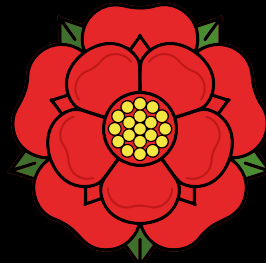


LANCASTER PLACE



ST ALBANS

NUMBER
ONE

TOWNSTONE



Award Winning Builders Constructing Quality Bespoke Homes

Townstone Ltd and Impala Property Ventures Ltd have built and sold many homes together over the last 10 years. Lancaster Place is a joint venture between the two companies where their combined expertise, endeavours to provide homes of exceptional design and quality. The two companies have received many awards for homes they have built.





Explore St. Albans

Lancaster Place is an exclusive development of two 6 bedroom detached family homes with integrated garages and off-street parking.

It is located on the desirable Lancaster Road (AL1 4EP) just north of St. Albans City Centre, 0.8 miles from the City Station. Regular trains from this station travel to St Pancras International and continue to other central London stations before heading for Gatwick Airport and Brighton. Northbound trains reach Luton Airport Parkway in half an hour.

St. Albans City Centre is within walking distance with its thriving market, shops, pubs, restaurants and Historic Quarter. These new homes are also close to Bernard's Heath and Clarence Park open spaces. 2 miles to the north is largest continuous new native forest in England: Heartwood Forest. Rural Hertfordshire with its fine country walks, cycling routes and village pubs is on the doorstep.





Front Elevation CGI

NUMBER
ONE



Rear patio CGI

An exclusive development of two luxury homes in the Bernard's Heath area of St. Albans

Lancaster place is a development of two brand new detached family homes situated on Lancaster Road, located in the ever popular Bernard's Heath area of St. Albans.

The homes are planned as five bedrooms with an additional dedicated 6th bedroom, study or playroom. There are 2 off-street parking spaces and a garage.

The internal layout is designed with light, space and furniture positions in mind. Walls, ceilings, skirtings, kitchen units, sanitary ware and floors are white and grey with contemporary chrome fittings



Open Plan Family Area CGI

Siteplan



Heart of the home

Through double glazed doors to the rear of the hall and facing the back garden, there is a spacious living/dining/family/kitchen room with large sliding French Doors across the rear elevation providing wide access to the rear patio. The large patio and lawned garden are west facing for the afternoon and evening sun.

The open plan kitchen is fitted with contemporary handle-less white gloss units, white quartz surfaces, pelmet & plinth lighting and Siemens appliances (including wine fridge) within the standard specification. The kitchen has access to the utility room which also provides a separate entrance to the house. The whole ground floor (except for the carpeted snug) is finished in cool grey Karndean flooring.



Kitchen Area CGI



Family Area CGI



Snug CGI

Creature Comforts

Protected from the elements by a large canopy, the large glass panelled front door opens to the spacious entrance hall. From here there is access to the guest cloakroom and coats cupboard as well as the snug room with its dual aspect windows and feature fireplace.



Relax & Unwind

On the first floor there are four double bedrooms and an additional bedroom/study/playroom. The principal bedroom has a separate walk in wardrobe and en-suite bathroom with separate bath and shower. The guest bedroom also has an en-suite bathroom.

In addition there is a family bathroom with a bath and separate shower. All bathrooms have Karndean floors, underfloor heating, heated towel rails and LED mirror lights.



