



Butlers Yard

FLATS 1- 14 DROVERS WAY, ST ALBANS



OVERVIEW

Butlers Yard is a luxurious new build development of fourteen one and two bedroom apartments located in the heart of St Albans. All the apartments will be finished to exacting standards to include high quality German kitchens, contemporary bathrooms and built-in wardrobes, they will also include feature balconies and a lift to all floors.

LOCATION

Situated moments from the main city centre, you really couldn't wish for a more convenient location. St Albans perfectly combines historical character, with a modern and diverse cultural lifestyle, with the focal point being the glorious cathedral and the 100 acres of Verulamium Park beyond. Further afield, Hemel Hempstead offers the Ski Centre with one of the largest indoor practice slopes in the country, while the Hatfield Sports Village at the De Havilland Campus offers a wide range of facilities including; sports pitches, a climbing wall, swimming pool and gym.

SHOPPING

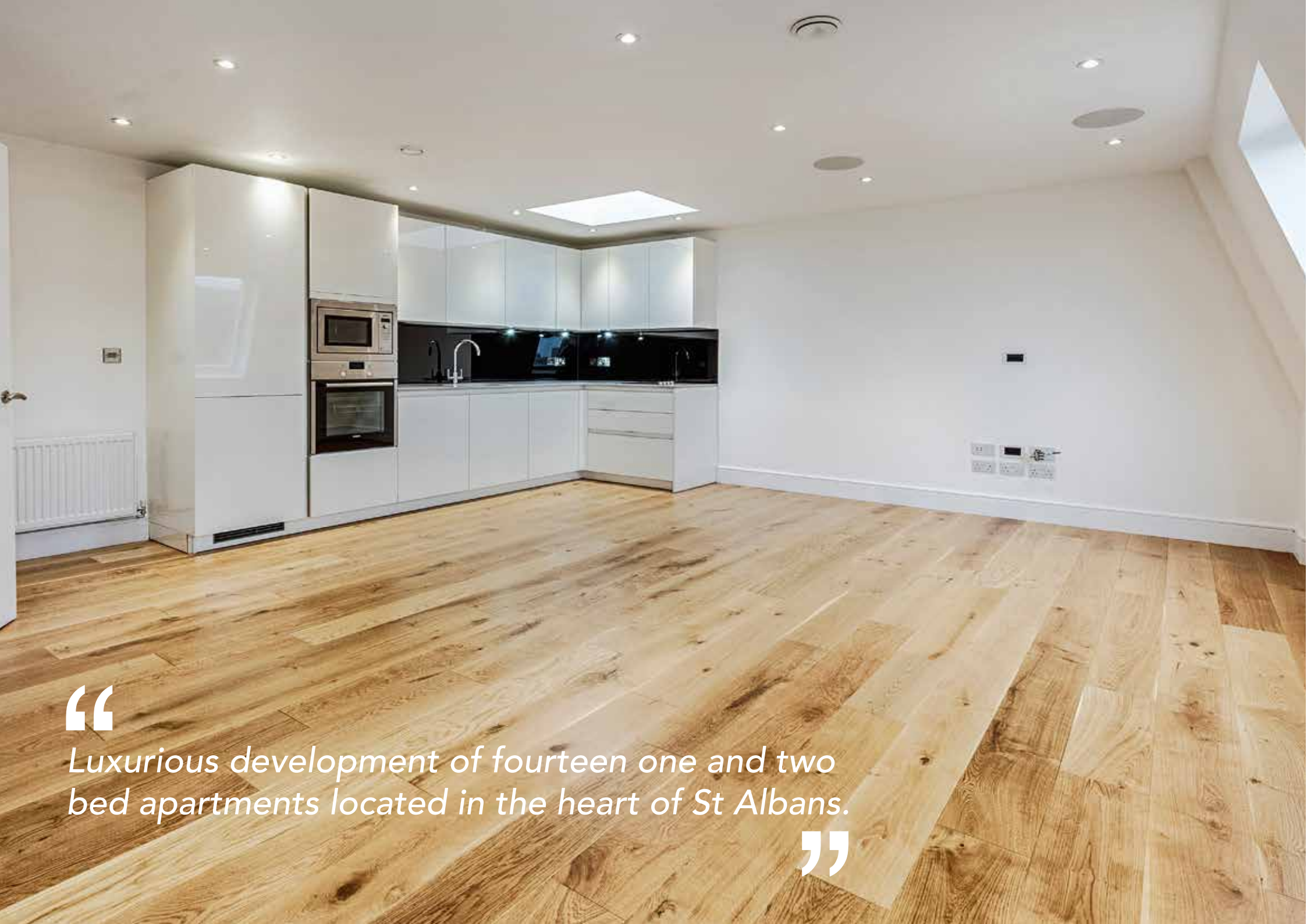
The city centre with its rich architectural and historic heritage offers an abundance of excellent facilities. Residents and visitors alike can enjoy the wide variety offered by the vibrant mix of high street names, designer boutiques and independent retailers as well as the many coffee shops, restaurants and bars. Wednesdays and Saturdays host the bustling street markets which occupy the entire length of St Peters Street, while every second Sunday of the month sees the popular Farmers Market.

