



# QUEENS COURT

← CODICOTE →



ALDENHAM  
RESIDENTIAL  
PROPERTY DEVELOPMENT



APT 1/2/3/4/5



**First Floor**

**Apartment 3**  
(2 Bedroom) (65.55m<sup>2</sup>)

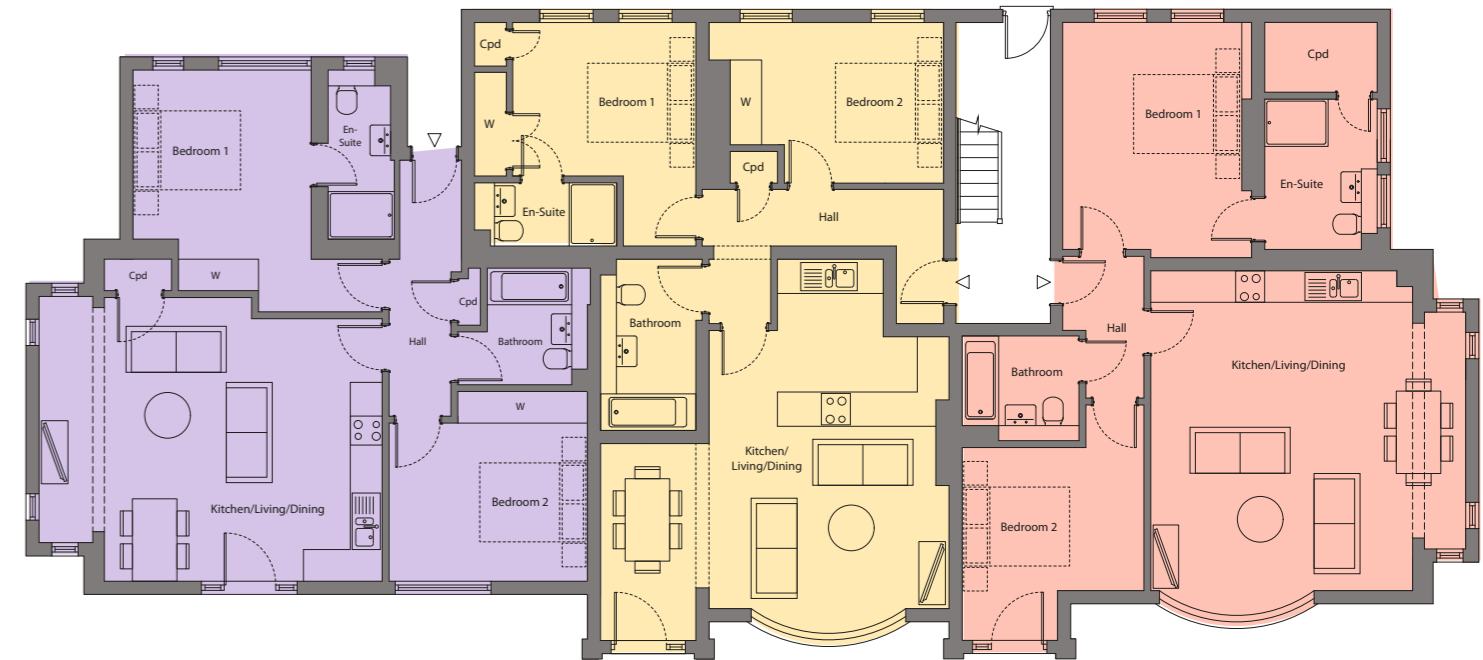
**Apartment 4**  
(1 Bedroom) (50.33m<sup>2</sup>)

**Ground Floor**

**Apartment 1**  
(2 Bedrooms) (83.10m<sup>2</sup>)

**Apartment 2**  
(2 Bedrooms) (82.68m<sup>2</sup>)

**Apartment 5**  
(2 Bedrooms) (80.74m<sup>2</sup>)





# Specifications

## KITCHEN

- Premium designed German fitted kitchen with soft self closing devices
- Quartz stone worktops with upstands
- Stainless steel 1 bowl sink
- Brushed steel kitchen mixer tap with under-mounted sink
- Siemens integrated fan assisted electric oven & Induction hob\*
- Siemens brushed steel extractor hood\*
- Siemens microwave/oven\*
- Siemens Integrated dishwasher\*
- Siemens Integrated fridge/freezer\*
- Siemens washer/dryer\*
- LED lighting

## LIVING / DINING

- Recessed LED ceiling downlighters
- Oak timber engineered wide flooring
- Engineered wood flooring
- 80cm x 80cm Porcelain tiles to kitchen diner
- Carpet to some living rooms
- Q Acoustics
- Bluetooth hi-fi system with ceiling mounted speakers

## BEDROOM

- Recessed LED ceiling down lighters
- Built-in wardrobes to selected bedrooms
- Choice of Carpets to all bedrooms

## BATHROOMS & EN-SUITES

- White sanitaryware Duravit hanging toilet
- Dasani 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, select mixer unit with feature push button and shower screen provided above baths
- Concealed cistern housing, toilet finished with marble mantle
- Chrome towel radiators in bathrooms and en-suites
- Contemporary porcelain floor & wall tiles in all bathrooms & en-suites.

