further enhance its appeal. Offering everything from fresh locally grown produce to local cheeses, quality meat and game, dairy produce, freshly baked cakes, bread and street food. The markets are well regarded and provide the perfect complement to the city centres already extensive, retail offering.



A foodie's delight

Throughout the city there is an abundance of choice offering everything from traditional pub fare to award-winning cuisine. Whether you are looking for a quick bite to eat, a leisurely lunch or a fine dining experience, St Albans will not disappoint.

The centre is host to an array of cafes and coffee shops. From local favourites such as The Fleetville Larder and The Pudding Stop to recognised brands such as Costa Coffee and Carluccio's Café. If you are in search of some true culinary delights, then you can take your pick from a wide range of restaurants, offering a broad array of cuisine. From the award-winning Lussmanns Sustainable Fish and Grill to the beautiful, orangery-style Lake Restaurant at St Michael's Manor and The Ivy – the list is endless.

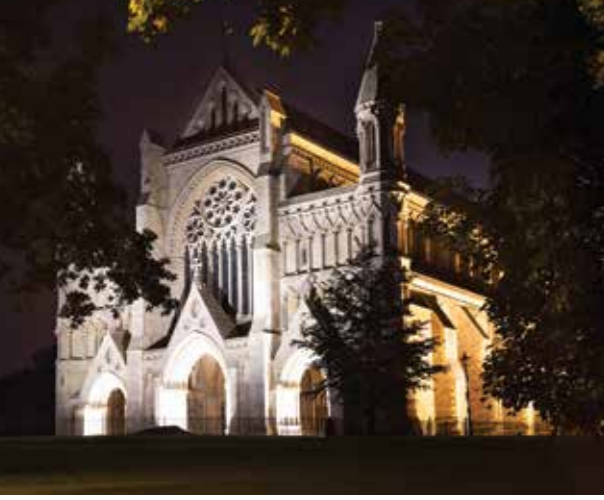


A leisurely lifestyle

St Albans is spoilt with parks and green open spaces, offering plenty of opportunity to get out and enjoy the great outdoors. Verulamium Park offers 100 acres of beautiful parkland and a wide range of facilities, while Heartwood Forest is home to stunning ancient woodland and a community orchard.

If you are looking to get active, the city boasts a vast number of gyms, clubs and sports centres, including the popular Westminster Lodge with its state-of-the-art facilities and the world class Champneys City Spa. St Albans is also home to numerous golf courses, including The Verulam Golf Club, home of The Ryder Cup and Redbourn Golf Club, which offers two courses and spectacular views over the Hertfordshire countryside.





A city of culture

There is no denying that St Albans is a city rich in history. From its stunning Cathedral to its impressive Clock Tower, the city is certainly not lacking in culture. Built between 1403 and 1412, the Clock Tower is the only medieval town belfry in England and is designated as a Scheduled Ancient Monument. Today it plays host to numerous exhibitions and is a popular port of call.

The new St Albans Museum and Gallery was opened to the public in June 2018 after a significant restoration project. The museum looks to become a leading centre for arts and culture. It plays host to an array of exhibitions, events and talks and acts as a central hub among locals and visitors alike.



Better connected

Located within the city centre, at Hertfordshire House you are within easy reach of all that this bustling, historic city has to offer, while still remaining within easy reach of the Capital and beyond. St Albans is well connected by both road and rail. A direct train service takes you into London St Pancras in around 20 minutes, while you can find yourself in Paris in just over 2.5 hours.

2,000 years of history. 20 minutes from London.
(enjoystalbans.com)

Times and distances taken from Transport for London and Google Maps and are correct at time of print.

All times and distances listed are approximate and may vary depending on time of travel.

By foot:

- The Maltings Shopping Centre: 0.1 miles (3 minutes)
- St Albans Museum: 0.2 miles (4 minutes)
- Lussmans Fish and Grill Restaurant: 0.4 miles (7 minutes)
- St Albans City Station: 0.5 miles (11 minutes)
- The Fleetville Larder: 0.9 miles (17 minutes)
- Verulamium Park: 1 mile (19 minutes)

By train:

- St Albans City Station: (0.6 miles from Hertfordshire House)
- London St Pancras: 21 minutes
- London Bridge: 37 minutes
- London Victoria: 44 minutes
- London Waterloo: 53 minutes

By car:

- Verulam Golf Club: 0.9 miles (6 minutes)
- M25 Motorway J.21a: 4.1 miles (12 minutes)
- Redbourn Golf Club: 6.6 miles (16 minutes)
- Luton Airport: 12.4 miles (24 minutes)
- Heathrow Airport: 25.6 miles (36 minutes)