EDUCATION

St Albans has long been renowned for its education for all ages, whether state or private with a number of highly regarded schools close by including St Alban & Stephen Catholic primary & infants, Loreto College and St Albans High School to name but a few.

TRANSPORT

Adelaide House is within walking distance of St Albans mainline railway station, offering the First Capital Connect service to London St Pancras International in approximately 20 minutes and onward to the city and the South Coast. The A1(M), A5, M1 and M25 are all easily accessible and give ease of access to Heathrow and Gatwick Airports as well as London Luton.



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SPECIFICATION



KITCHEN

Rot Punkt premium designed German high gloss fitted kitchen with soft self closing devices

Quartz stone worktops with glass upstands

Stainless steel 1½ bowl sink

Brushed steel kitchen mixer tap with under mounted sink

Siemens integrated fan assisted electric oven, electric hob and microwave

Siemens brushed steel extractor hood

Integrated dishwasher

Integrated fridge/freezer

Washer/dryer

LED lighting

BATHROOMS AND EN-SUITES

White sanitaryware

High gloss vanity cupboard below basin with slide out drawer

Mirror wall mounted over basin with light

Handheld shower with wall bar and shower screen provided above baths

Concealed cistern housing, toilet finished with stone mantle

Close coupled toilet to en-suites

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

Oak timber engineered wide plank flooring

Wall mounted speakers ready for Sonos Wifi System

BEDROOMS

Recessed LED ceiling down lighters

High gloss built-in wardrobes

Carpets – colour cream

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

Double-glazed polyester powder coated aluminium windows and communal external front doors

Heat recovery systems

GENERAL SPECIFICATION

Flush faced doors finished in white satinwood
Brushed stainless steel ironmongery on all doors

