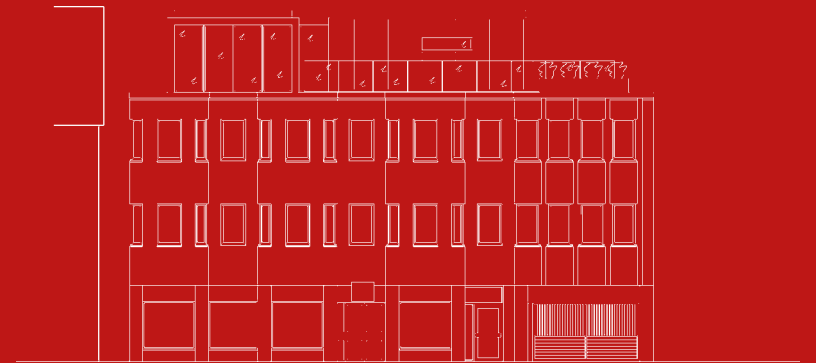




Victoria House

117-126 VICTORIA STREET
ST ALBANS AL1 3TJ

Victoria House is an exciting conversion providing contemporary high quality 1 & 2 bedroom apartments with 7 allocated parking spaces



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 Peter's Street while every second Sunday of the month sees the popular Farmers' Market.

Education

St Albans has long been renowned for both its primary and secondary education, 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

Victoria House is situated 300 metres from St Albans mainline railway station, which offers 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

These spacious and bright apartments offering luxurious living accommodation have been designed with modern lifestyles in mind. The apartments have large entrance halls, grand kitchens and generously proportioned living and bedroom areas.

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
- Walnut 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
- 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

BEDROOM

- Recessed LED ceiling down lighters
- Walnut 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

