



THE OLD WORKSHOP

ST. ALBANS



EXCITING AND UNIQUE HIGH PROFILE LIVING

The Old Workshop offers a rare opportunity to acquire an apartment in a stylish, boutique-style development close to St Albans city centre with its excellent rail links to Central London, Luton and Gatwick airports.



WELCOME TO A JEWEL OF A CITY

St. Albans is where you will find history, culture, entertainment, food, drink, shopping, green parks and friendly people, all within a short distance of each other. It's so easy to reach and close by to other great places and spaces.

Unique buildings, historic streets and open spaces have remained through the centuries, and are still a vital part of city life today. Brimming with popular high street names and services plus a delightful collection of specialist and independent stores and boutiques specialising in jewellery, fashion, beauty, home style and gifts.

Simply perfect for those who love to eat and drink. Global street food on market days or fine dining in smart restaurants. Café culture is thriving wherever you turn.





Front Elevation



Rear Elevation



SPECIFICATIONS & FEATURES

Each of the apartments will be designed and built to a high standard and amenities will include:

KITCHEN

Hacker premium designed

German fitted kitchen with soft self closing devices

Quartz stone worktops with glass upstands

Stainless steel 1 bowl sink with brushed steel kitchen mixer tap with under mounted sink

Siemens integrated fan assisted electric oven, electric hob and microwave

Siemens brushed steel extractor hood

Siemens Integrated dishwasher

Siemens Integrated fridge/freezer

Siemens washer/dryer

LED lighting

BATHROOMS AND EN SUITES

White sanitary ware
Duravit hanging toilet

Dansani vanity cupboard below basin with slide out drawer, matt finish and feature light

Mirror wall mounted over basin with light

Hansgrohe shower select mixer unit with feature push buttons

Hansgrohe handheld shower with wall bar and shower screen provided above baths

Grohe 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 to some of the bedrooms

Carpets

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 SPECIFICATIONS

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

Radiator heating system thermostatically controlled

Wired for satellite and internet

GUARANTEE AND TENURE

All apartments come with 10 year ICW Warranty

Apartments: 150 year lease





A PREMIUM DEVELOPMENT 6 SPACIOUS 1 & 2 BEDROOM APARTMENTS

The Old Workshop is finished with high specification throughout and a superb eye for detail. Located on London Road, just doors from the Art Deco Odyssey Cinema.



The Old Workshop is within easy walking distance of restaurants and bars and old style pubs and also of the town centre with its wide variety of shops and restaurants.

St Albans arena is also only minutes away offering a wide variety of shows throughout the year. Also within walking distance are local attractions such as The Maltings shopping centre and the local market every Wednesday and Saturday, the imposing St Albans Abbey, and the historic Roman ruins of Verulamium.

This ideal location is also within walking distance of Clarence Park, which is a beautiful park located in the heart of the town centre.



LOWER GROUND FLOOR



LOWER GROUND FLOOR:

