

MERCURY HOUSE
WELWYN GARDEN CITY



MERCURY HOUSE IN WELWYN GARDEN CITY OFFERS A CHANCE TO ACQUIRE AN APARTMENT IN A DESIRABLE NEW DEVELOPMENT CLOSE TO EXCELLENT RAIL LINKS TO LONDON.

Mercury House is a gated development of 43, one and two bedroom apartments each finished to a high standard. Each apartment has a German fitted kitchen with Siemens appliances and Quartz worktops. LED feature lighting and glass splashbacks complete the clean, modern lines of the design. The bathrooms feature Hansgrohe and Duravit fittings complemented by high-end Catalano vanity units. Ted Todd engineered Oak flooring enhances the up-market, contemporary style of these apartments.

COMPLETION

The apartments are due for completion in March 2019. However, purchasing off plan in advance of this date can be discussed.

LOCATION

Welwyn Garden City is one of the finest examples of modern town planning. It was built soon after the First World War by Sir Ebenezer Howard who was the founder of the garden city movement. It has a neo-Georgian town centre with residential and business estates laid out along tree-lined avenues and is surrounded by beautiful countryside. It is just north of the River Lea and conveniently close to the A1(M) motorway, which makes it a popular commuter town. It is a successful business centre, but also offers excellent leisure opportunities including the 126 acres of Stanborough Park which boasts sailing and boating lakes alongside an outdoor swimming pool. The Gosling sports centre offers a dry ski slope, golf driving range, indoor and outdoor tennis and squash courts, a velodrome, gym and bowls. There are also three golf courses close by. There are excellent indoor shopping facilities at the Howard Centre and Welwyn Garden City hosts a fine food and crafts fair twice a month, as well as continental markets throughout the year. Campus West near the town centre offers a theatre, roller skating rink, a library and the Coronation Fountain is an attractive feature of the town close to an enticing range of places to have a quiet coffee and watch the world go by. The town centre offers a wide selection of restaurants and there are several lively pubs nearby.

TRANSPORT

Welwyn Garden City benefits from excellent transport links that make this town a very desirable place to live. There are two, sometimes three trains every hour to Kings Cross - with the fast train taking only 26 minutes travelling time. There are also regular trains to Moorgate, which is a 40 minute journey and trains to Stevenage are a short 10 minute hop. Welwyn Garden City is close to the A1(M) giving easy access to London, and the Great North Road passes close by the A1(M). The A414 is only a short distance away and it takes only 15 minutes to reach the M25. St Albans and Luton can be reached via the B653. Luton and Stansted airports are within comfortable travelling distance.











FLOOR PLANS

GROUND FLOOR SCHEDULE



Apartment 01 (1 Bed)	48m ² / 517ft ²	Apartment 05 (1 Bed)	50m ² / 538ft ²	Apartment 09 (1 Bed)	40m ² / 431ft ²
Apartment 02 (1 Bed)	48m ² / 517ft ²	Apartment 06 (1 Bed)	50m ² / 538ft ²	Apartment 10 (1 Bed)	40m ² / 431ft ²
Apartment 03 (1 Bed)	50m ² / 538ft ²	Apartment 07 (1 Bed)	31m ² / 334ft ²	Apartment 11 (1 Bed)	40m ² / 431ft ²
Apartment 04 (1 Bed)	47m ² / 506ft ²	Apartment 08 (1 Bed)	40m ² / 431ft ²		



FLOOR PLANS

FIRST FLOOR SCHEDULE



Apartment 12 (1 Bed)	48m ² / 517ft ²	Apartment 16 (1 Bed)	50m ² / 538ft ²	Apartment 20 (1 Bed)	40m ² / 431ft ²
Apartment 13 (1 Bed)	48m ² / 517ft ²	Apartment 17 (1 Bed)	50m ² / 538ft ²	Apartment 21 (1 Bed)	40m ² / 431ft ²
Apartment 14 (1 Bed)	50m ² / 538ft ²	Apartment 18 (1 Bed)	31m ² / 334ft ²	Apartment 22 (2 Bed)	54m ² / 581ft ²
Apartment 15 (1 Bed)	47m ² / 506ft ²	Apartment 19 (1 Bed)	40m ² / 431ft ²		