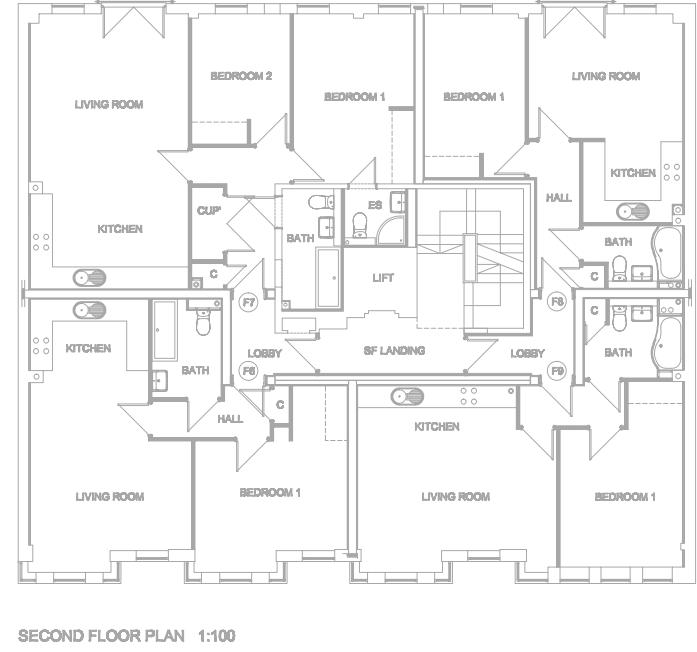
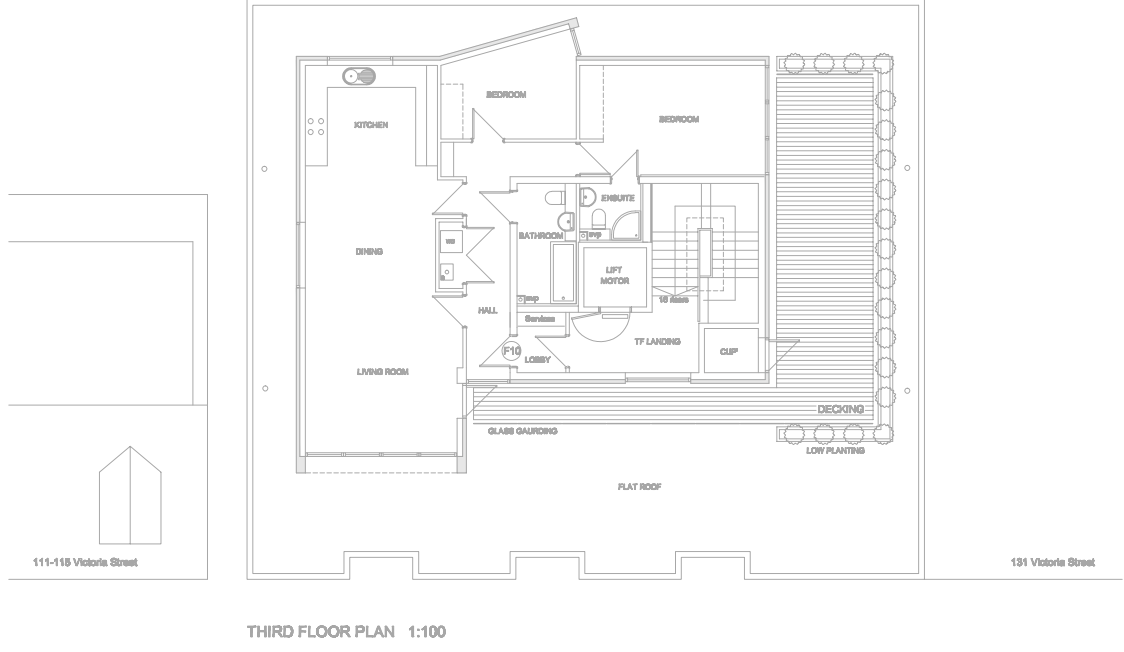
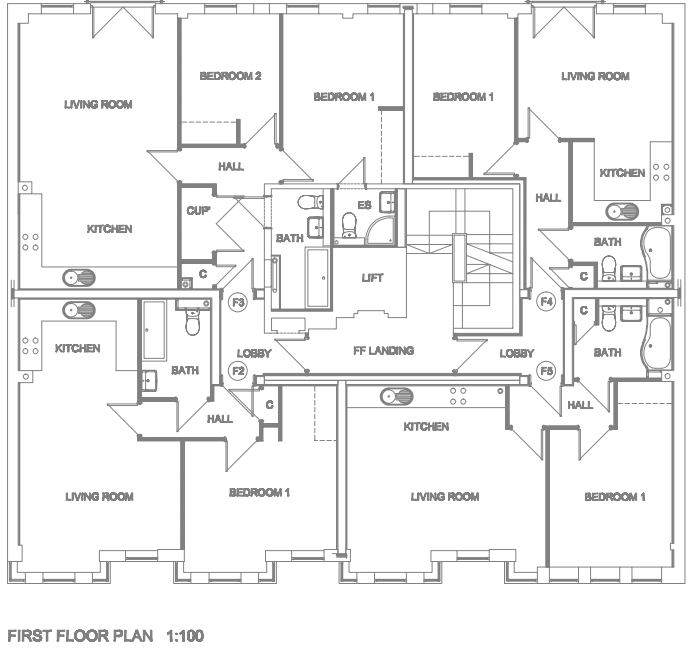
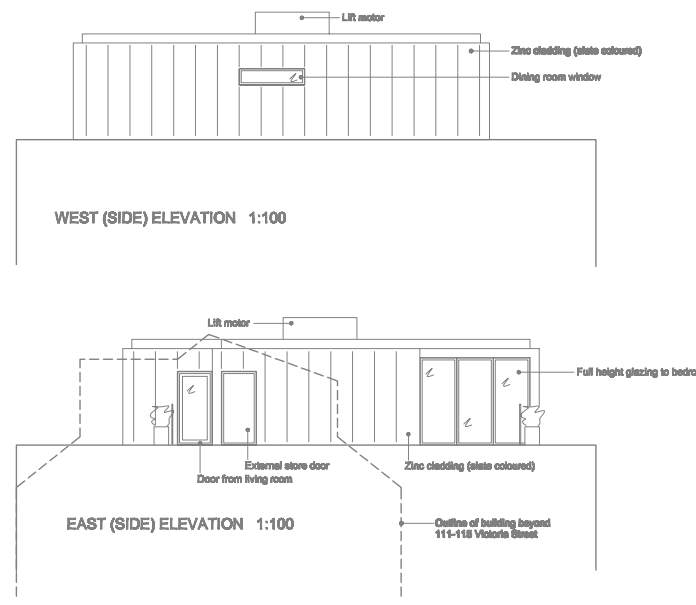
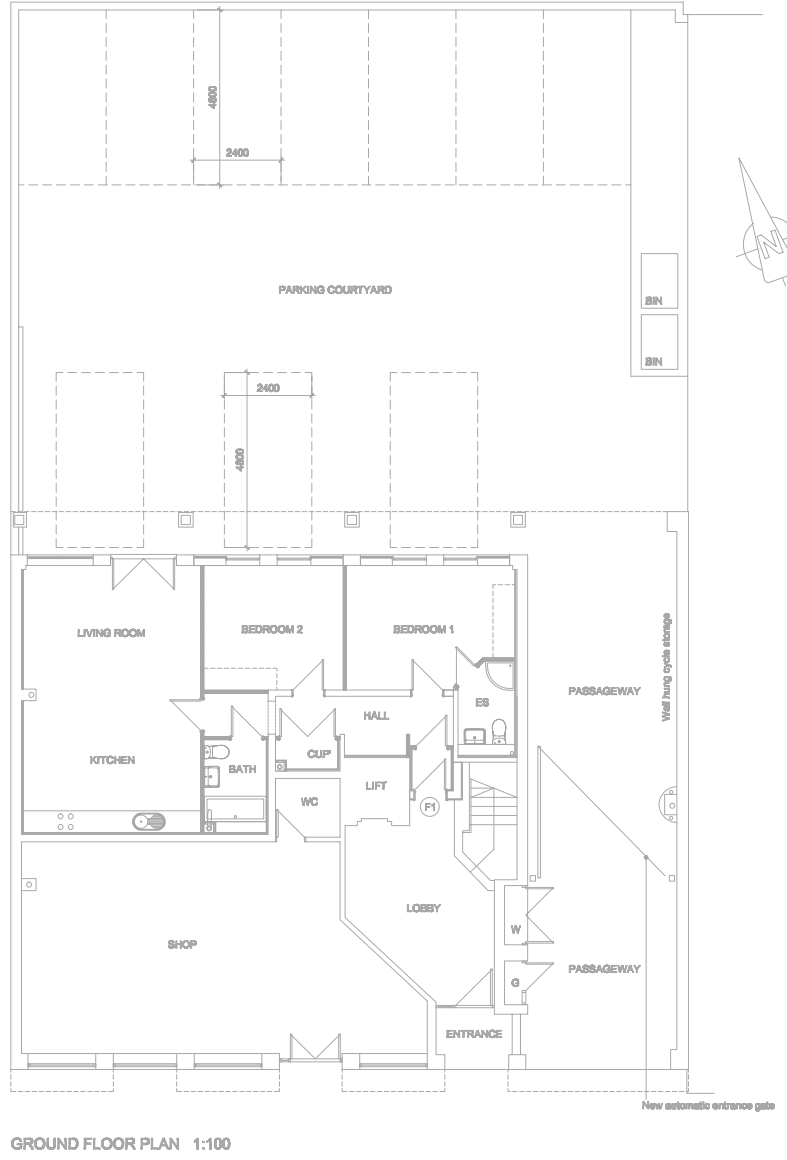
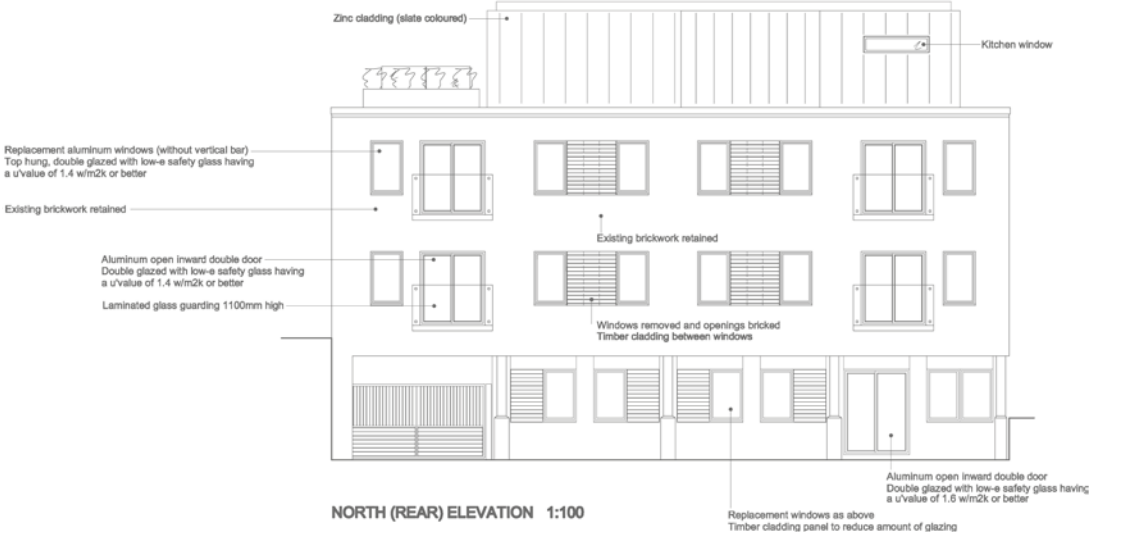
GENERAL SPECIFICATION

- 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

Victoria House



Location

Situated within 300 metres of St Albans mainline station and under 600 metres from the main City centre, you 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.