Bedroom 2 CGI



Front Entrances CGI

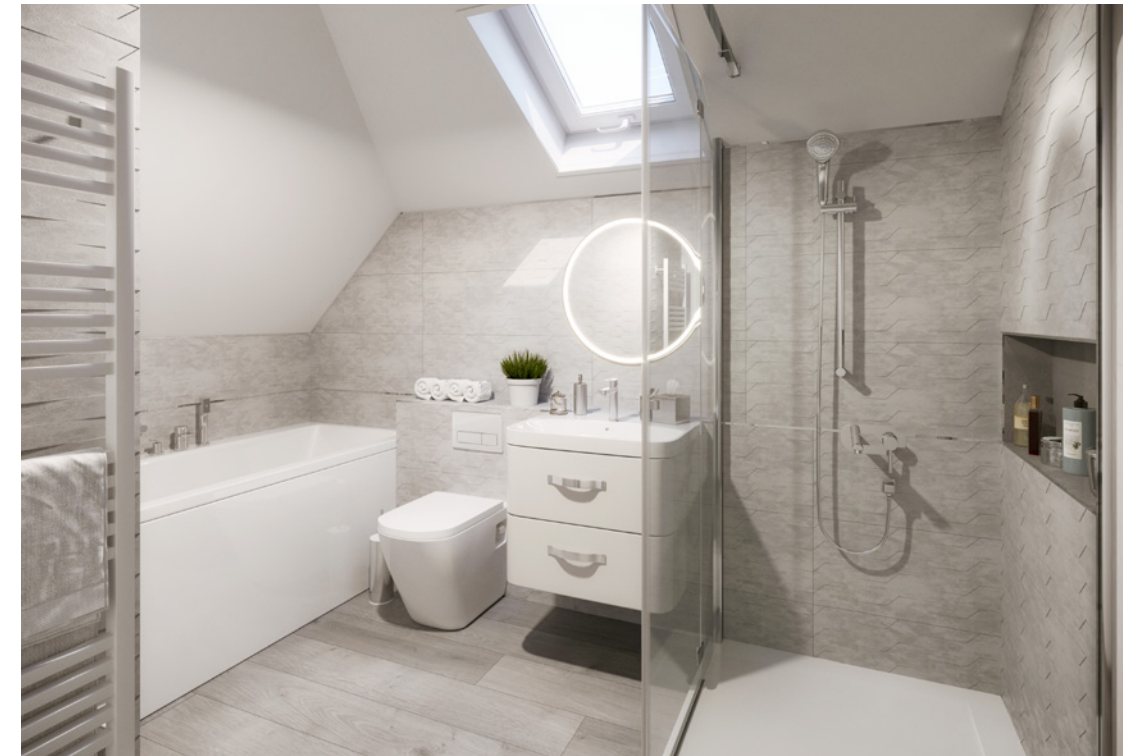


Master Bedroom CGI

Bathrooms Designed For You

Contemporary white Aqualisa bathroom suites can be found throughout the home's family bathroom and 3 en-suites bathrooms. There is full height tiling in the main bedroom en-suite and around all shower areas. The chrome taps are complemented with chrome detailing to the wall tiling.

The floors are finished in cool grey Karndean. Smart concealed cisterns come as standard along with heated towel rails, LED lit round mirrors and stylish recess shelving for your convenience.



Master Bedroom En-suite CGI

NUMBER
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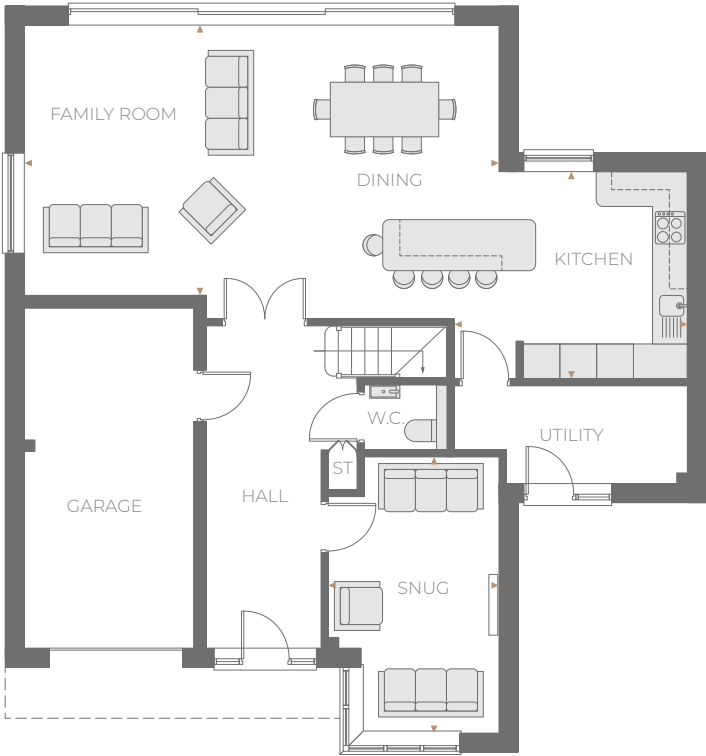
SIX BEDROOM DETACHED HOME



