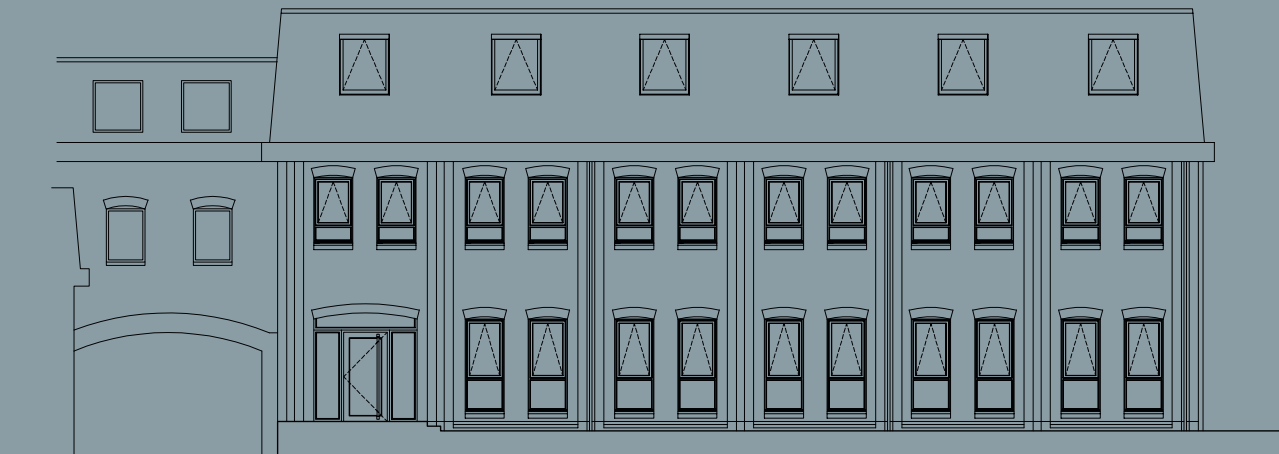


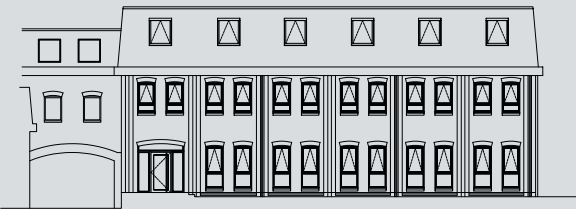
ADELAIDE HOUSE



ADELAIDE STREET | ST. ALBANS | HERTFORDSHIRE



ADELAIDE HOUSE | ADELAIDE STREET | ST. ALBANS | HERTFORDSHIRE



description

Adelaide House is a luxurious development of five 2 bed and four 1 bed apartments in the heart of St Albans. All the apartments provide excellent space throughout and will be finished to exacting standards to include high quality German Kitchens, contemporary bathrooms and built in wardrobes and also come with an allocated parking space.

LOCATION

Situated in the heart of the City Centre, Adelaide House is an exciting conversion providing a selection of contemporary high quality 1 & 2 bedroom apartments. 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 2nd Sunday of the month sees the popular Farmers market.

EDUCATION

St Albans has long been renowned for it's 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 & St Albans High School to name 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 A1M, A5, M1 and M25 are all easily accessible and give ease of access to Heathrow and Gatwick airports as well as London Luton.



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 sanitary ware
- High gloss grey 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
- Ceiling mounted speakers ready for Sonos Wifi System

BEDROOM

- 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 thermally broken windows and communal external front doors
- Heat Recovery systems

GENERAL SPECIFICATION

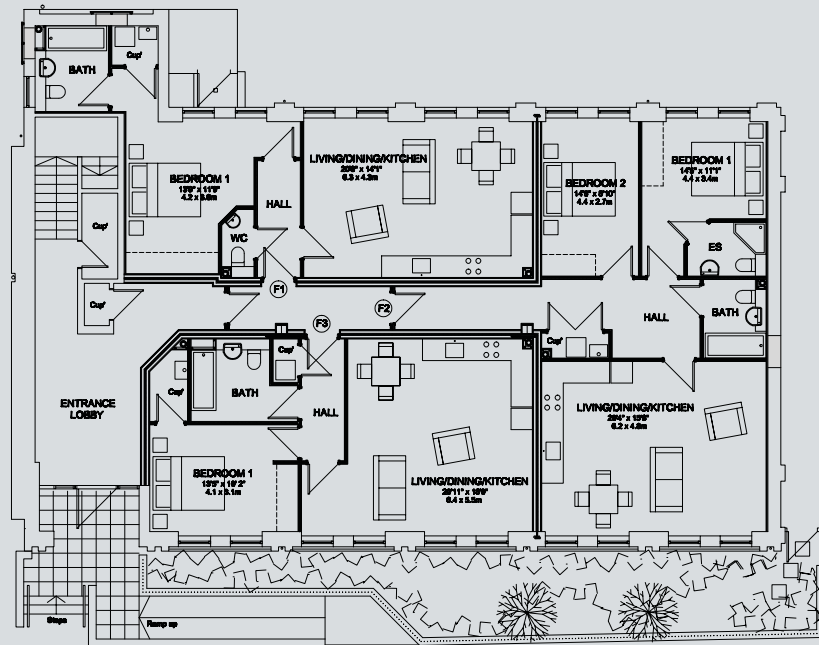
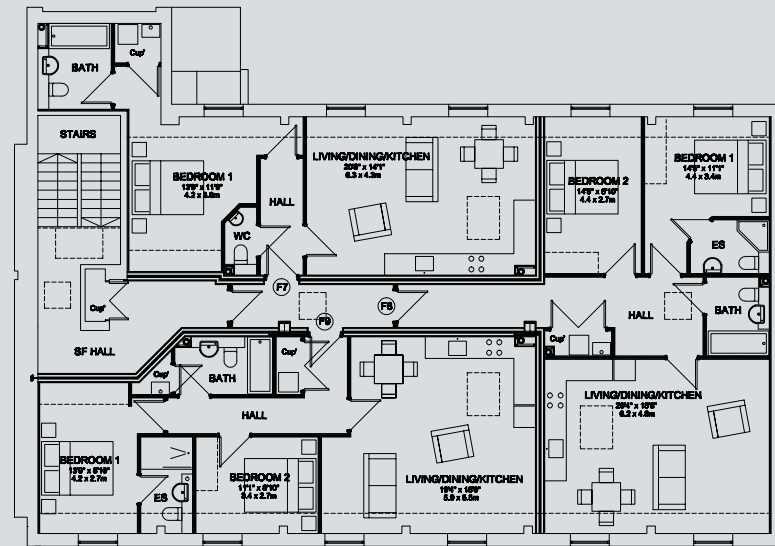
- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- CAT 5 Cabling
- Wired for satellite
- Door Frames, skirtings, architraves finished in white satin wood paint
- Built-in utility cupboard to some of the apartments
- Contemporary wet radiator system

