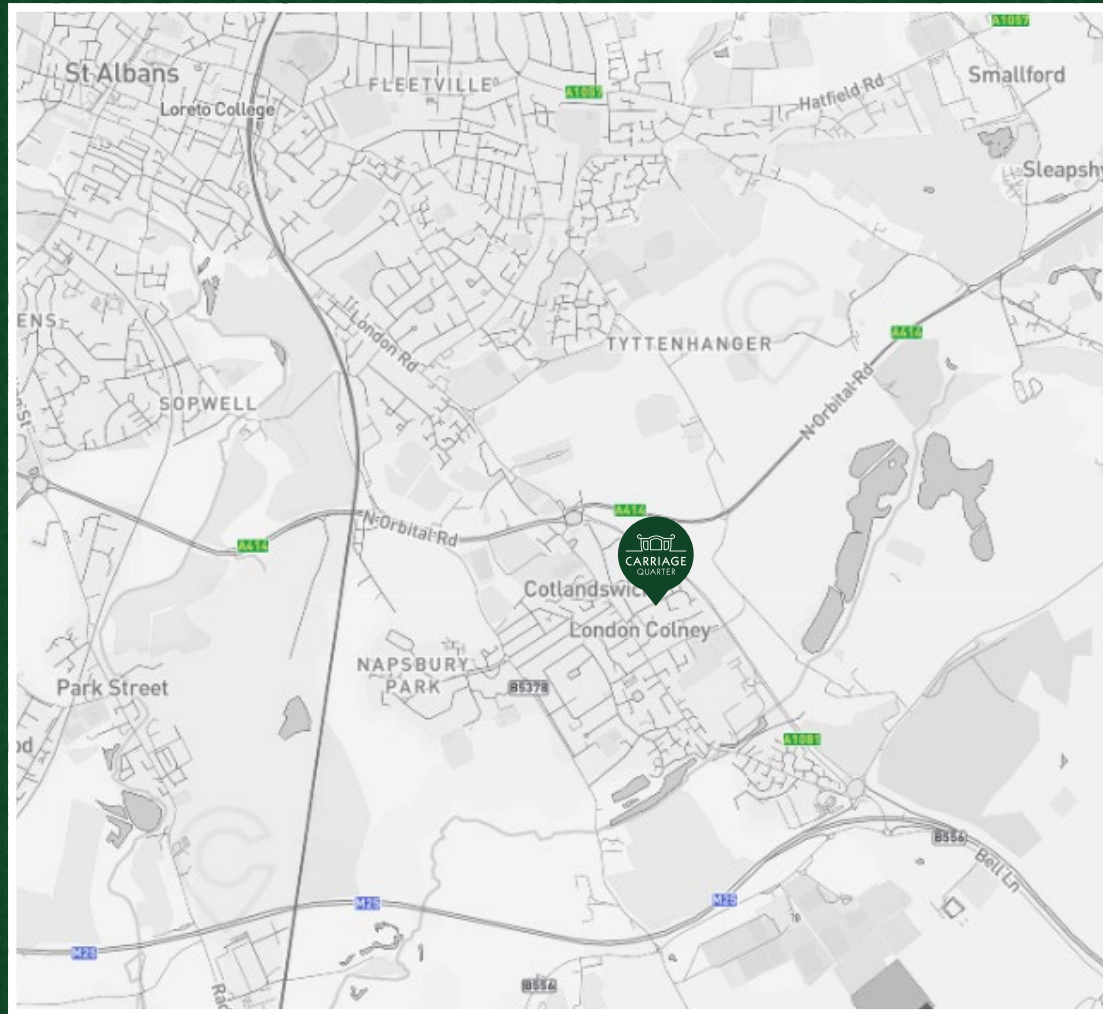



**CARRIAGE
QUARTER**

— LONDON COLNEY —




**CARRIAGE
QUARTER**

— LONDON COLNEY —

Carriage Quarter, Perham Way, London Colney, St Albans, AL2 1LB
sales@chalkdenedevelopments.co.uk | 01707 562000

CHALKDENE
— DEVELOPMENTS —

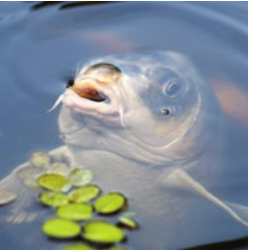


CHALKDENE
— DEVELOPMENTS —

AN EXCITING DEVELOPMENT OF 45
CONTEMPORARY STUDIO, 1, 2 AND 3 BEDROOM
HOUSES AND APARTMENTS.