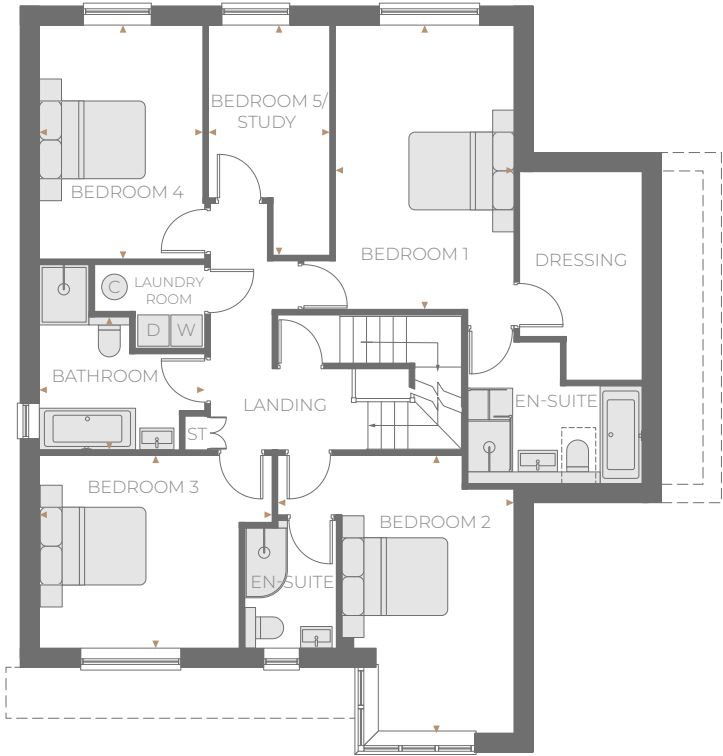
Front Elevation CGI



LANCASTER
PLACE

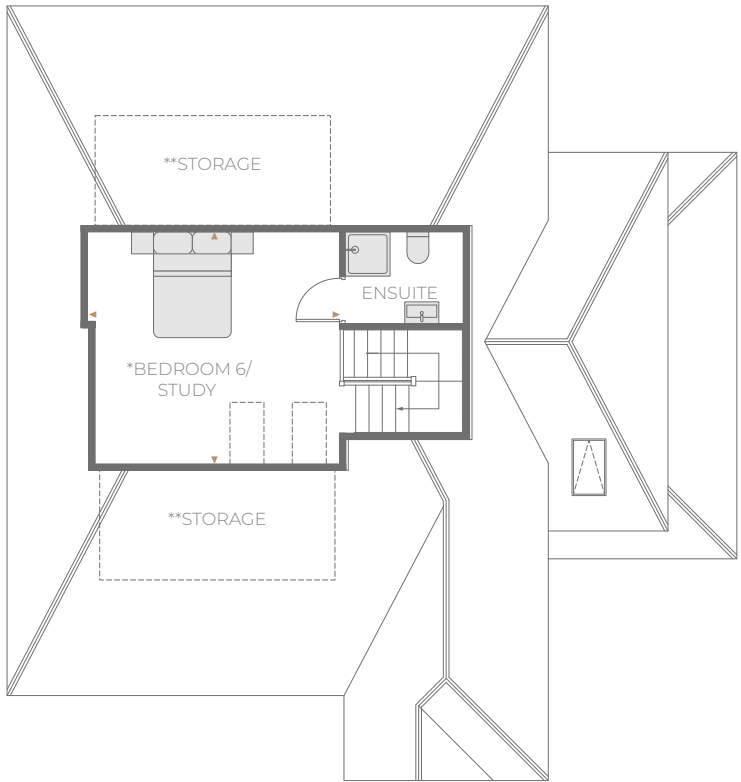


GROUND FLOOR



FIRST FLOOR

W - Washing Machine
D - Dryer
C - Hot Water Cylinder



SECOND FLOOR

* Some of the floor space on this level is below full head height.
** Storage areas are accessed from bedroom 6/study.
There are structural elements within the storage area.

MEASUREMENTS

SNUG	4.88M x 3.02M 16'00" x 9'11"
FAMILY/DINING	8.39M x 4.77M 27'06" x 15'08"
KITCHEN	4.11M x 3.66M 13'06" x 12'00"
BEDROOM 1	5.03M x 3.15M 16'06" x 10'04"
BEDROOM 2	4.90M x 4.17M 16'01" x 13'08"
BATHROOM	2.52M x 2.16M 8'03" x 7'01"
BEDROOM 3	4.11M x 3.40M 13'06" x 11'02"
BEDROOM 4	4.13M x 2.89M 13'07" x 9'06"
BEDROOM 5	4.07M x 2.14M 13'04" x 7'00"
BEDROOM 6	4.33M x 4.10M 14'02" x 13'05"



Rear Elevation CGI

SPECIFICATION

These new homes have been designed to combine contemporary style, space and light with functionality and high standards of construction. Internally the versatile living spaces have contemporary lifestyles in mind and are finished with premium fittings and branded appliances already installed.

KITCHEN

- White gloss kitchens with stylish black recesses
- White shimmer 20mm quartz worktops with 100mm upstands
- Siemens electric built-in oven with integrated grill & built-in compact microwave with steam function
- Siemens induction hob
- Siemens Wine cooler under the island unit
- Siemens integrated dishwasher, tall fridge and freezer
- Karndean floor tiling in kitchen and family area
- LED lights to kitchen pelmet & plinth
