

**L A N  
C A S  
T E R**

**HOUSE**

**HERTFORD**

# LANCASTER

HOUSE

## THE LUXURY OF SPACE

An exceptional development of just 14 luxury and unusually spacious 2 bedroom apartments.

All apartments have been carefully designed with the discerning purchaser in mind, combined with high specification finishes throughout, these homes are truly outstanding.

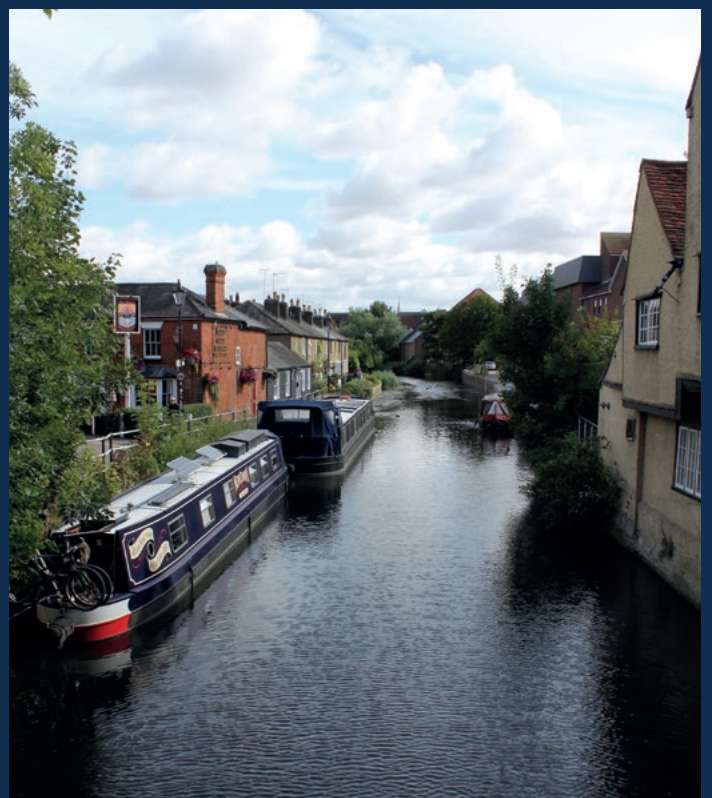


Computer generated imagery is indicative only.

# PERFECTLY LOCATED

Lancaster House is perfectly located just a 5 minute walk from an array of excellent restaurants, bars, cafés and boutiques as well as large supermarkets such as Sainsbury's, Marks & Spencer and Tesco.

Take a relaxing stroll along the River Lea at Hartham Common, a wide, green expanse that is perfect for sporting activities, picnics or leisurely walks.



# FLOOR PLANS



## 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors

### TYPE A

Flats 1, 4, 7, 10  
1,075 sqft

**Bedroom 1**  
15'6" x 11'0"  
4.72m x 3.35m

**Bedroom 2**  
20'0" x 9'5"  
6.10m x 2.87m

**Living / Kitchen / Dining**  
22'6" x 19'2"  
6.86m x 5.84m

### TYPE - B

Flats 2, 5, 8, 11  
836 sqft

**Bedroom 1**  
19'2" x 9'2"  
5.84m x 2.79m

**Bedroom 2**  
16'0" x 10'5"  
4.88m x 3.18m

**Living / Kitchen / Dining**  
21'2" x 17'0"  
6.45m x 5.18m

### TYPE - C

Flats 3, 6, 9, 12  
976 sqft

**Bedroom 1**  
21'1" x 9'7"  
6.43m x 2.92m

**Bedroom 2**  
14'8" x 12'4"  
4.47m x 3.76m

**Living / Kitchen / Dining**  
24'5" x 21'7"  
7.44m x 6.58m



## 5<sup>th</sup> floor

### FLAT 14

778 sqft

**Bedroom 1**  
14'8" x 14'5"  
4.47m x 4.39m

**Bedroom 2**  
13'2" x 8'9"  
4.01m x 2.67m

**Kitchen**  
14'7" x 5'2"  
4.01m x 1.57m

**Living / Dining**  
15'7" x 14'2"  
4.75m x 4.32m



# SPECIFICATION

## KITCHEN

- Contemporary, matte, handleless kitchen doors (two tone)
- Quartz polished worktop
- Bosch integrated oven, electric hob with extractor over
- Integrated fridge/freezer
- Bosch integrated washing machine
- Bosch integrated dishwasher
- Single bowl undermount sink in stainless steel & single lever mixer tap

## BATHROOM

- Bath with separate thermostatic shower and hand held unit
- Modern minimal profile shower tray
- Fixed glass screen
- Mixer & taps in Grohe brand
- Floating vanity unit with sink above
- Wall hung pans with Grohe hidden concealed cistern
- Porcelain matt tiles to all walls and floor
- Toilet accessories: toilet roll holder & mirror
- Shaver point
- Chrome towel radiator

## ELECTRICAL

- LED recessed ceiling downlighters to all rooms
- TV/data points in living room and bedrooms – allowance for either Virgin or other
- Brushed flat plated steel sockets and switches throughout with USB ports in bedrooms and kitchen
- Mains operated smoke/heat detectors with battery back up and CO2

## INTERNAL FINISHES

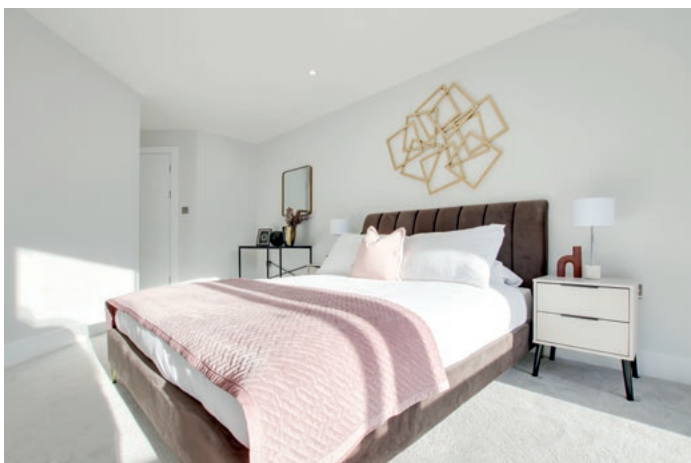
- Painted timber doors/ architraves and skirting
- Video entry system
- Luxury vinyl tile flooring to Living/Dining/Hallway
- Carpet to all bedrooms

## HEATING

- Underfloor heating throughout
- Megaflo hot water system

## GENERAL

- Lift to all floors from parking level
- 1 allocated parking space per apartment within gated, underground car park
- Wall mounted letterboxes in main entrance
- Aluminium windows
- Balconies to all apartments
- Build in wardrobes to both bedrooms
- 10 year new build warranty



# LANCASTER

HOUSE

Pegs Lane, Hertford, SG13 8EG



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Designed by Fresh Lemon.

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