St Albans - Civic Centre Regeneration

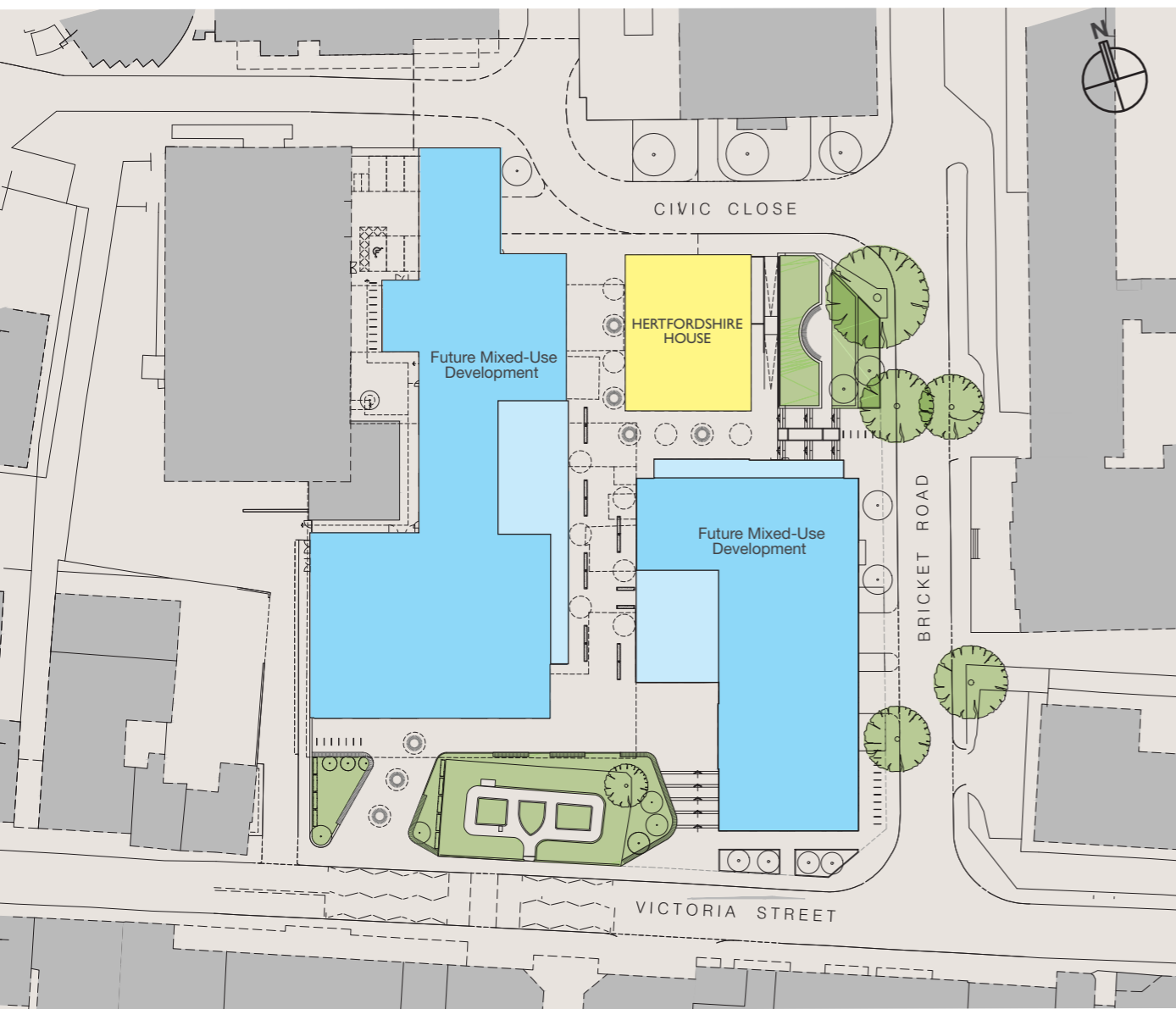
Hertfordshire House will form part of a major regeneration project taking part in St Albans City centre. The project, which is being led by St Albans City & District Council is due for completion in 2021/22. It is set to transform the area into a new destination in its own right.

Once complete, it is planned that this mixed-use scheme will deliver a host of new homes, in addition to restaurants, retail and office space,

all set around an open pedestrianised public square and landscaped areas.

Hertfordshire House comprises the first phase of the Civic Centre Regeneration Project, comprising a collection of 26, highly specified one-bedroom apartments.