Located in London Colney within the Hertfordshire commuter belt just to the north of London, Carriage Quarter is a stylish new development comprising of modern houses and apartments which will appeal to a wide spectrum of discerning purchasers.

The area is rich in history and the local High Street was once one of the main coaching routes into the capital. With easy access to the M25, its excellent travel connections remain one of the village's key attractions. Sitting just on the doorstep of the beautiful city of St Albans, Carriage Quarter offers contemporary living, with excellent leisure facilities, at an affordable price.



LIVING LIFE TO THE FULL

London Colney enjoys a prime location on the outskirts of St Albans, with easy access to London and the M25. Known historically as the main town on the route to the capital, with convenient access to the riverside and green spaces, it offers the ideal blend of modern amenities and a sprinkling of traditional charm.

London Colney's village feel, with period properties, charming riverside area and easy access to the highway network, makes it an ideal choice for families and young professionals, with all the urban amenities of London and St Albans close by.

Superbly located with leisure facilities close at hand, London Colney, despite its proximity to the capital, has plenty of green spaces and the attractive river Colne meanders through the village giving it a rural feel. Commuting into nearby towns such as Hatfield, Hemel Hempstead, Watford and Potters Bar is easy

due to excellent road connections, whilst the historic cathedral city of St Albans offers a wonderful blend of Roman history, high street shops and independent retailers, along with restaurants, bars and pubs to suit all tastes.

- Close to historic St Albans
- Easy access to M25 and other travel routes
- Large retail park plus local shops and services
- Riverside pubs
- Good schools

For those who enjoy a little retail therapy London Colney is home to the Colney Fields Shopping Park which has a range of popular brands including Next, Boots, TK Maxx, New Look and Marks & Spencer. However, if a quiet afternoon at a waterfront pub is more your style why not head to the riverside area for a relaxing stroll and tasty lunch.

London Colney provides a range of sports facilities to support an active lifestyle. The Verulamians Rugby Club has three senior teams plus junior sides for children aged 6 to 16. Adjacent to the club is Cotlandswick Leisure Centre which offers fitness classes for all ages and abilities, plus a large gym, personal training, sports hall, soft play area and a café. There are many golf courses in the surrounding area and for anglers nearby Willows Lake offers 22 acres of carp fishing.

Culture buffs will enjoy having St Albans on their doorstep. It is rich in history and boasts many amenities including an independent cinema, theatres, museums, gallery, parks, a wide choice of shopping and dining plus the stunning cathedral which dates back over 1700 years. Equally popular is the nearby village of Radlett with its trendy High Street and range of independent shops, cafes and restaurants.

Other local attractions include the de Havilland Aircraft Museum which is the oldest aviation museum in the UK and features a range of fascinating exhibits and restoration projects. For young children Willows Activity Farm makes a great day out, with adventure and soft play areas, funfair and tractor rides and the chance to meet the farmyard animals.

EASY CONNECTIONS TO LONDON, ST ALBANS AND BEYOND



- | | |
|--------------------------------|----------------------------------|
| 1. COTLANDSWICK LEISURE CENTRE | 6. M25 JUNCTION |
| 2. TESCO EXPRESS (HIGH STREET) | 7. WILLOWS ACTIVITY FARM & LAKES |
| 3. RIVERSIDE AREA | 8. DE HAVILLAND AIRCRAFT MUSEUM |
| 4. COLNEY FIELDS SHOPPING PARK | 9. WATFORD FC TRAINING GROUND |
| 5. HIGHFIELD PARK | 10. SAINSBURY'S |
| | 11. McDONALDS |



Perfectly placed for travel to the capital, Hertfordshire towns and the wider area.

