

# DREY HOUSE

GERNON ROAD SG6 3DU



## DREY HOUSE

DREY HOUSE IN LETCHWORTH GARDEN CITY IS AN OPPORTUNITY TO OWN AN APARTMENT IN AN ATTRACTIVE NEW DEVELOPMENT CLOSE TO EXCELLENT RAIL LINKS TO CENTRAL LONDON, CAMBRIDGE AND STEVENAGE.

It is a development of one and two bedroom apartments each finished to an impressive standard. All of the apartments have German fitted kitchens incorporating Siemens appliances, quartz worktops with feature LED lighting and glass splashbacks. Bathrooms feature Hansgrohe and Duravit fittings complemented by high-end Catalano vanity units. Ted Todd engineered oak flooring completes the up-market, contemporary style of these apartments.

### LOCATION

Letchworth Garden City has the distinction of being the first garden city built in this country and was recently voted one of the best commuter belt towns. It was founded in 1903 – a former civil parish it takes its name from one of the three villages it surrounded which featured in the Domesday Book. It is considered to be the model of a well-run garden city, designed to combine the best of both town and country living, and attracts a number of visitors as a result.

The town centre offers specialist shops, a range of eating places, an Art-Deco four-screen cinema, art galleries and regular farmers' markets. For the more active, there are golf courses, an equestrian centre, indoor karting and nature reserves to explore. Letchworth Garden City also boasts the 13 mile Greenway Walk, which encircles the town and welcomes both walkers and cyclists.

Letchworth Garden City has a good mixture of both private and state schools – primary and secondary. It also offers a broad range of child friendly activities in the area - a family golf centre, indoor activity area and Standalone Farm to name but a few.

### TRANSPORT

Drey House is situated within five minutes walk of the Grade II listed train station with its excellent transport links to London and Cambridge.

At peak times, services run every 15 minutes to Kings Cross – a journey of only 36 minutes. Two trains an hour depart for the 30 minute journey to Cambridge and Stevenage is a mere 10 minute train journey away.

Luton and Stansted airports are approximately a 20 minute drive on the A505 and A507 respectively.

Junction 23 of the M25 is a short 22 minute drive and it takes only a few minutes to reach Junctions 9 and 10 of the A1(M) which allows easy access to Central London.

Junction 10 of the M1 can be reached in 20 minutes via the A505.

### COMPLETION

The apartments are due for completion in November 2018. However, purchasing off plan in advance of this date can be discussed.