## SECURITY & ENERGY EFFICIENCY

- Alarmed houses
- Multi-point locking and spy-hole to all property entrance doors
- Smoke detectors in each property (mains operated with battery backup)

## GENERAL SPECIFICATIONS

- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- Wired for satellite - sky glass
- Door Frames, skirtings, architraves finished in white satin wood paint
- Gas underfloor heating system thermostatically controlled to ground floor
- Central heating on first and second floor
- Wired for internet

## GUARANTEE & TENURE

- All properties come with 10 year ICW Warranty

*\*Appliances are Siemens or equivalent.*

# Development plan

## APARTMENT 1

2 Bedroom  
895 sq.ft

## APARTMENT 2

2 Bedroom  
890 sq.ft

## APARTMENT 3

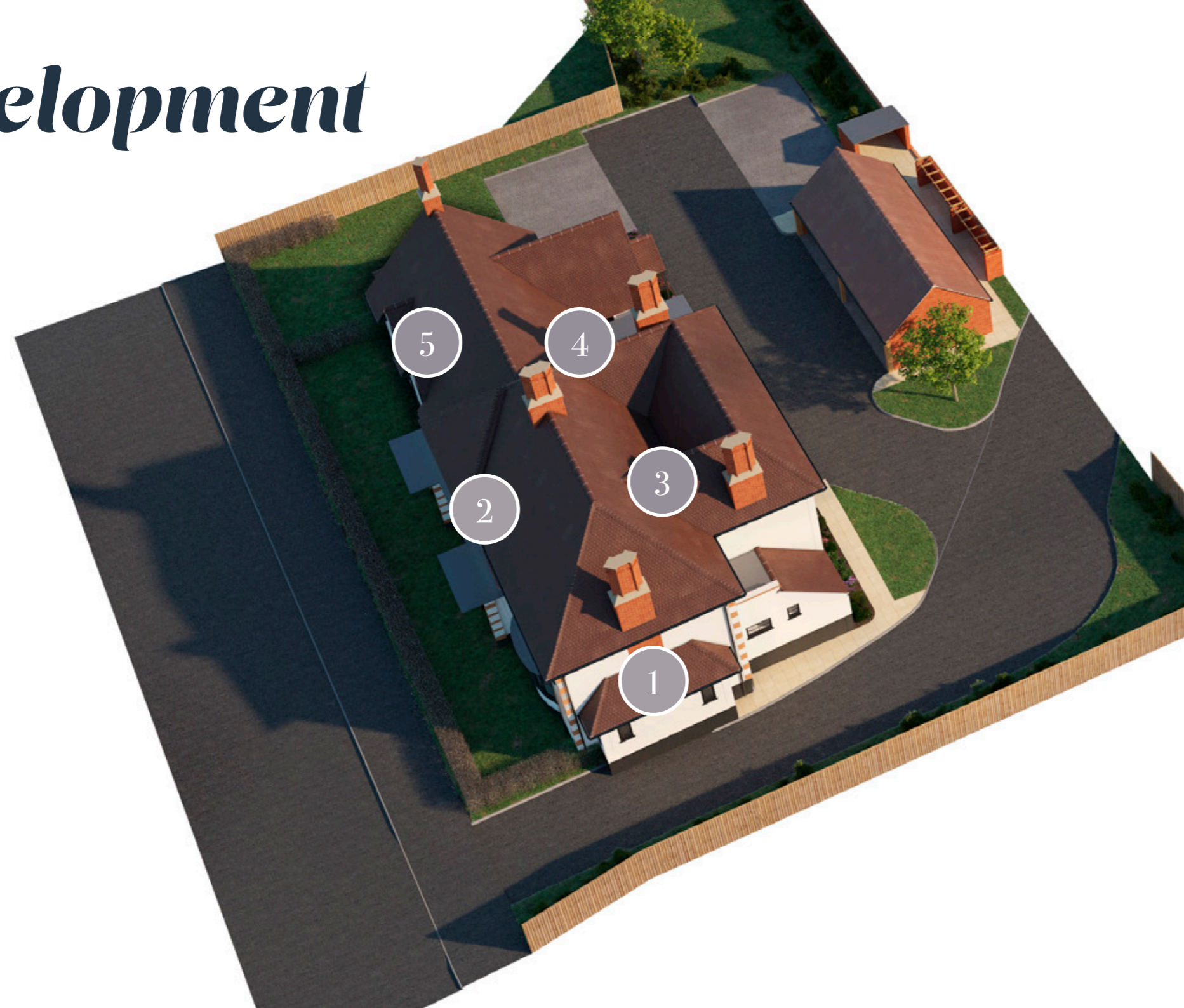
2 Bedroom  
706 sq.ft

## APARTMENT 4

1 Bedroom  
542 sq.ft

## APARTMENT 5

2 Bedroom  
869 sq.ft



## Travel and access links

### BY ROAD

- Central London 30 miles
- Stevenage 7.1 miles
- Welwyn Garden City 4.7 miles
- M25

### BY RAIL

- Knebworth Station, Direct Service to Kings Cross from 38 mins
- Welwyn Garden City to Kings Cross from 28 mins
- Welwyn Garden City to Moorgate from 48 mins
- Welwyn Garden City to St Pancaras International 35 mins with onward connection to Eurostar

### BY AIR

- London Luton Airport 8 miles
- London Heathrow 39 miles
- London Stansted 46 miles

(Distances and times are approximate)

