

VERULAM HOUSE
HARPENDEN AL5



PROJECT OVERVIEW

Verulam House, Harpenden offers an opportunity to acquire an apartment in an exciting development close to excellent rail links to Central London and Luton and Gatwick Airports.

It is a development of 4 two-bedroom and 5 one-bedroom apartments each finished to a high specification and with allocated parking. Features include German kitchens fitted with Siemens appliances and quartz worktops with feature LED lighting, and engineered oak flooring in the main living areas.

LOCATION

Harpenden is a thriving commuter town located half way between the historic town of St Albans and Luton. The town is referred to as "the village" by residents and does retain a bustling, friendly atmosphere with a tree-lined High Street, period cottages and a village common. The Common is a place of natural beauty and supports cricket, football and golf clubs; and Harpenden plays host to a Farmers' Market on the fourth Sunday of every month.

The town centre boasts a range of restaurants and cafés offering a wide variety of cuisine, bespoke shops and three supermarkets. There is a good choice of both state and private primary and secondary schools. St Albans is one train stop away with its imposing Abbey and Roman ruins. It also offers further shopping and excellent schools.

TRANSPORT

Harpenden has excellent rail links to Central London, with St Pancras only 30 minutes away via Thameslink. Luton Airport is a mere five miles away, and Gatwick Airport can be reached by train in just over an hour. The M1 is close by making Harpenden readily accessible to other parts of the motorway network.

COMPLETION

These apartments are due for completion in November 2016.
However, purchasing off plan in advance of this date can be discussed.





SPECIFICATION

KITCHEN

- Hacker premium designed German high gloss 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, 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
- Italian 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
- 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