Details correct as per Planning Permission 5/17/1060



Site Plan

- Hertfordshire House
- Ground - 4th Floor
- Ground Floor level only



New pedestrian link and public realm



Bird's eye view



Victoria Street



Hertfordshire House from Civic Close



Hertfordshire House from Bricket Road

Computer generated image

Computer generated image

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Become part of the major regeneration of St Albans city centre





The Finishing Touches

The specification at Hertfordshire House has been carefully chosen by Angle Property to ensure the highest standards have been achieved and every detail carefully considered to offer you a reassuring quality you can rely on.

Kitchens

- Fully-fitted contemporary handle-less kitchens with Quartstone worktops and upstand
- Mirrored glass splash backs
- Integrated Bosch oven and induction hob with extractor
- Integrated Bosch slimline dishwasher
- Integrated Bosch fridge/freezer
- Integrated Bosch microwave
- Undermounted single bowl sink with contemporary chrome single lever mixer tap
- Free-standing washer/dryer (not located in kitchen)

Bathrooms

- Contemporary white wall hung Duravit WC
- Hansgrohe Metris single lever basin mixer
- Duravit wall hung under sink unit
- Chrome finish towel rail
- Hansgrohe Crometta shower with thermostatic overhead shower mixer and hand shower
- Low profile stone resin shower tray
- Crometta jet hand shower over bath
- Semi-frameless glass hinged shower door/panel (dependent on bathroom layout)
- Kaldewei Eurowa steel bath with Hansgrohe Ecostat Comfort thermostatic bath filler
- Full height Porcelanosa ceramic tiles to all areas except behind basin/WC area
- Porcelanosa ceramic tiled flooring
- Fitted mirrors
- Illuminated mirrored cabinet (to penthouses only)
- Semi-frameless glass, soft close slider door to shower (to penthouses only)

Decoration and Internal Finish

- Engineered wood flooring to all areas except bathrooms
- Penthouses tiled floor throughout
- Ceiling and walls painted with a smooth matt finish
- Architraves and skirting boards with smooth white satinwood finish
- Master bedroom to include double hanging wardrobes with sliding doors, shelving and hanging rail
- Individual apartment front doors in walnut finish
- Porcelanosa tiles to lobby, ground floor and communal stairs
- Hardwearing carpet to first floor communal areas and above
- Internal doors in white with satin stainless-steel fittings

Lighting and Electrical

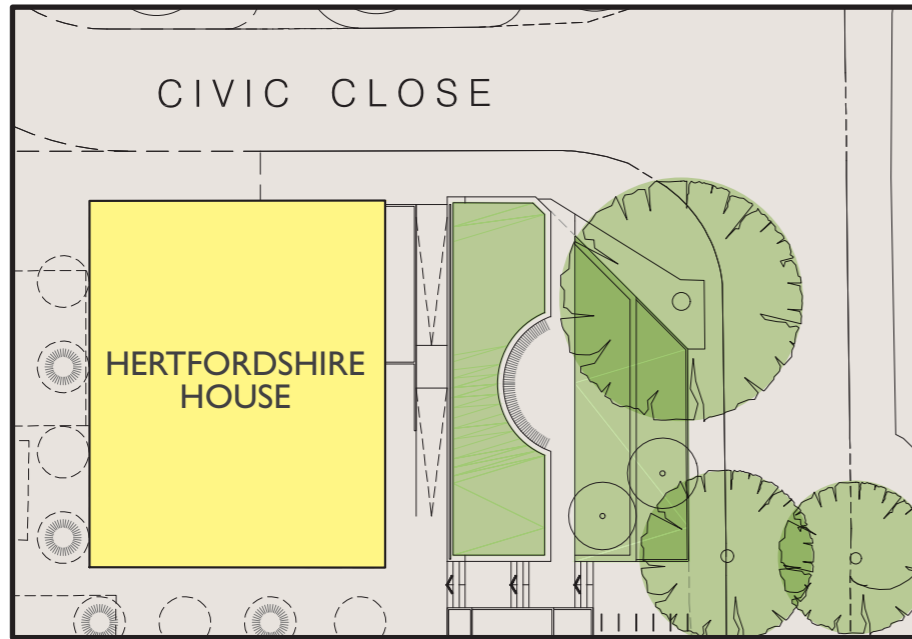
- LED downlighters to hall/living/dining/kitchen/bathrooms
- Sky + and HD television provisions available to all apartments, subject to customer's own subscription
- Telephone points to living room and bedrooms
- Video entry system
- Underfloor heating throughout