- Fully soft closing doors and drawers

BATHROOM, EN-SUITES & CLOAKS

- White contemporary sanitaryware with chrome fixtures
- Wall tiling with chrome detailing and finishing
- Thermostatically controlled exposed shower valve with fixed riser head
- Recessed storage shelf feature to showers and family bathroom
- Soft closing toilet seats
- Heated vertical towel rails to all bathrooms

LAUNDRY ROOM

- Cylinder, plumbing and space for side-by-side washer and dryer with Karndean flooring

ELECTRICAL

- Feature decorative lighting on the stairs, in the kitchen/diner and in the bathrooms
- Low energy downlighters to hallway, kitchens, bathroom and utility
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO₂ and heat detectors

HEATING

- Gas boiler for hot water and upstairs radiators
- Nest Controlled System - allows remote access of the heating and hot water system
- Underfloor heating throughout the ground floor
- Underfloor heating to all the bathrooms
- Feature gas fire and fireplace in the Snug

CONNECTIVITY

- Category 6 cabling to living room, snug, master bedroom and second floor room with conveniently located hub position. BT and Virgin media connected to the house. (Contracts for actual connection and use are not supplied.)
- Infrastructure ready for Sky Q connectivity

INTERNAL FINISHES

- Karndean Cool Grey Oak flooring throughout ground floor, bathrooms & en-suites
- Carpet to all bedrooms, snug, landing and stairs
- White skirting, architrave & doors
- White painted wood stairs with natural Redwood handrails
- Contemporary polished chrome ironmongery

