

The background of the entire image is a light-colored, marbled pattern, likely representing marble or a similar stone. The veins are thin and irregular, creating a complex, organic texture. The colors are primarily off-white and light grey, with some darker grey veins.

PARKGATE HOUSE

GREAT NORTH ROAD, AL9 5FA



Parkgate House, Hatfield offers an opportunity to acquire an apartment in an impressive new development close to excellent rail links to central London.

It is a development of 13 two-bedroom and 10 one-bedroom apartments each finished to a high specification and with allocated parking. Key features include German fitted kitchens incorporating Siemens appliances and quartz worktops, with feature LED lighting and engineered oak flooring in the main living areas.

LOCATION

Parkgate House is located on The Great North Road, and is in close proximity to The Galleria Shopping Centre, which boasts a cinema and a variety of shops and restaurants. Independent shops, restaurants and traditional public houses are all within walking distance. Also within walking distance is Hatfield House - a Jacobean country house set in the 42-acre Great Park. It offers regular guided tours and hosts a variety of events throughout the year such as antiques and farmers' markets, theatre productions and concerts.

The development has a number of primary and secondary schools within the catchment area and is also home to the University of Hertfordshire, which is situated just a 5 minute drive west of the town centre.

Hatfield has recently been awarded a £100 million redevelopment grant. This will continue to secure Hatfield as a vibrant town in which to live, work and do business into the future.

TRANSPORT

Hatfield benefits from excellent transport links and for this reason is regarded as a popular commuter town.

Parkgate House is served by the A1 with the nearest junction only 1 mile away, which allows for easy access to central London. Luton Airport can be reached in just over 30 minutes. Hatfield Station is less than 5 minutes' walk and offers regular, direct services to London King's Cross within 25 minutes and Moorgate.

COMPLETION

The first phase of apartments is due for completion in June 2017. The second phase will follow shortly after in November 2017, however, purchasing off plan in advance of this date can be discussed.

ADDRESS

Parkgate House, The Great North Road, Hatfield AL9 5FA







SPECIFICATION

KITCHEN

- Wilson Fink premium designed German hand sprayed satin matt lacquer units with soft closing and anti-slip in all draws
- 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
- 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 marble 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
- Ted Todd 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 radiator system
- Heat recover units to all apartments
- High speed fibre optic broadband