London Colney enjoys exceptional connections to key road routes and is conveniently located just a few minutes' drive from the M25. With the M1 to the west and A1 to the east it offers superb access to all parts of the UK. St Albans is easily reached in around 10 minutes via the A1081. The A414 also provides quick and easy access to towns such as Hatfield and Hemel Hempstead which are both around a 15 minute drive and to the south Watford is about a 20 minute drive away.

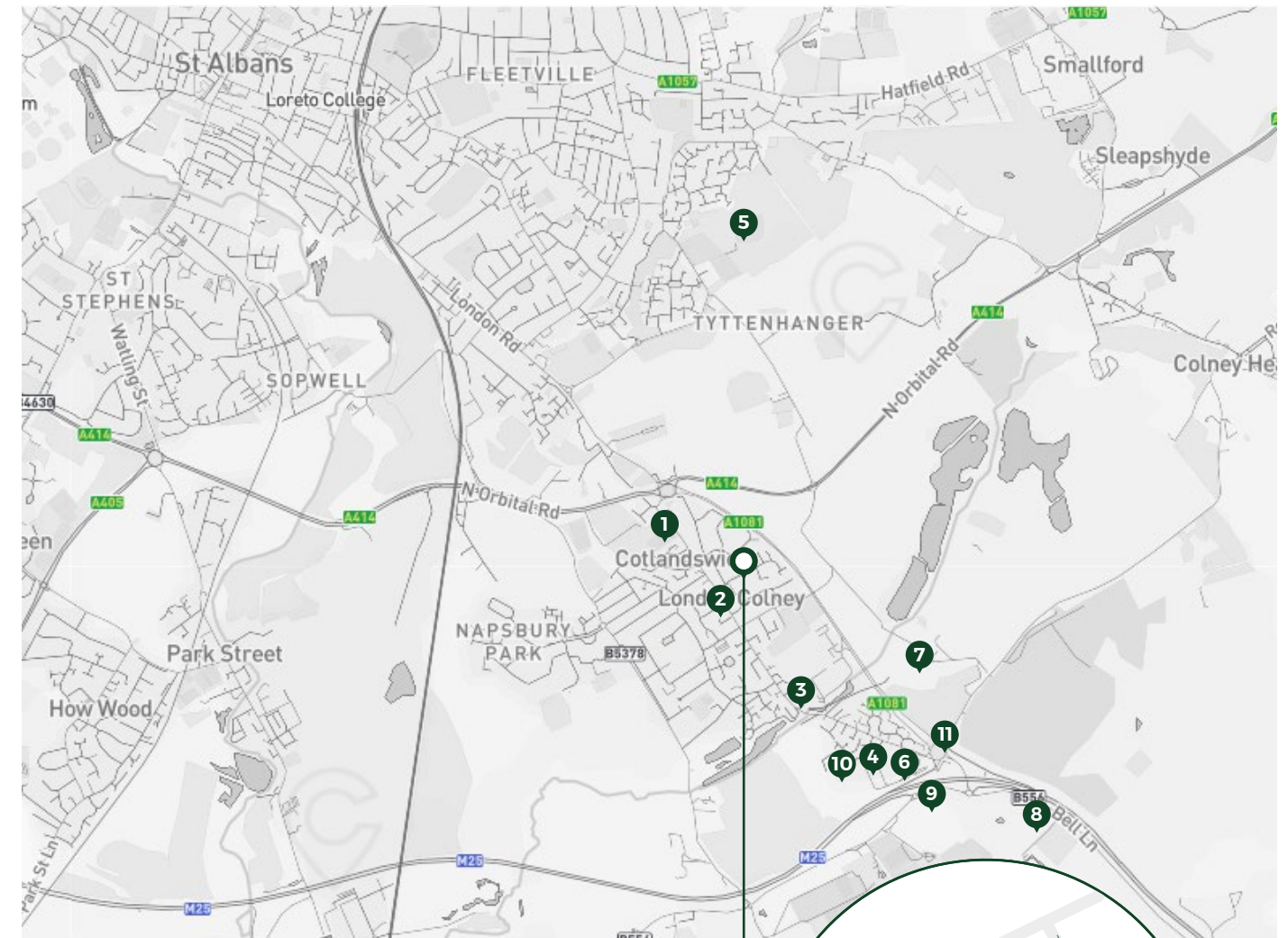
Rail connections from St Albans City station are excellent, with direct trains into London St Pancras taking as little as 21 minutes. Travelling north from St Albans City Railway station to Luton Airport Parkway is around 11 minutes by train.