General

- Your home also has the benefit of a 10 year warranty with Checkmate



Site Plan



Apartment 1 - 1st Floor

Apartment 7 - 2nd Floor

Apartment 13 - 3rd Floor

Apartment 19 - 4th Floor

Kitchen/Living/Dining

17'7" x 13'9" 5.4m x 4.2m

Bedroom

11'2" x 10'6" 3.4m x 3.2m

TOTAL 513 sq ft

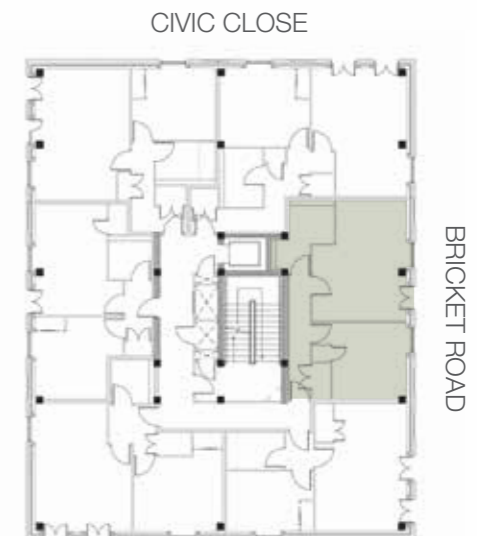


Lower Ground



Ground

 Residential Communal Areas



BRICKET ROAD

Apartment 2 - 1st Floor

Apartment 8 - 2nd Floor

Apartment 14 - 3rd Floor

Apartment 20 - 4th Floor

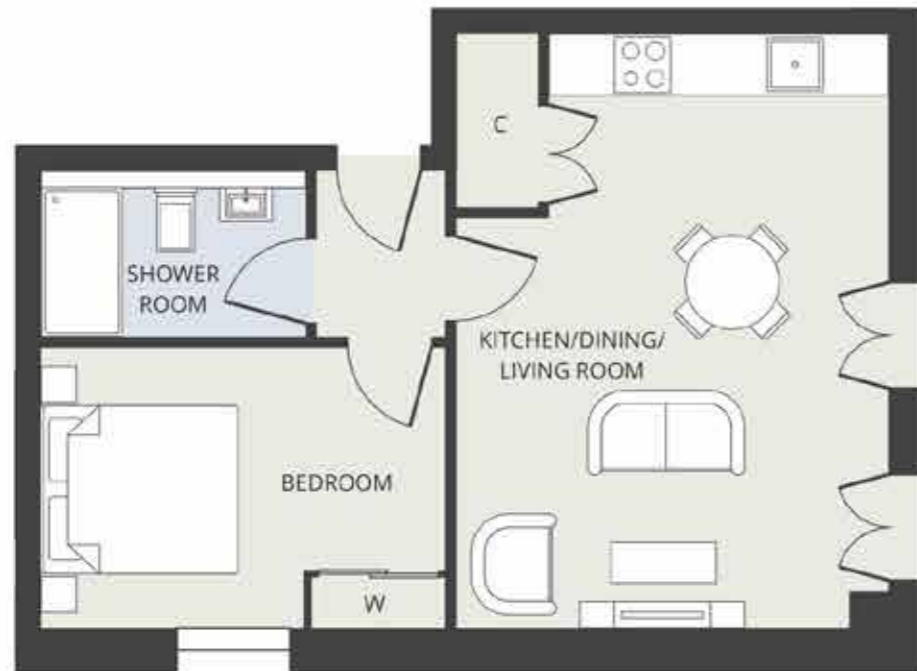
Kitchen/Living/Dining

18'6" x 13'7" 5.6m x 4.1m

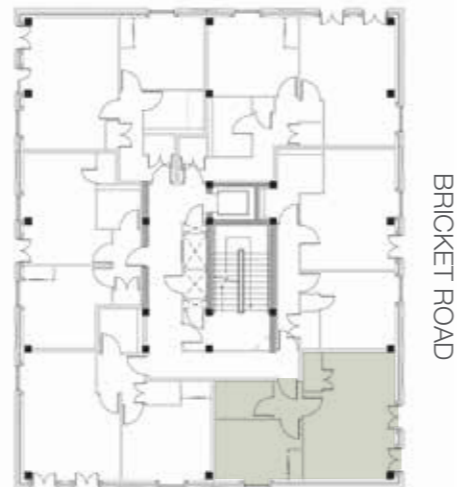
Bedroom

12'8" x 8'9" 3.9m x 2.7m

TOTAL 440 sq ft



CIVIC CLOSE



Apartment 3 - 1st Floor

Apartment 9 - 2nd Floor

Apartment 15 - 3rd Floor

Apartment 21 - 4th Floor

Kitchen/Living/Dining

18'8" x 14.1" 5.7m x 4.3m

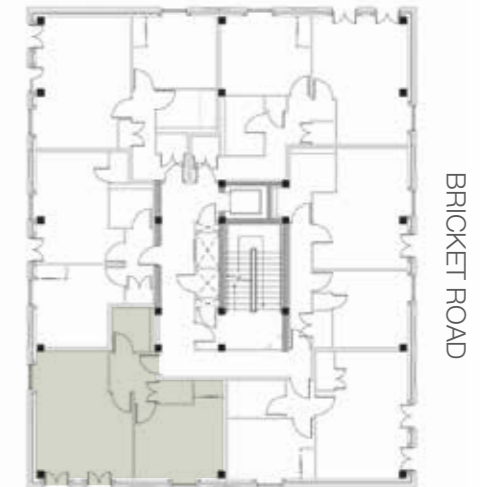
Bedroom

13'0" x 10'10" 4.0m x 3.3m

TOTAL 518 sq ft



CIVIC CLOSE



Apartment 4 - 1st Floor