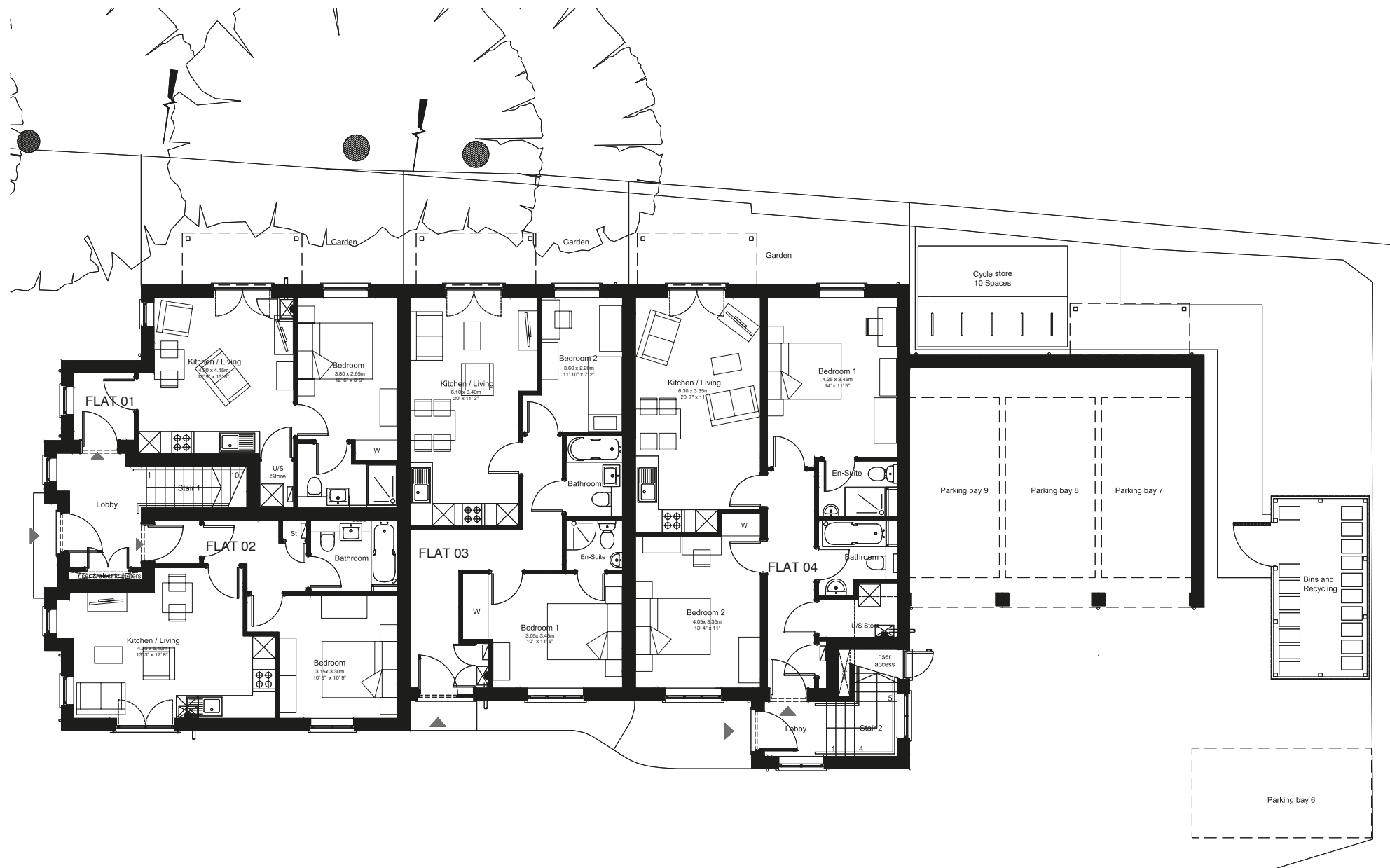
GENERAL SPECIFICATION

- 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

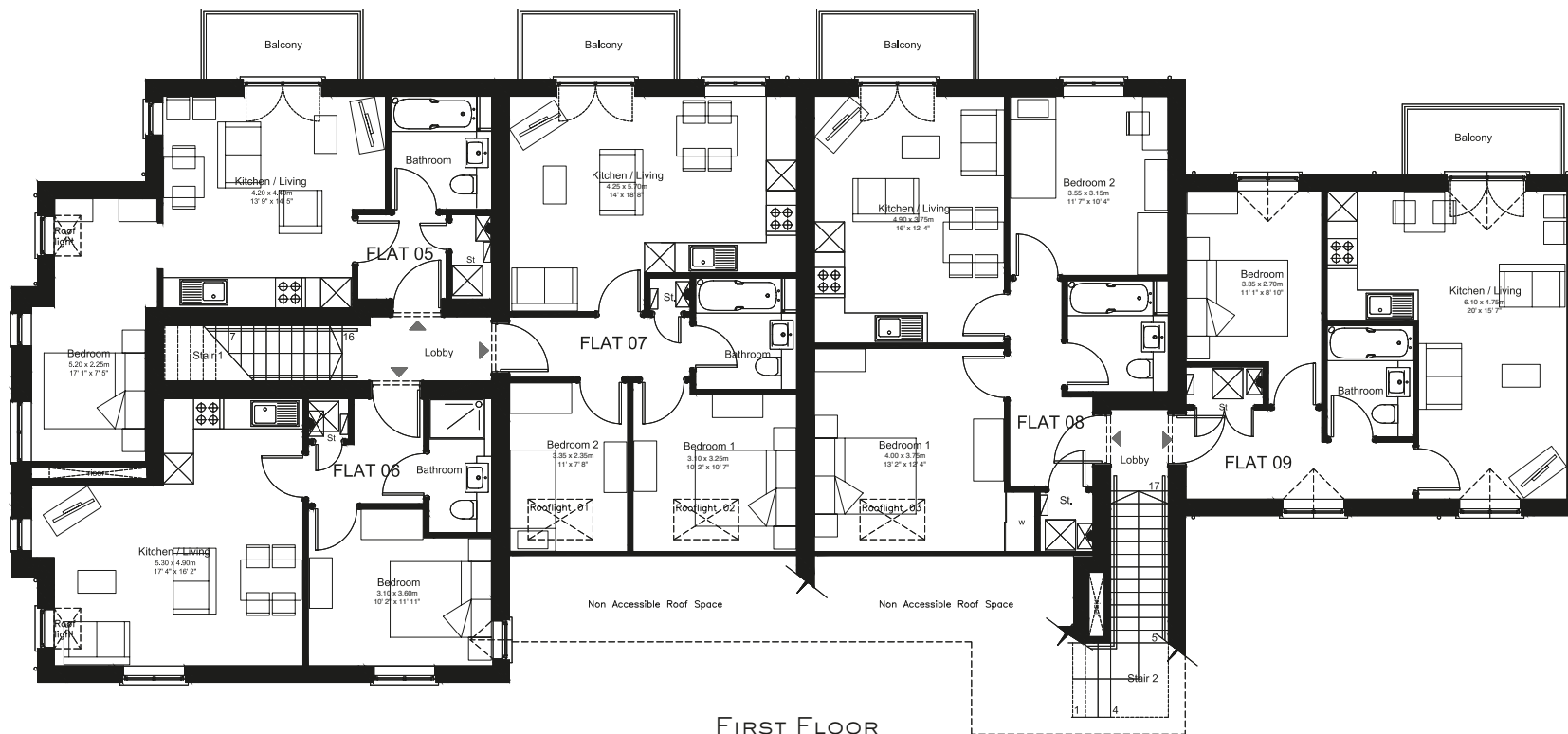
GUARANTEE AND TENURE

- All apartments come with a 10 year Checkmate warranty
- Apartments: 125 year lease

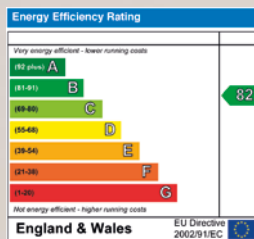
FLOOR PLANS



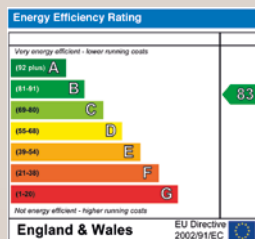
GROUND FLOOR



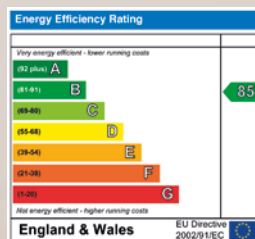
FIRST FLOOR



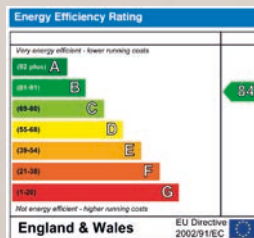
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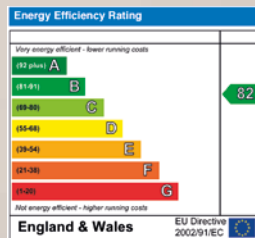
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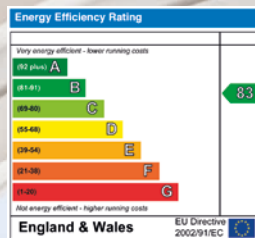
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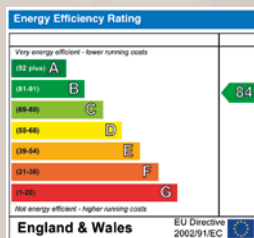
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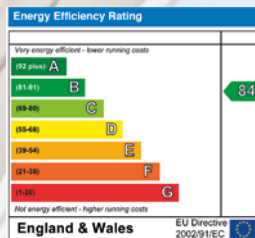
FLAT 5



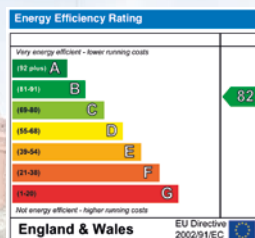
FLAT 6



FLAT 7



FLAT 8



FLAT 9

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ALDENHAM RESIDENTIAL
PROPERTY DEVELOPMENT

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