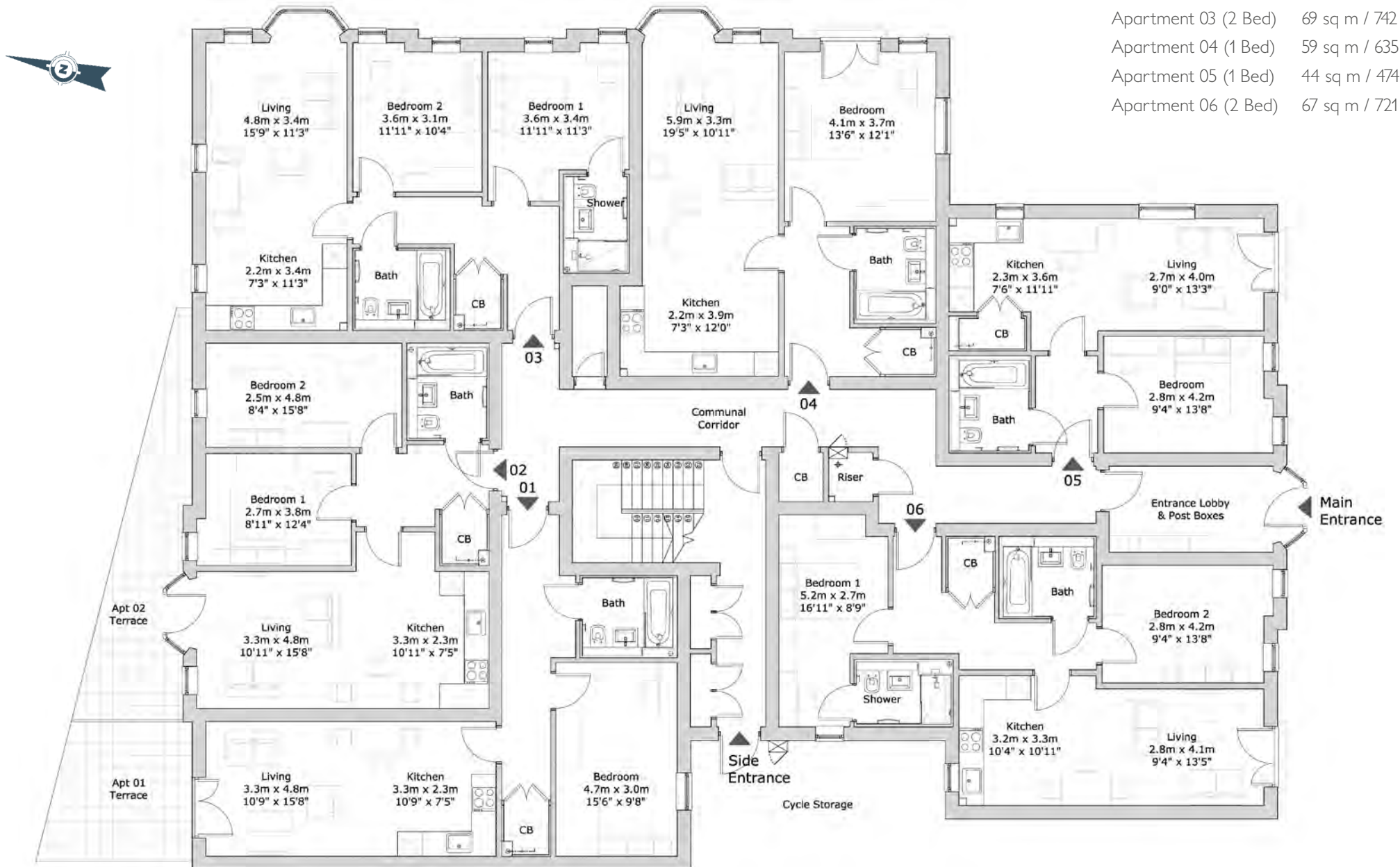




# FLOOR PLANS

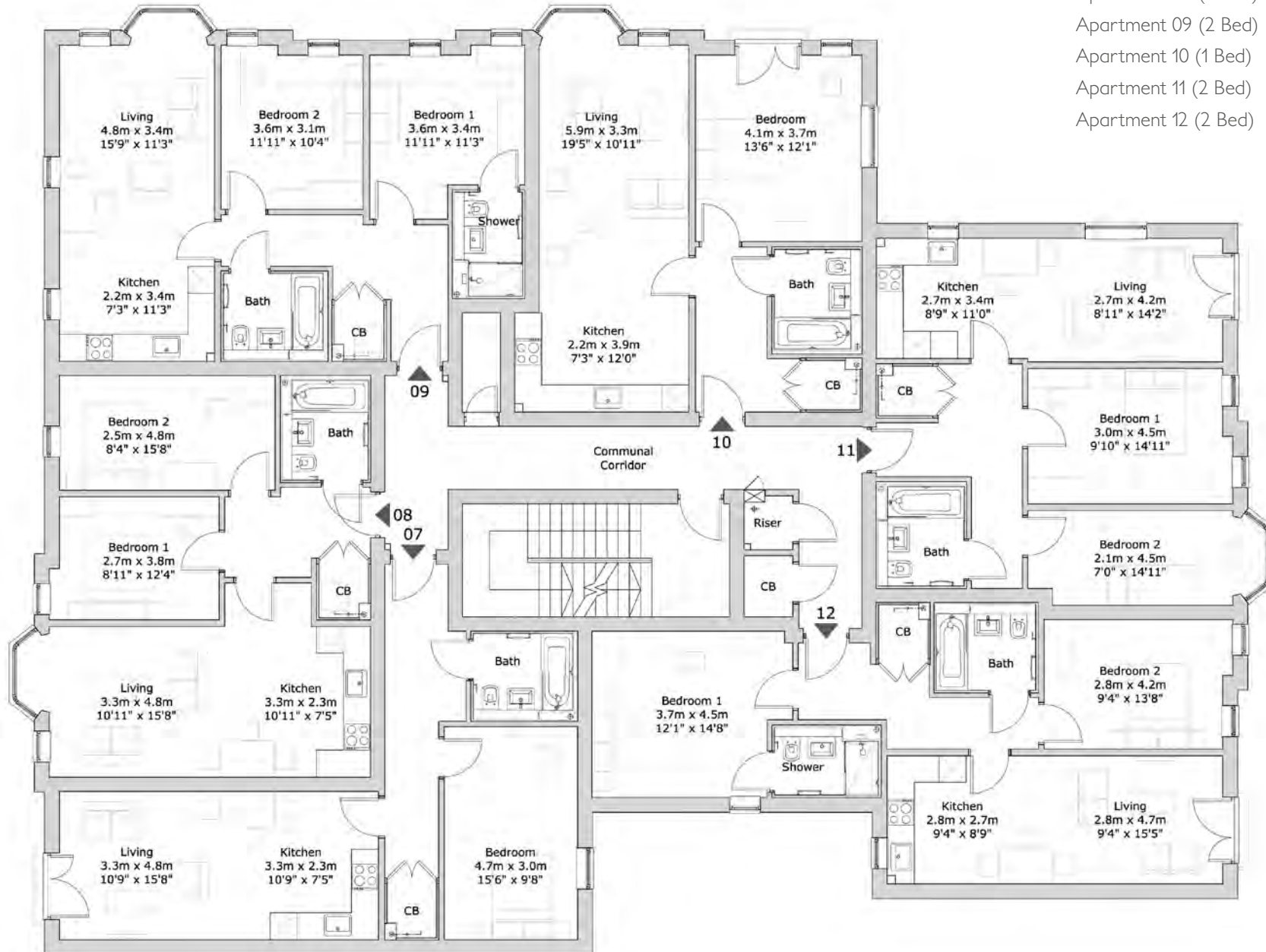
## GROUND FLOOR

Apartment 01 (1 Bed)	55 sq m / 592 sq ft
Apartment 02 (2 Bed)	63 sq m / 678 sq ft
Apartment 03 (2 Bed)	69 sq m / 742 sq ft
Apartment 04 (1 Bed)	59 sq m / 635 sq ft
Apartment 05 (1 Bed)	44 sq m / 474 sq ft
Apartment 06 (2 Bed)	67 sq m / 721 sq ft