Apartment 10 - 2nd Floor

Apartment 16 - 3rd Floor

Apartment 22 - 4th Floor

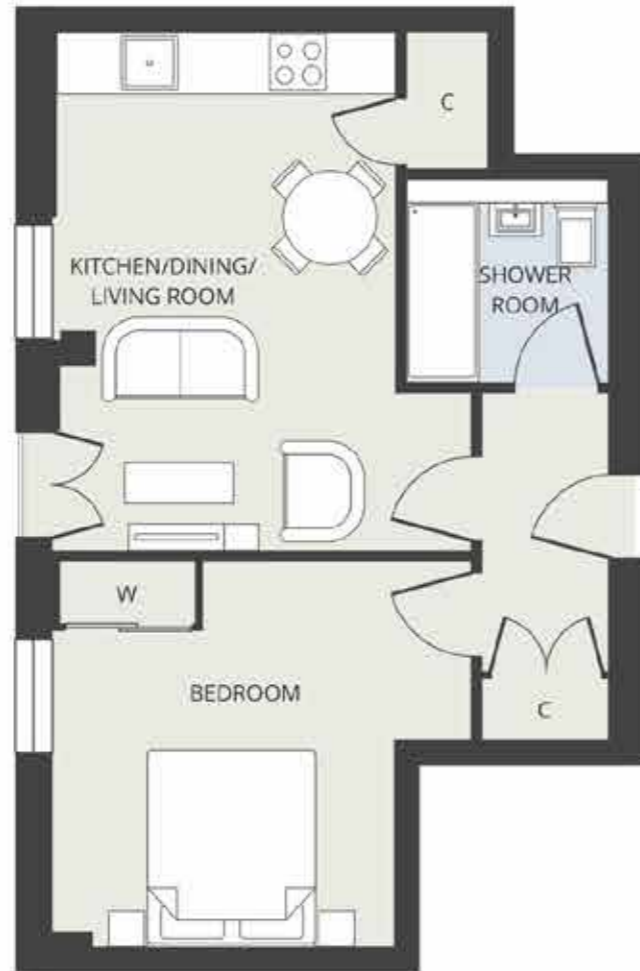
Kitchen/Living/Dining

16'3" x 10'6" 4.9m x 3.2m

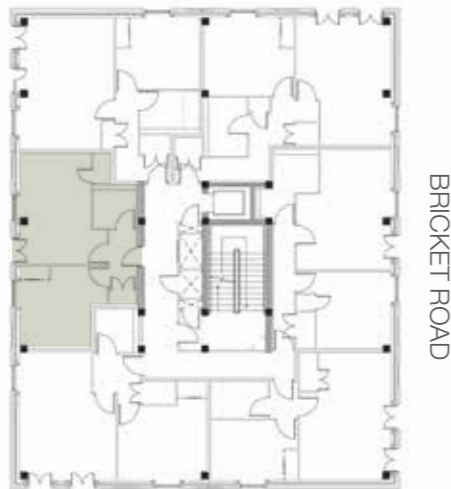
Bedroom

12'11" x 11'10" 3.9m x 3.6m

TOTAL 434 sq ft



CIVIC CLOSE



BRICKET ROAD

Apartment 5 - 1st Floor

Apartment 11 - 2nd Floor

Apartment 17 - 3rd Floor

Apartment 23 - 4th Floor

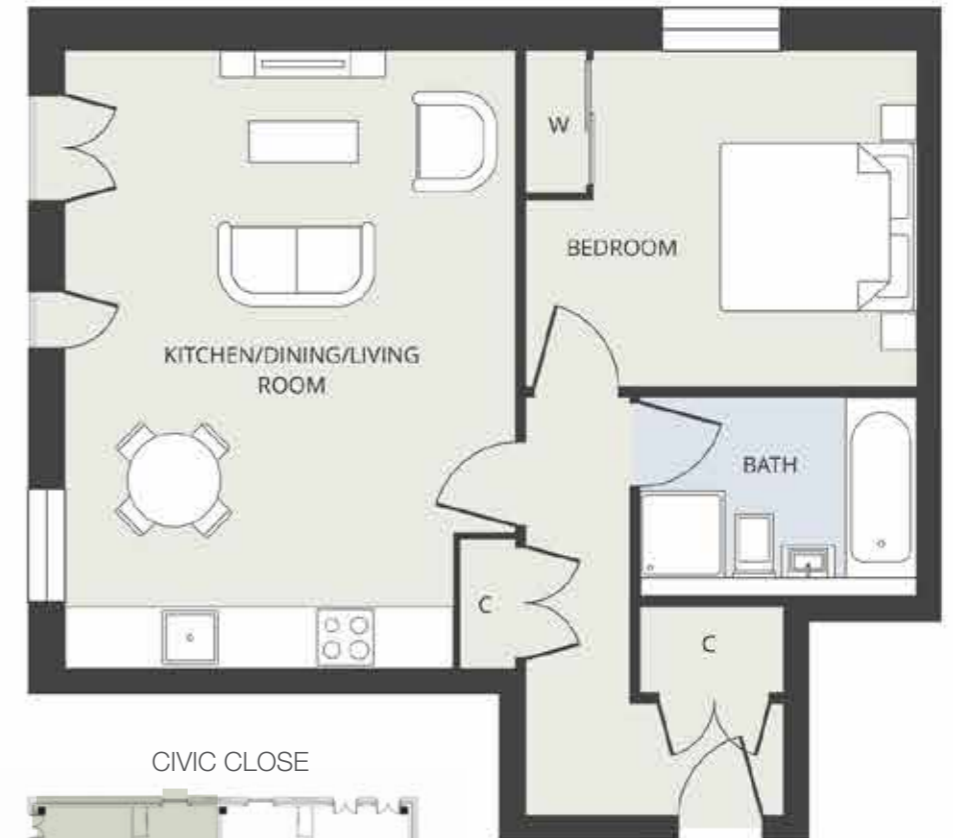
Kitchen/Living/Dining

19'1" x 13'10" 5.8m x 4.2m

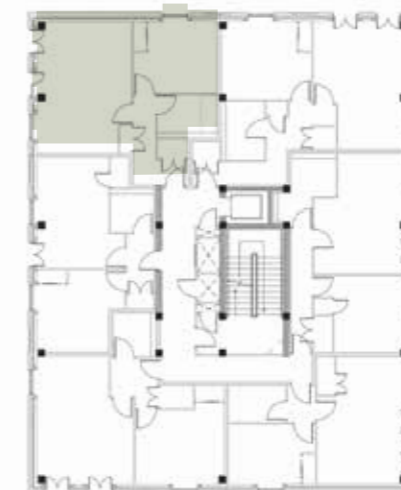
Bedroom

12'2" x 10'6" 3.7m x 3.2m

TOTAL 543 sq ft



CIVIC CLOSE



BRICKET ROAD

Apartment 6 - 1st Floor

Apartment 12 - 2nd Floor

Apartment 18 - 3rd Floor

Apartment 24 - 4th Floor

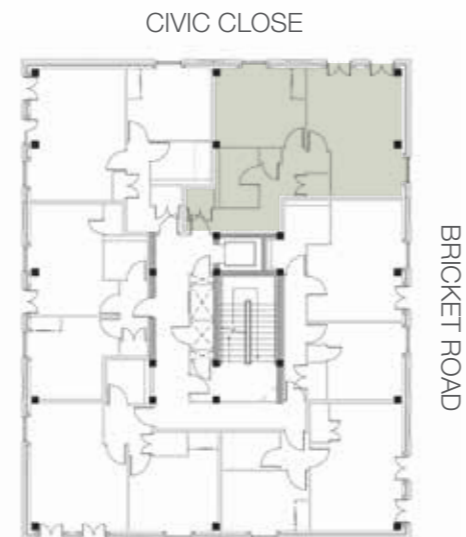
Kitchen/Living/Dining

18'9" x 14'1" 5.7m x 4.3m

Bedroom

13'2" x 11'6" 4.0m x 3.5m

TOTAL 598 sq ft

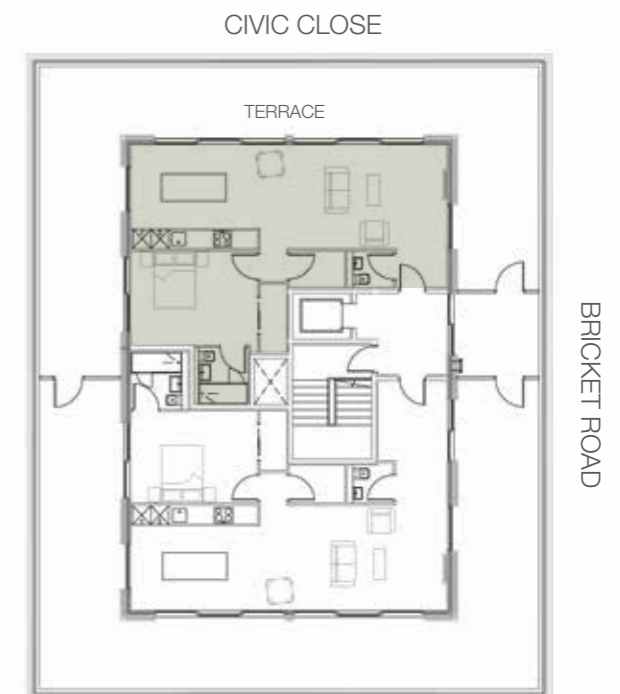


Apartment 25 Penthouse

Kitchen/Living/Dining 34'5" x 11'5" 10.5m x 3.5m