Shop/Office 7.0 x 6.0m

FLAT 2: Floor Area 56m²

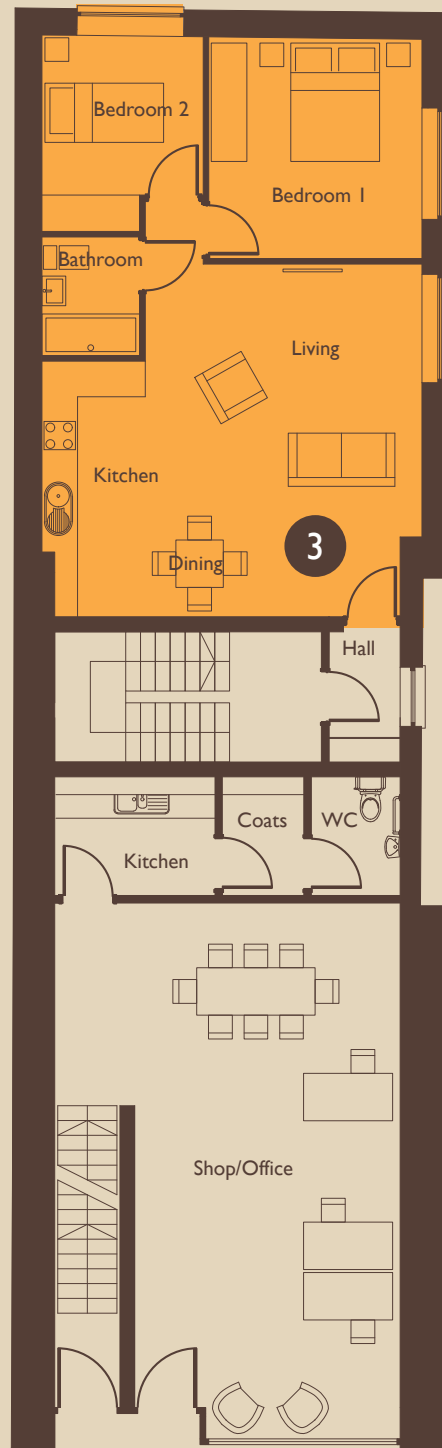
Kitchen 1.9 x 2.4m

Living 5.8 x 4.5m

Home Office 3.7 x 2.8m

Bedroom 1 3.4 x 3.7m

GROUND FLOOR



GROUND FLOOR:

Shop/Office 8.7 x 6.0m

FLAT 3: Floor Area 61m²

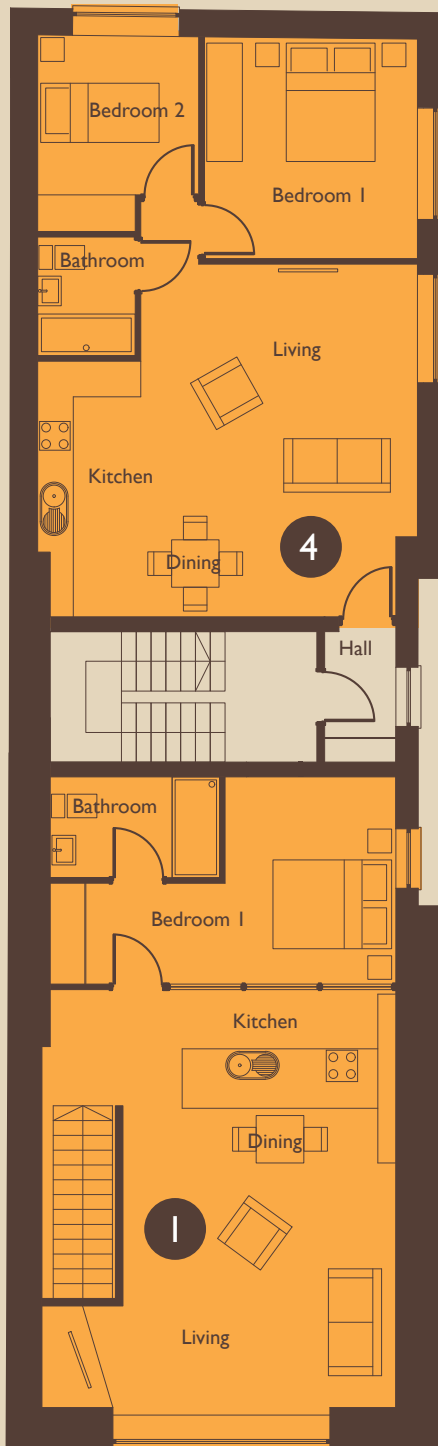
Kitchen 1.9 x 2.4m

Living 5.8 x 4.5m

Bedroom 1 3.4 x 3.7m

Bedroom 2 3.7 x 2.8m

FIRST FLOOR



FLAT 4:	Floor Area 64m²
Kitchen	1.9 x 2.4m
Living	5.8 x 4.5m
Bedroom 1	3.4 x 3.7m
Bedroom 2:	3.7 x 2.8m

FLAT 1:	Floor Area 60m²
Living	5.7 x 4.0m
Kitchen	2.8 x 2.8m
Bedroom 1	5.1 x 3.2

SECOND FLOOR



FLAT 5:	Floor Area 64m²
Kitchen	3.3 x 2.4m
Living	4.0 x 3.7m
Bedroom 1	4.3 x 2.7m
Bedroom 2	3.8 x 2.7m

FLAT 6:	Floor Area 59m²
Kitchen:	3.9 x 1.6m
Living	4.1 x 3.9m
Bedroom 1	4.2 x 2.6m
Bedroom 2	4.3 x 2.0m



**THE OLD
WORKSHOP**
ST. ALBANS



**ALDENHAM
RESIDENTIAL**

PROPERTY DEVELOPMENT

The Old Workshop,
London Road,
St Albans AL1 1PQ

info@aldenhamresidential.co.uk
www.aldenhamresidential.co.uk



Backed by
HM Government