- WALK**
- London Colney Primary School - 1 minute
 - High Street - 3 minutes
 - Tesco Express - 4 minutes
 - Cotlandswick Leisure Centre - 8 minutes
 - River Colne - 15 minutes

- BY CAR**
- M25 Junction 22 - 5 minutes
 - Colney Fields Shopping Park - 5 minutes
 - Radlett - 10 minutes
 - St Albans City Railway Station - 10 minutes

- BY TRAIN (FROM ST ALBANS CITY)**
- Luton Airport Parkway - 11 minutes
 - London St Pancras - 21 minutes
 - Bedford - 40 minutes
 - Leicester - 90 minutes

- AIRPORTS BY CAR**
- Luton Airport - 21 minutes
 - Heathrow Airport - 35 minutes
 - Stansted Airport - 40 minutes
 - Gatwick Airport - 70 minutes



LOCATION

Carriage Quarter, Perham Way, London Colney, St Albans, AL2 1LB

DESIGNED FOR LIFE

All our homes at Carriage Quarter offer the very best in energy efficient, sustainable modern living.

The contemporary architecture and stylish interiors of our homes on this impressive development are thoughtfully designed to provide everything required for modern day living, making Carriage Quarter the perfect choice for your move.

All our homes carry a 10-year NHBC guarantee for your peace of mind, so you can relax and enjoy your new home from the day you move in.

- **THE CUFFLEY**
 2 BEDROOM HOME
 Plots: 27, 28, 33 & 34
 - **THE MIMRAM**
 3 BEDROOM HOME
 Plots: 29, 30, 31, 32, 36, 37, 38
 39, 40, 41, 42, 43 & 44
 - **THE COLNE**
 3 BEDROOM HOME
 Plot: 35
 - **THE COACH HOUSE**
 STUDIO, 1 & 2 BEDROOM APARTMENTS
 Plots: 13-26 & 45
 - **AFFORDABLE HOUSING**
- BS** BINS STORE
 - CS** CYCLE STANDS
 - S/S** SUBSTATION



ABOUT THE DEVELOPER

Chalkdene Developments is committed to building high quality sustainable homes to regenerate the local area.

We are backed by the financial strength of Morgan Sindall Group plc and offer our own two-year warranties with all properties sold in addition to a ten-year NHBC guarantee. Working in partnership with experienced architects we deliver stylish, contemporary, energy efficient homes for modern life