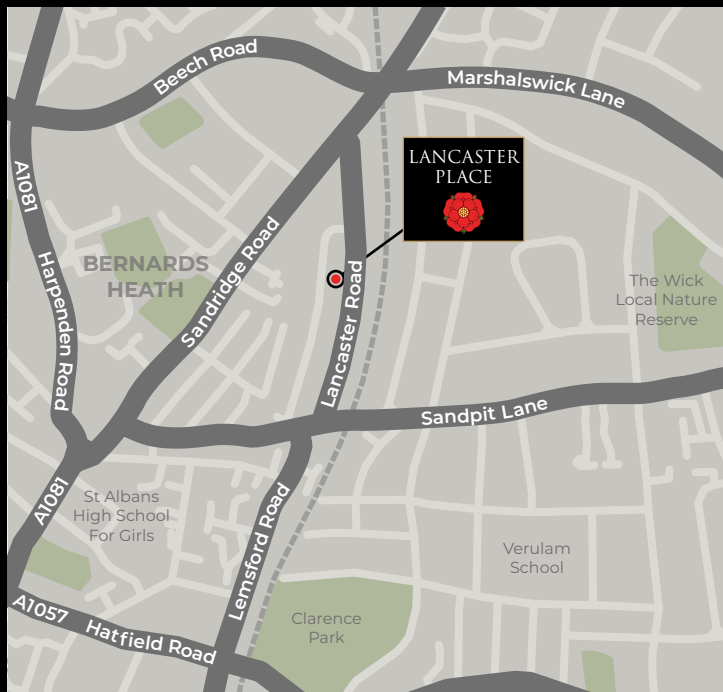
EXTERNAL DETAILS

- Private parking with integrated garage
- Slate colour front door with side lights and glass panels
- Rear paths and patios included

GENERAL

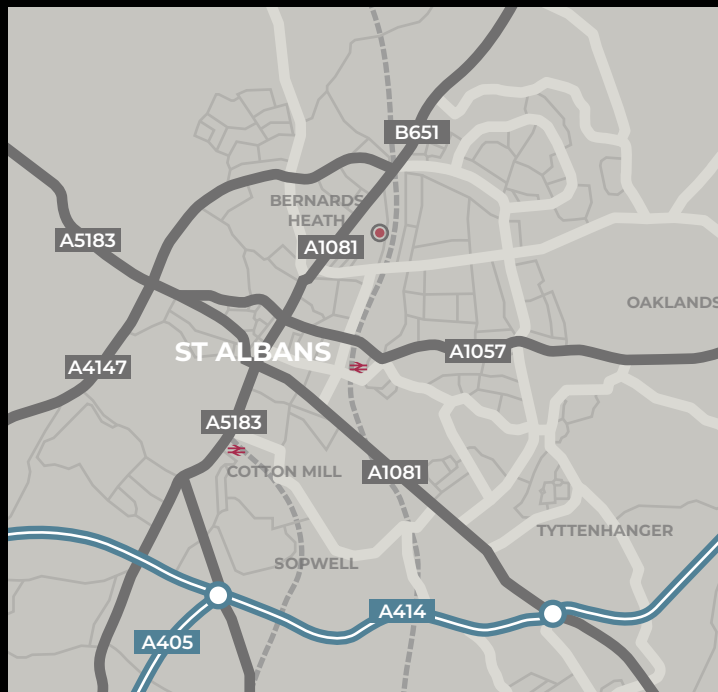
- NEST doorbell system - works along side the NEST control system for the house heating and hot water controls
- Home will be 'infrastructure wired' ready for a full alarm security system and CCTV
- A 10-year Build Zone Guarantee provided





LANCASTER PLACE

Lancaster Road, St. Albans, Hertfordshire AL1 4EP



TOWNSTONE

01727 844433
townstone.co.uk

BUILD-ZONE
INSURANCE
10 year warranty

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