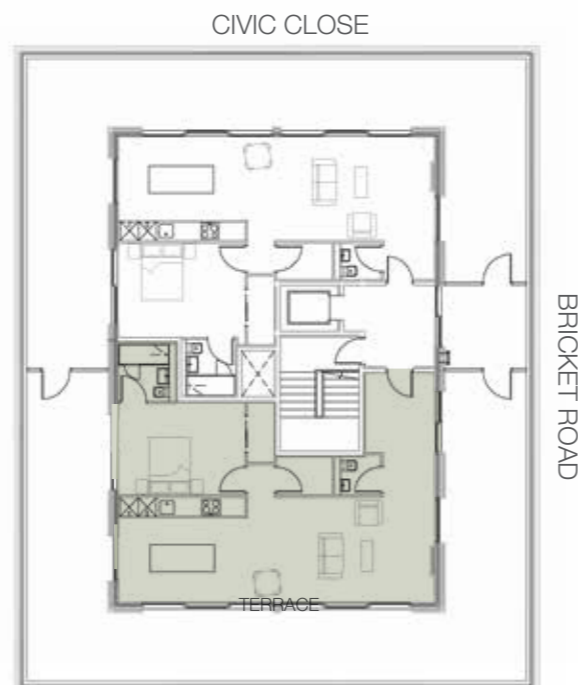
Bedroom 13'10" x 9'11" 4.2m x 3.0m

TOTAL 682 sq ft



Apartment 26 Penthouse

Kitchen/Living/Dining 34'5" x 11'5" 10.5m x 3.5m
Bedroom 13'10" x 9'11" 4.2m x 3.0m
TOTAL 754 sq ft



HELP TO BUY-HOW DOES IT WORK?

**EXAMPLE
ONE BEDROOM
APARTMENT
£325,000**



**YOURS WITH A
5% DEPOSIT***

Buyer's
5% Deposit

£16,250

Government
20% Loan

£65,000

75% Mortgage
from
Commercial
Lender

£243,750

With Help to Buy you will need a minimum, 5% deposit.

With Help to Buy the Government will loan you up to 20% of the value of a property in the form of an equity loan. The equity loan is for a maximum of 25 years, or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two.

You then need to secure up to a 75% mortgage from a bank or building society.

You won't be charged loan fees on the Government loan for the first five years of owning your home.

Equity loans are available to first time buyers as well as to existing home owners looking to move.

The scheme covers applicable new build properties, up to a value of £600,000.

*Terms and conditions apply. Minimum 5% deposit subject to lender's requirements and eligibility. Prices correct at time of going to production. New home buyers wishing to take advantage of the 'Help to Buy' scheme will need to qualify with a mortgage lender in the usual way and be subject to the lender's normal assessment criteria. 'Help to Buy' equity loan is subject to status. 'Help to Buy' conditions apply and applications are subject to scheme approval. Your home is at risk if you do not keep up mortgage repayments or any other debts secured on your home.



Images show other Angle Property developments

The Developer

Angle Property is a long-established, bespoke developer, specialising in the delivery of high quality residential and commercial schemes in prime locations across London and the South East. With a focus on high quality design and impressive interiors, each and every one of our homes is delivered to exacting standards.