CAT 5 Cabling

Wired for satellite

Door frames, skirtings, architraves finished in white satinwood paint

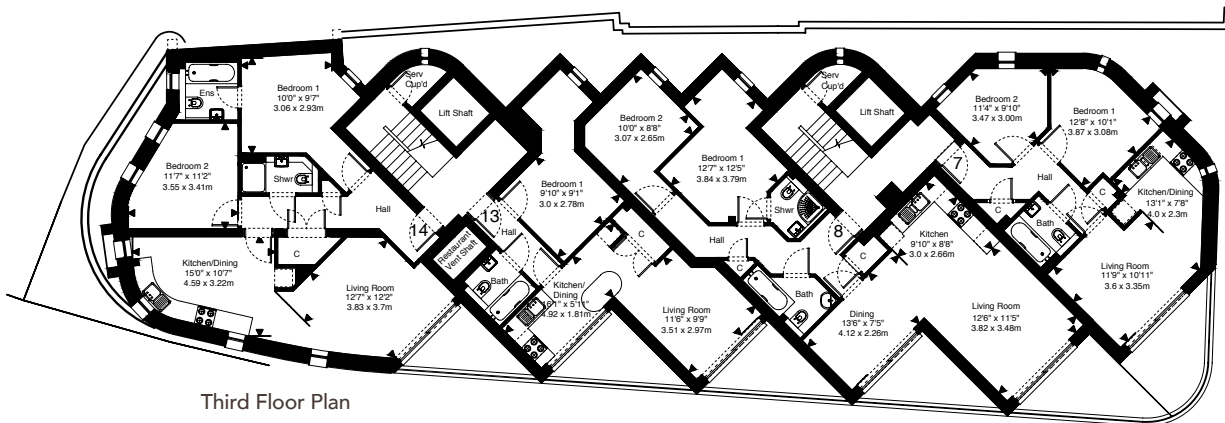
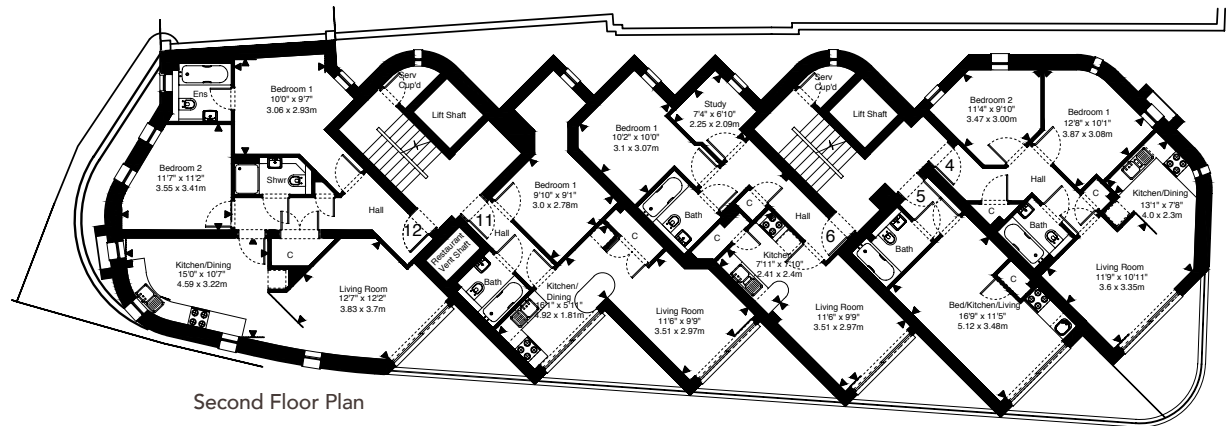
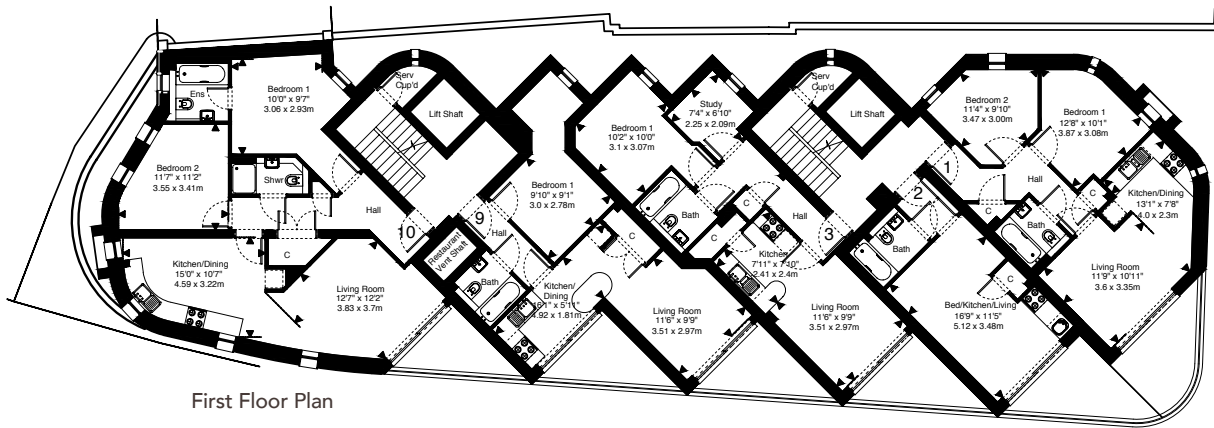
Built-in utility cupboard to some of the apartments