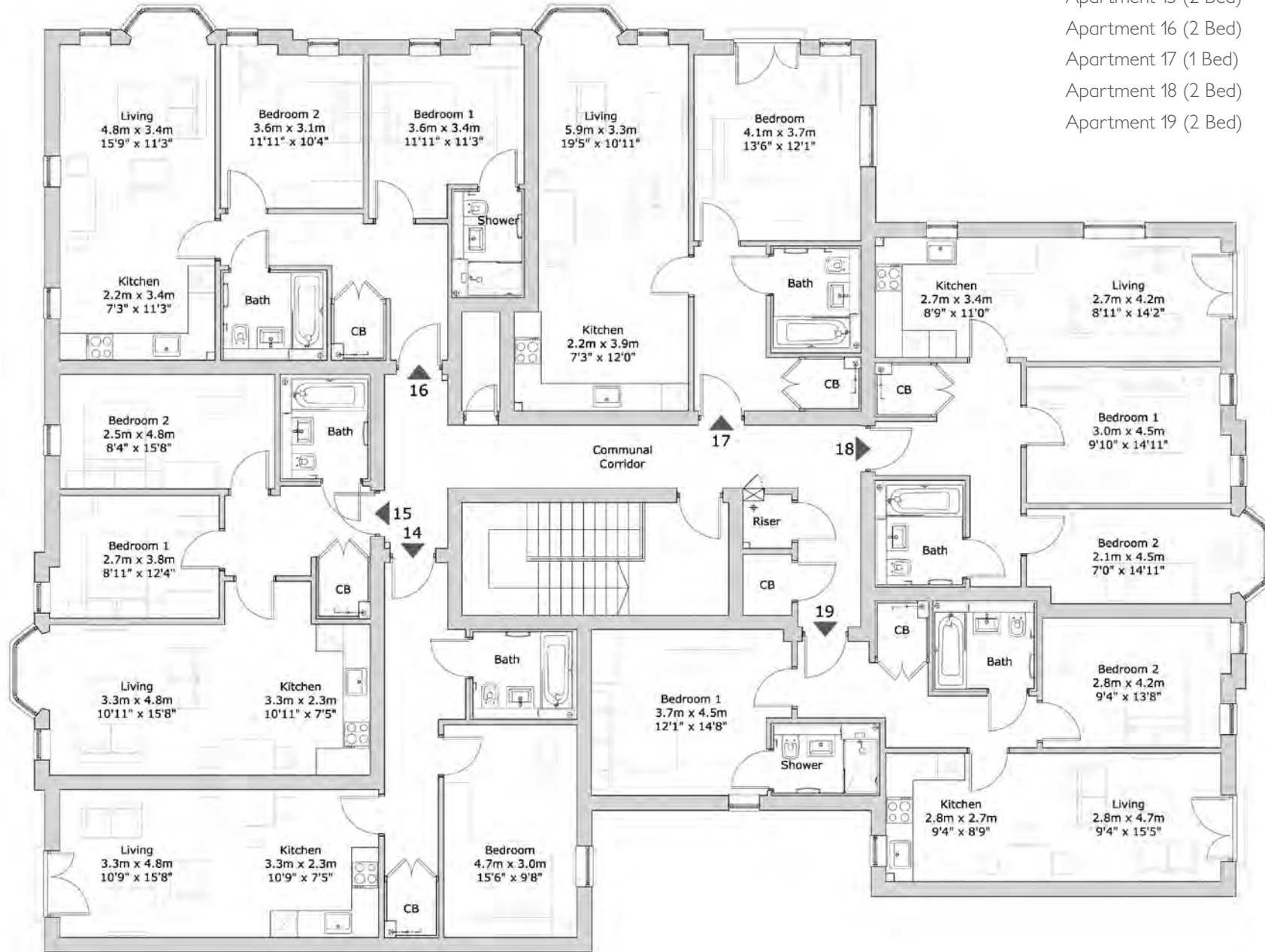
# FLOOR PLANS



## FIRST FLOOR

Apartment 07 (1 Bed)	55 sq m / 592 sq ft
Apartment 08 (2 Bed)	63 sq m / 678 sq ft
Apartment 09 (2 Bed)	69 sq m / 742 sq ft
Apartment 10 (1 Bed)	59 sq m / 635 sq ft
Apartment 11 (2 Bed)	62 sq m / 667 sq ft
Apartment 12 (2 Bed)	69 sq m / 742 sq ft

# FLOOR PLANS



## SECOND FLOOR

Apartment 14 (1 Bed)	55 sq m / 592 sq ft
Apartment 15 (2 Bed)	63 sq m / 678 sq ft
Apartment 16 (2 Bed)	69 sq m / 742 sq ft
Apartment 17 (1 Bed)	59 sq m / 635 sq ft
Apartment 18 (2 Bed)	62 sq m / 667 sq ft
Apartment 19 (2 Bed)	69 sq m / 742 sq ft

# SPECIFICATION

## KITCHEN

- | Wilson Fink premium designed German 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 sanitaryware Duravit
- | Catalano Italian vanity cupboard below basin with slide out drawer, matt finish and recess light
- | Mirror wall mounted over basin with light
- | 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
- | 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
- | Door frames, skirtings, architraves finished in white satin wood paint
- | Built-in utility cupboard to some of the apartments
- | Electric underfloor heating system thermostatically controlled.
- | Heat recovery units to all apartments
- | Wired for satellite and internet

## GUARANTEE AND TENURE

- | All apartments come with 10 year Buildzone Warranty
- | Apartments: 169 year lease

All information in this document is correct to the best of our knowledge at the time of going to print (March 2018).  
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.



**ALDENHAM RESIDENTIAL**  
PROPERTY DEVELOPMENT