





## PROJECT OVERVIEW

Merchant House, St Albans offers an opportunity to acquire an apartment in an exciting development located in St Albans city centre with its excellent rail links to Central London and Luton and Gatwick airports. It is a development of 4 spacious two-bedroom apartments with allocated parking. Features include German kitchens fitted with Siemens appliances and quartz worktops with LED lighting and engineered oak flooring in the main living areas.

## LOCATION

Merchant House is situated on London Road, St Albans just two doors down from the art deco Odyssey Cinema. It is within 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; the local market every Wednesday and Saturday; the imposing St Albans Abbey, and the historic Roman ruins of Verulamium. There is a good choice of both state and private primary and secondary schools in the catchment area.

## TRANSPORT

The apartments also have excellent transport links. They are a five minute walk from the station and Kings Cross St Pancras International is a mere twenty minutes away by train. The Gatwick Express runs regularly from St Albans Station, and Heathrow and Stansted airports are easily accessible via the M25, which is a ten-minute drive away. This ideal location is also within walking distance of Clarence Park, a beautiful park located in the heart of the town centre, and Verulamium Park with its lakes and Roman ruins.

## COMPLETION

The apartments will be available from September 2016.  
However, it may be possible to purchase off plan in advance of this date.





## SPECIFICATION

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### KITCHEN

- Rot Punkt 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

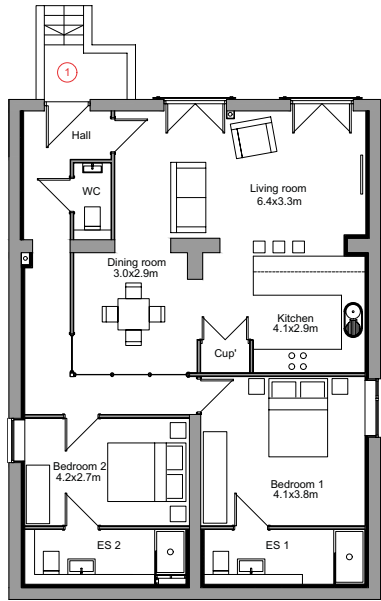
- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- CAT 5 Cabling
- Wired for satellite
- Door Frames, skirtings, architraves finished in white satin wood paint
- Built-in utility cupboard to some of the apartments
- Contemporary wet radiator system

### GUARANTEE AND TENURE

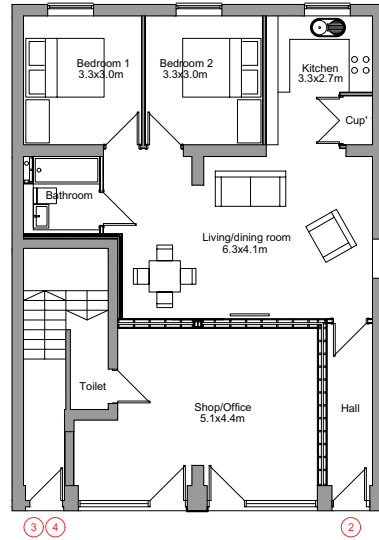
- All apartments come with a 10 year CRL warranty
- Apartments: 125 year lease



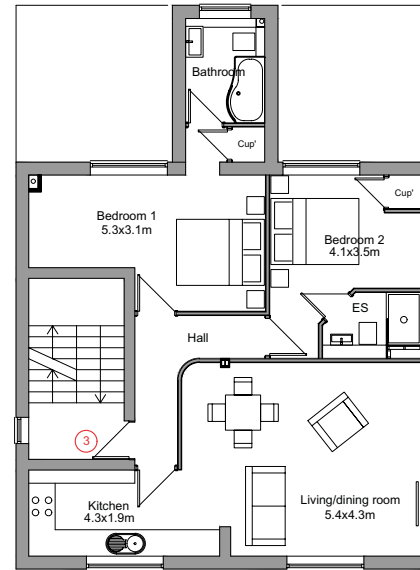
# FLOOR PLANS



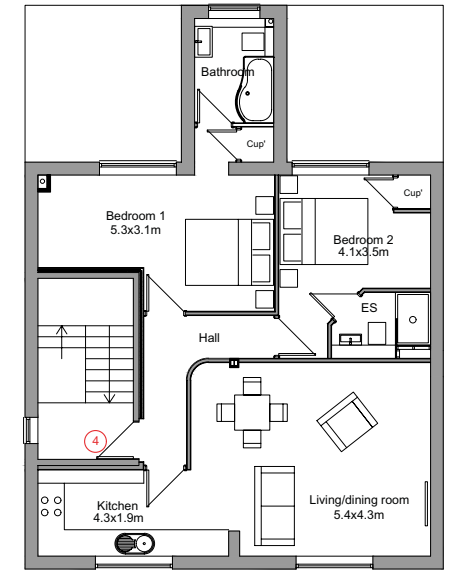
LOWER GROUND FLOOR



GROUND FLOOR



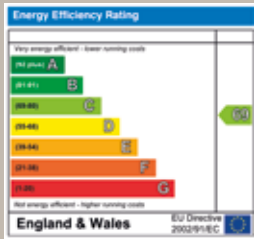
FIRST FLOOR



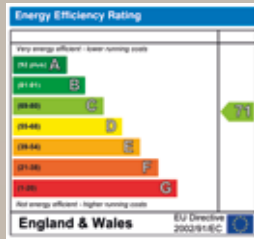
SECOND FLOOR

FLAT	DESCRIPTION	GROSS FLOOR AREA
1	2 BEDROOM	104 SQ M (1,119 SQ FT)
2	2 BEDROOM	68 SQ M (688 SQ FT)
UNIT 1	SHOP/OFFICE	26 SQ M (279 SQ FT)

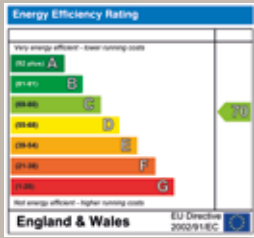
FLAT	DESCRIPTION	GROSS FLOOR AREA
3	2 BEDROOM	73 SQ M (785 SQ FT)
4	2 BEDROOM	73 SQ M (785 SQ FT)



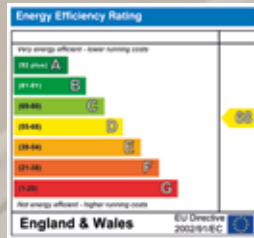
GROUND FLOOR



MIDDLE FLOOR



MIDDLE FLOOR



TOP FLOOR



**ALDENHAM RESIDENTIAL**  
PROPERTY DEVELOPMENT

All information in this document is correct to the best of our knowledge at the time of going to print (date xx). 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.