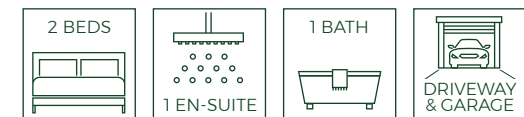
STYLISH LIVING IN A CONTEMPORARY WORLD MAKING YOUR DREAM A REALITY



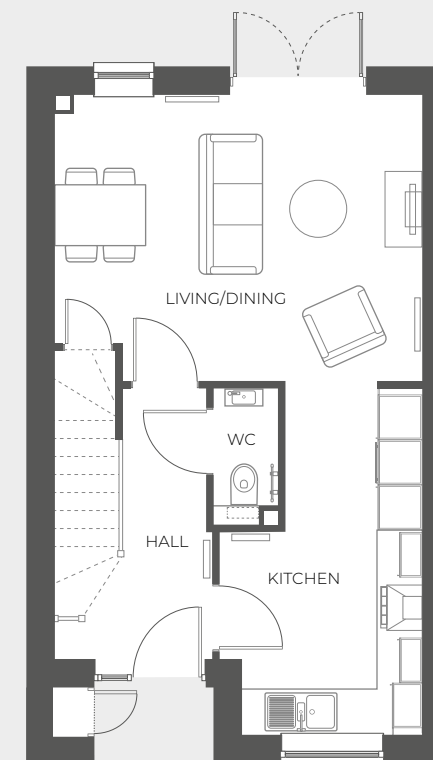
THE CUFFLEY

TOTAL AREA 81M² (876FT²)

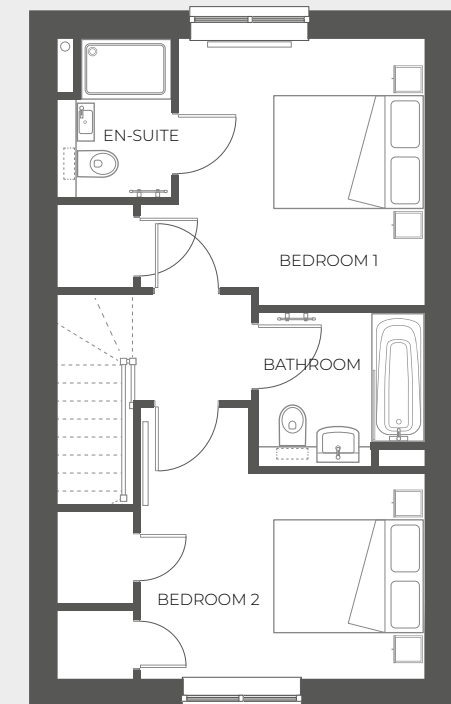
A spacious two double bedroom semi-detached home. The Cuffley benefits from either a garage and off-street parking or two off-street parking spaces, a downstairs cloakroom and master bedroom with en-suite.



DIMENSIONS	
KITCHEN	4.58M X 2.74M (15.02 X 8.98 ft)
LIVING/DINING	4.93M X 3.77M (16.17 X 12.36 ft)
BEDROOM 1	3.53M X 3.82M (11.58 X 12.53 ft)
BEDROOM 2	3.83M X 3.57M (12.56 X 11.71 ft)



GROUND FLOOR



FIRST FLOOR

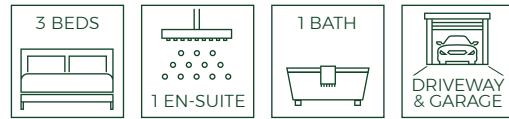
Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specification and materials is reserved. All measurements are given as a guide only.



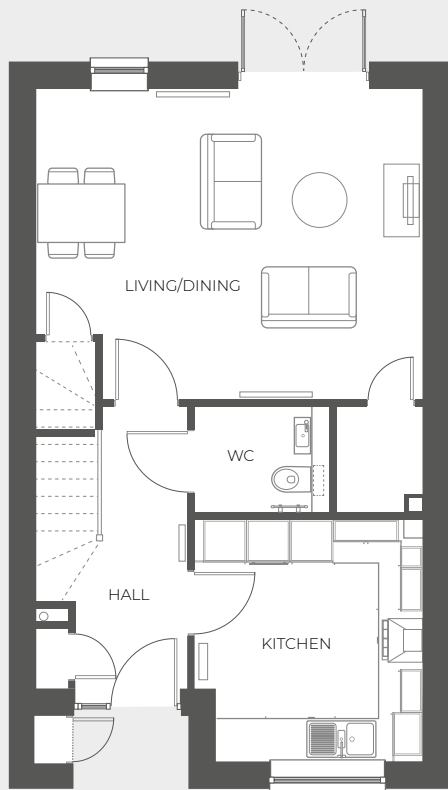
THE MIMRAM

TOTAL AREA 95M² (1027FT²)