GUARANTEE AND TENURE

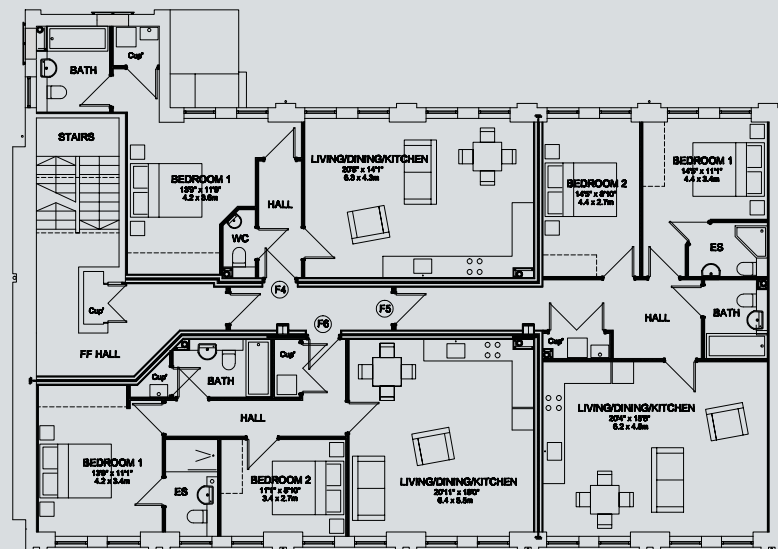
- All apartments come with 10 Build Zone Guarantee
- Apartments: 125 year lease



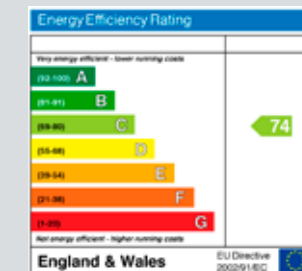
Adelaide House



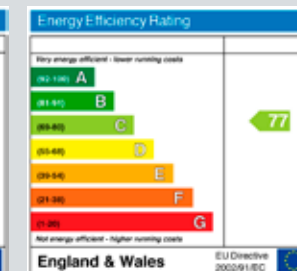
PROPOSED PLANS 1:100



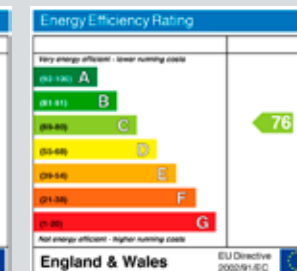
one



Ground floor

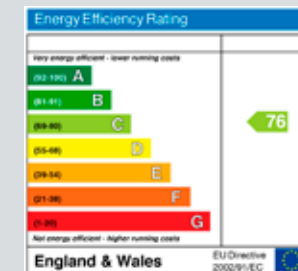


First floor

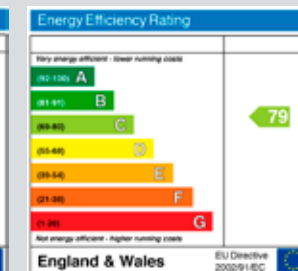


Second floor

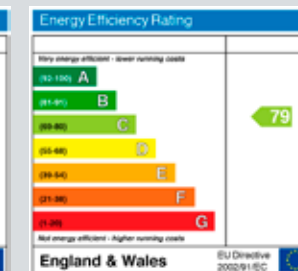
two



Ground floor

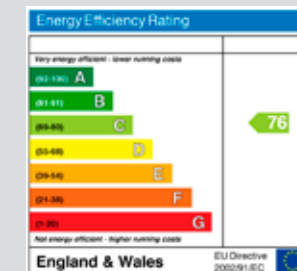


First floor

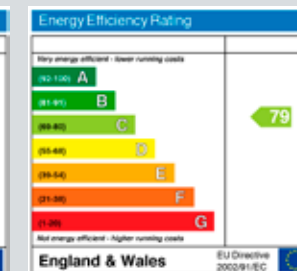


Second floor

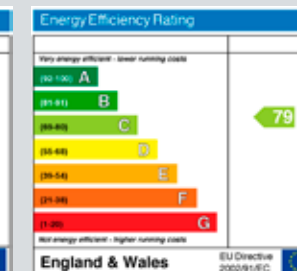
three



Ground floor



First floor



Second floor



ALDENHAM RESIDENTIAL
PROPERTY DEVELOPMENT

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. 312220

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