FLOOR PLANS

SECOND FLOOR SCHEDULE



Apartment 23 (1 Bed)	48m ² / 517ft ²	Apartment 27 (1 Bed)	50m ² / 538ft ²	Apartment 31 (1 Bed)	40m ² / 431ft ²
Apartment 24 (1 Bed)	48m ² / 517ft ²	Apartment 28 (1 Bed)	50m ² / 538ft ²	Apartment 32 (1 Bed)	40m ² / 431ft ²
Apartment 25 (1 Bed)	50m ² / 538ft ²	Apartment 29 (1 Bed)	31m ² / 334ft ²	Apartment 33 (2 Bed)	54m ² / 581ft ²
Apartment 26 (1 Bed)	47m ² / 506ft ²	Apartment 30 (1 Bed)	40m ² / 431ft ²		



FLOOR PLANS

THIRD FLOOR SCHEDULE

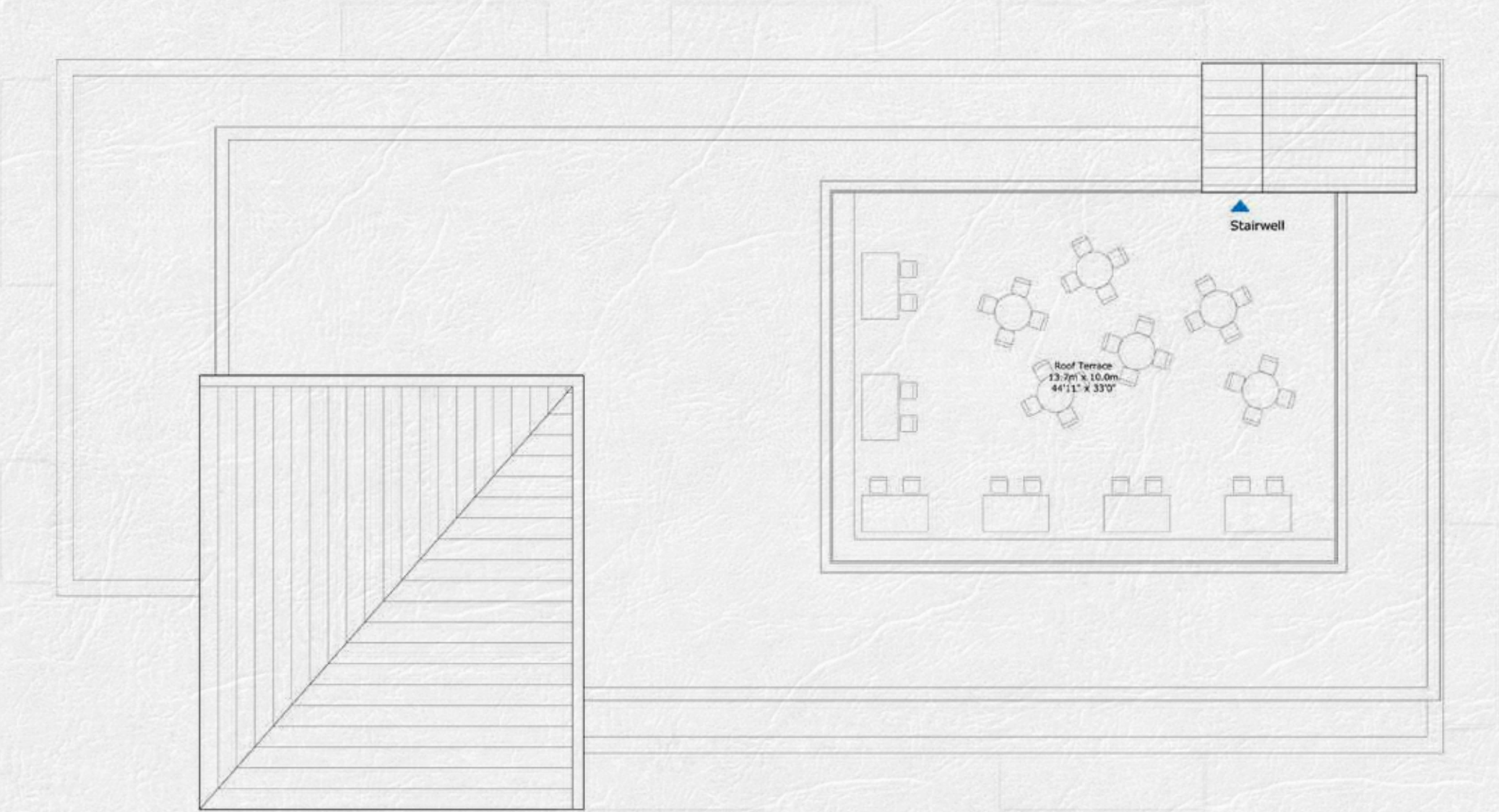


Apartment 34 (1 Bed)	36m ² / 387ft ²	Apartment 38 (1 Bed)	40m ² / 430ft ²	Apartment 42 (1 Bed)	33m ² / 355ft ²
Apartment 35 (1 Bed)	47m ² / 505ft ²	Apartment 39 (1 Bed)	31m ² / 334ft ²	Apartment 43 (1 Bed)	33m ² / 355ft ²
Apartment 36 (1 Bed)	38m ² / 409ft ²	Apartment 40 (1 Bed)	34m ² / 365ft ²		
Apartment 37 (1 Bed)	40m ² / 430ft ²	Apartment 41 (1 Bed)	33m ² / 355ft ²		



TERRACE

131m² / 1,410ft²







SPECIFICATION

KITCHEN

- | Wilson Fink premium designed German fitted kitchen with soft self closing devices
- | Quartz stone worktops with glass upstands
- | Stainless steel 1 bowl sink
- | Brushed steel kitchen mixer tap with under mounted sink
- | Siemens integrated fan assisted electric oven, induction hob and microwave
- | Siemens brushed steel extractor hood
- | Integrated dishwasher
- | Integrated fridge/freezer
- | Washer/dryer
- | LED lighting

BATHROOMS AND EN-SUITES

- | White sanitaryware Duravit
- | Catalano Italian vanity cupboard below basin with slide out drawer, matt finish and recess light
- | Mirror wall mounted over basin with light
- | Hansgrohe handheld shower with wall bar and shower screen provided above baths