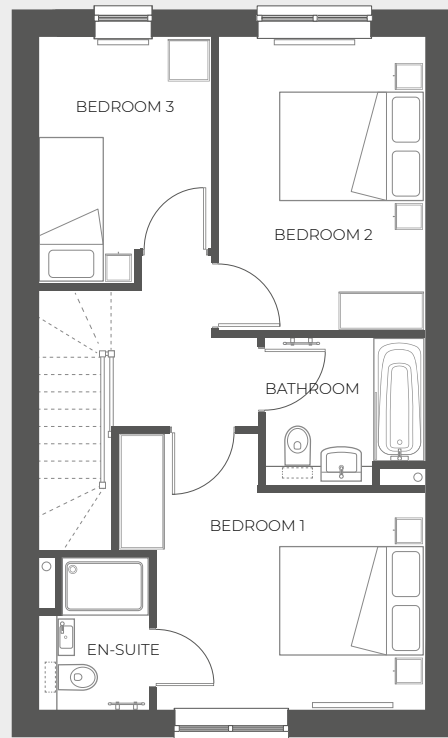
An appealing three bedroom detached or semi-detached home with en-suite to the master bedroom and enclosed garden at the rear. The Mimram benefits from either a garage and off-street parking, or two off-street parking spaces.



DIMENSIONS	
KITCHEN	3.33M X 3.09M (10.92 X 10.13 ft)
LIVING/DINING	5.27M X 4.26M (17.29 X 13.97 ft)
BEDROOM 1	3.80M X 4.17M (12.46 X 13.68 ft)
BEDROOM 2	4.04M X 2.80M (13.25 X 9.18 ft)
BEDROOM 3	3.37M X 2.37M (11.05 X 7.77 ft)



GROUND FLOOR



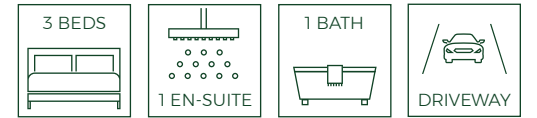
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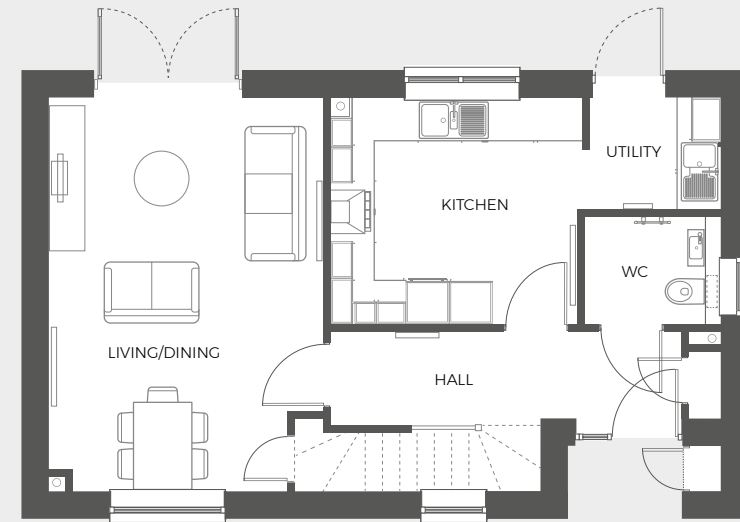
THE COLNE

TOTAL AREA 98M² (1053FT²)