GUARANTEE AND TENURE

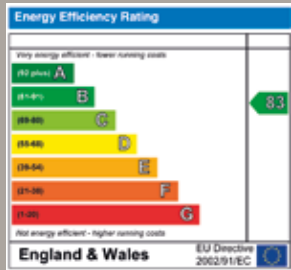
All apartments come with 10 Build Zone Guarantee

Apartments: 125 year lease

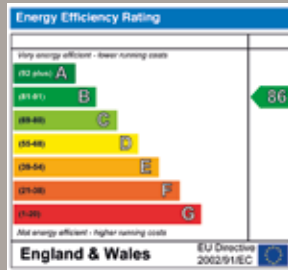




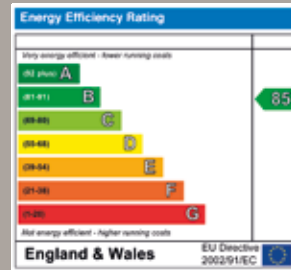
PREDICTED EPC'S



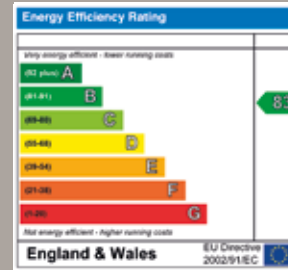
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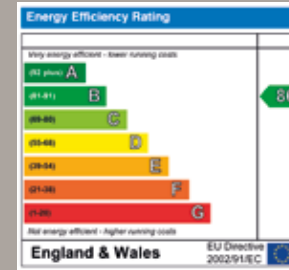
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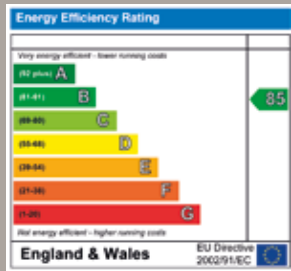
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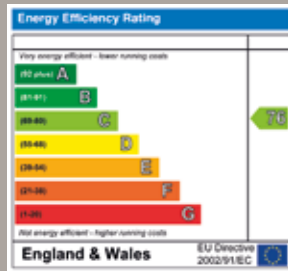
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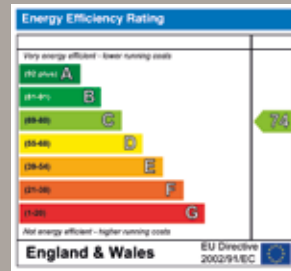
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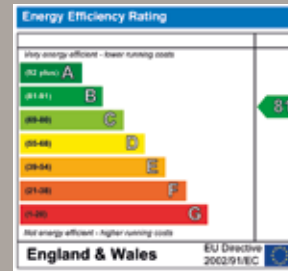
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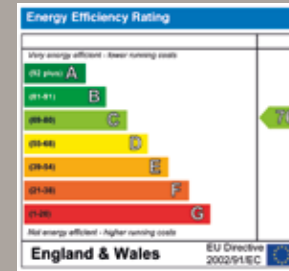
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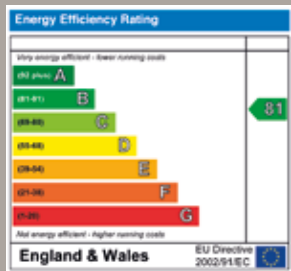
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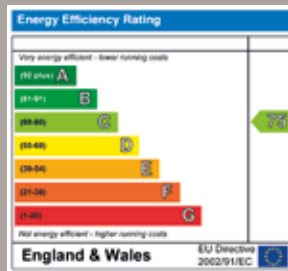
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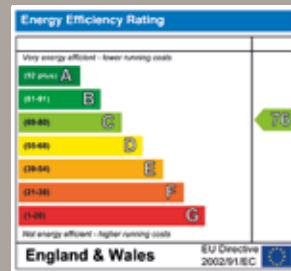
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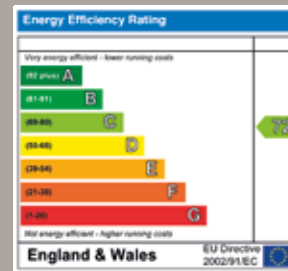
Unit 11



Unit 12



Unit 13



Unit 14



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