- | Grohe concealed cistern housing, toilet finished with marble mantle
- | Chrome towel radiators in bathrooms and en-suites
- | Bespoke low rise shower tray
- | Glass shower screen
- | Contemporary porcelain floor and wall tiles in all bathrooms and en-suites

LIVING/DINING

- | Recessed LED ceiling downlighters
- | Ted Todd oak timber engineered wide plank flooring
- | Wall mounted speakers ready for Sonos WiFi system

BEDROOM

- | Recessed LED ceiling downlighters
- | Built-in wardrobes
- | Carpets – neutral colour

SECURITY AND ENERGY EFFICIENCY

- | Entry TV screen supplied to each property
- | Multi-point locking and spy-hole to all property entrance doors
- | Smoke detectors in each property (mains operated with battery backup)
- | Individual letterboxes within foyer

GENERAL SPECIFICATION

- | Flush faced doors finished in white satin wood
- | Brushed stainless steel ironmongery on all doors
- | CAT 5 cabling
- | Door frames, skirtings and architraves finished in white satin wood paint
- | Built-in utility cupboard to some of the apartments
- | Electric underfloor heating system thermostatically controlled
- | Heat recovery units to all apartments
- | Wired for satellite and internet

GUARANTEE AND TENURE

- | All apartments come with 10 year Buildzone Warranty
- | Apartments: 150 year lease





ALDENHAM RESIDENTIAL
PROPERTY DEVELOPMENT



Exterior imagery of property are computer generated

All information in this document is correct to the best of our knowledge at the time of going to print (April 2018). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

Brochure by **capital group** 020 8671 5448