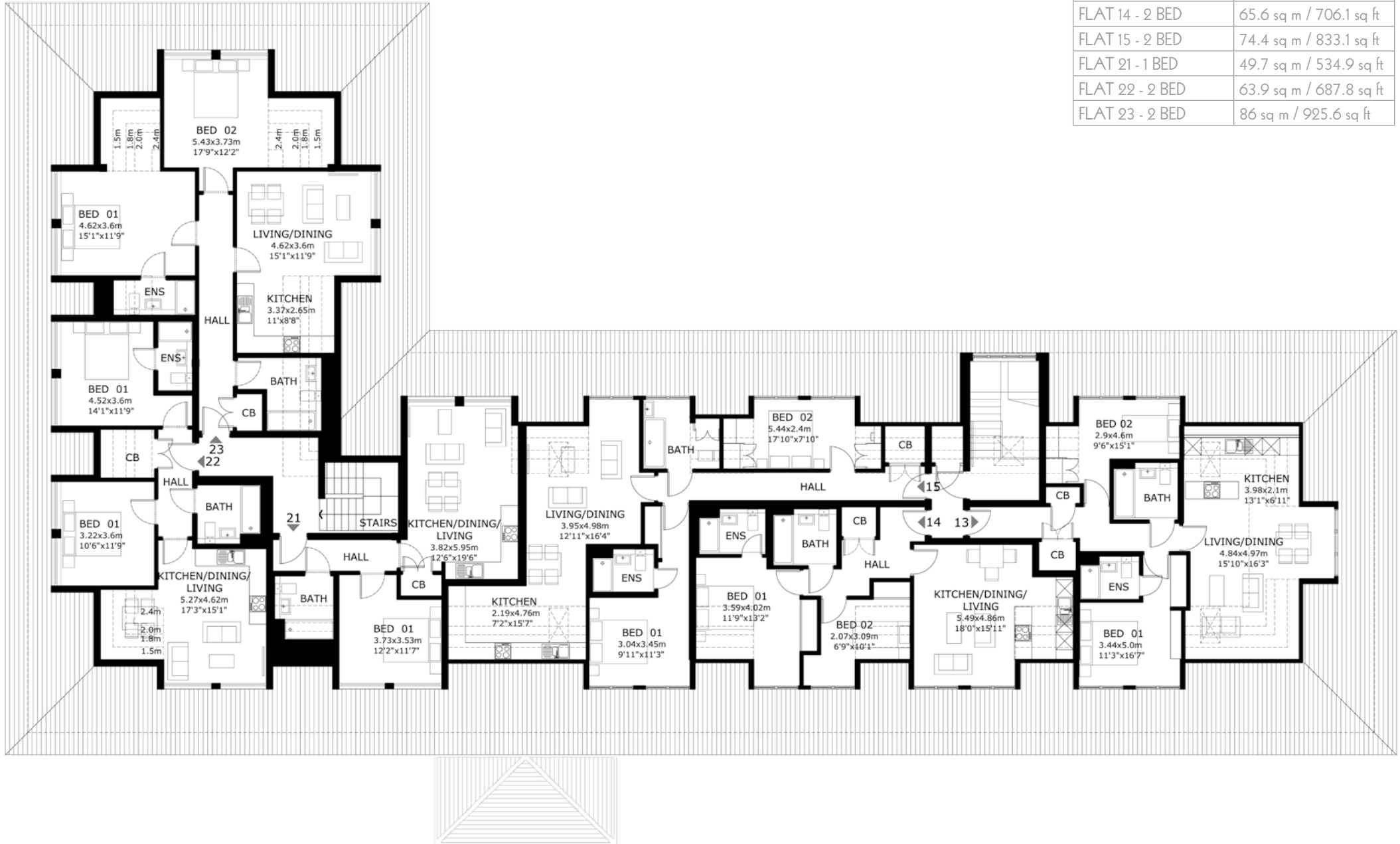
GUARANTEE AND TENURE

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



PARKGATE HOUSE

FLOOR PLANS



SECOND FLOOR	
FLAT 13 - 2 BED	74.4 sq m / 800.8 sq ft
FLAT 14 - 2 BED	65.6 sq m / 706.1 sq ft
FLAT 15 - 2 BED	74.4 sq m / 833.1 sq ft
FLAT 21 - 1 BED	49.7 sq m / 534.9 sq ft
FLAT 22 - 2 BED	63.9 sq m / 687.8 sq ft
FLAT 23 - 2 BED	86 sq m / 925.6 sq ft

FLOOR PLANS

FIRST FLOOR	
FLAT 7 - 2 BED	60.4 sq m / 646 sq ft
FLAT 8 - 1 BED	46.7 sq m / 502 sq ft
FLAT 9 - 2 BED	63.4 sq m / 682 sq ft
FLAT 10 - 1 BED	47.6 sq m / 512 sq ft
FLAT 11 - 1 BED	42.9 sq m / 461 sq ft
FLAT 12 - 1 BED	44.3 sq m / 476 sq ft
FLAT 17 - 2 BED	74.3 sq m / 799.7 sq ft
FLAT 18 - 2 BED	61.5 sq m / 661.9 sq ft
FLAT 19 - 2 BED	68.2 sq m / 734 sq ft
FLAT 20 - 1 BED	49.7 sq m / 534.9 sq ft



FLOOR PLANS

GROUND FLOOR	
FLAT 1 - 2 BED	60.4 sq m / 646 sq ft
FLAT 2 - 1 BED	40.9 sq m / 440 sq ft
FLAT 3 - 2 BED	63.4 sq m / 682 sq ft
FLAT 4 - 1 BED	47.6 sq m / 512 sq ft
FLAT 5 - 1 BED	42.9 sq m / 461 sq ft
FLAT 6 - 1 BED	44.3 sq m / 476 sq ft
FLAT 16 - 2 BED	77 sq m / 828.8 sq ft





PARKGATE HOUSE



ALDENHAM RESIDENTIAL
PROPERTY DEVELOPMENT

All information in this document is correct to the best of our knowledge at the time of going to print (April 2017).
These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees,
and do not constitute any part of an offer or contract.