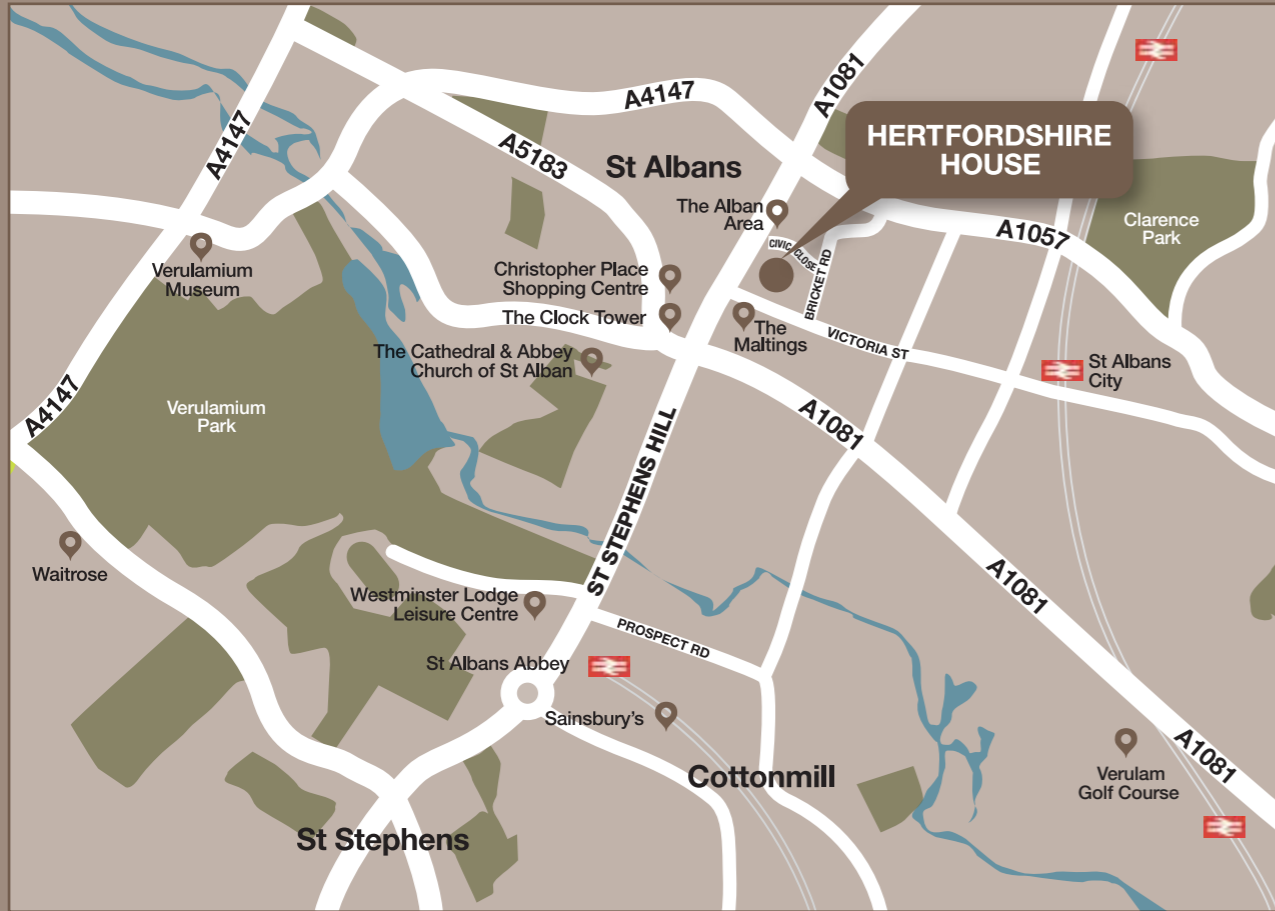
When purchasing a home from Angle Property, you can be confident not only of a superb home but a superb level of customer service throughout, from your initial enquiry through to the handing over of your new home and beyond.

Don't just take our word for it, here's what our customers have to say

"The fact that it was brand new also meant we could move straight in and start enjoying life here, rather than having to invest additional time and funds into updating an older property. It's great to be all moved in; everything is on our doorstep and we are really enjoying life here. We'd definitely recommend the development to others."

Regent Place, Amersham Purchasers





Brochure

These particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently, this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information provided is intended for illustration purposes only and could change, for example, in response to market demands or ground conditions. No person in the employment of our selling agent and representatives has any authority to make any representations or warranty whatsoever in relation to the property.

Floor plans

Floor plans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Floor plans may be subject to change, please refer to your sales advisor for finalised drawings.

Development by:



Funded by:



HERTFORDSHIRE HOUSE

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