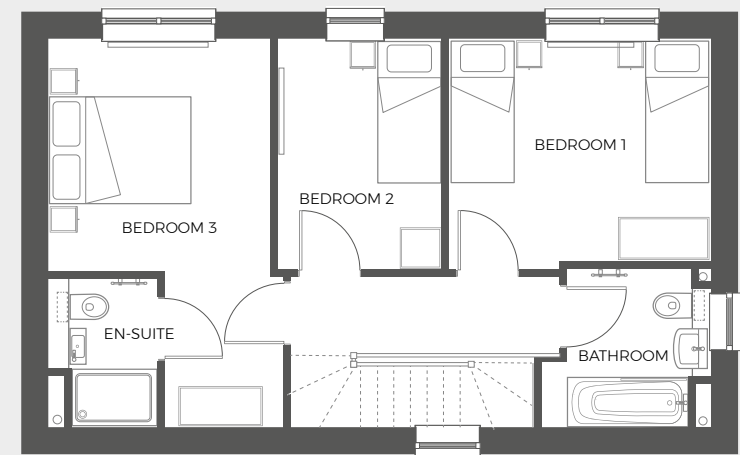
A beautiful three bedroom detached home with off-street parking, a generous rear garden and its own approach. Inside the Colne offers a spacious master bedroom with en-suite, a large kitchen, utility room and downstairs cloakroom.



DIMENSIONS	
KITCHEN	5.35M X 3.11M (17.55 X 10.20 ft)
LIVING/DINING	5.42M X 3.76M (17.78 X 12.33 ft)
BEDROOM 1	3.22M X 3.63M (10.56 X 11.90 ft)
BEDROOM 2	3.22M X 2.31M (10.56 X 7.57 ft)
BEDROOM 3	5.42M X 3.06M (17.78 X 10.03 ft)



FIRST FLOOR



GROUND FLOOR

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A QUALITY FINISH



CONTEMPORARY KITCHEN

- Bespoke design by Symphony Kitchens
- Range of wall mounted and base units with soft close hinges
- Kohler single mixer tap
- Venting hood
- Bosch gas hob with opaque glass panel splashback
- Bosch wall mounted cooker hood
- Bosch built in electric double oven
- Zanussi integrated fridge/freezer and dishwasher
- Zanussi washing machine (or optional washer/dryer)
- Amtico flooring

LUXURY BATHROOMS AND EN-SUITE

- Porcelanosa ceramic tiles
- Contemporary taps and hand-held shower attachment
- Contemporary white Ideal Standard wash basins, WCs and bath
- Ideal Standard thermostatic shower
- Shaver socket
- Heated towel rails
- Shower over bath with shower screen
- Amtico flooring

Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty.

HOUSE KEY FEATURES



- Amtico flooring in hallways and lounge
- Soft Accent carpet for bedrooms, landing and stairs
- White internal doors with Carlisle brass chrome handles
- Houses designed to M4(2) standards allowing future adaption for wheel chair use including provision of drainage for a future shower in the downstairs WC (3 bedroom houses)
- TV aerial fitted in the loft together with an externally wired box for Sky TV
- Gas central heating via radiators
- Honeywell central heating programmer

- Heat detector and carbon monoxide detectors in the kitchen, smoke detectors both upstairs and downstairs.
- USB sockets in kitchen, lounge and master bedroom
- Media plate to living/dining
- TV points to lounge and master bedroom

EXTERNAL FINISHES

- Contemporary double glazed external doors and windows
- Parking / Garage included
- Electric car charging points

- Discreetly hidden service meters in purpose build porch cupboard
- Turf to garden
- Outside tap
- Outside light
- Front and rear dusk to dawn lights and passive infra-red light to the porch
- Front door bell
- Energy efficient homes

WARRANTY

- NHBC warranty

THE COACH HOUSE

STUDIO, 1 & 2 BEDROOM APARTMENTS

With its contemporary architectural design, the Coach House offers buyers a selection of stylish apartments featuring superior interiors and excellent communal facilities.



THE COACH HOUSE APARTMENT TYPE FG

TOTAL AREA 50M² (541FT²)

A beautiful one double bedroom apartment situated on either the ground, first or second floor. These apartments enjoy an open plan lounge/kitchen/diner and generous storage. The apartments benefit from either a Juliet balcony or access onto a private terrace. Outside there is one allocated parking space.



DIMENSIONS	
LIVING/DINING/KITCHEN	7.91M X 3.22M (25.95 X 10.56 ft)
BEDROOM	5.61M X 2.75M (18.40 X 9.02 ft)



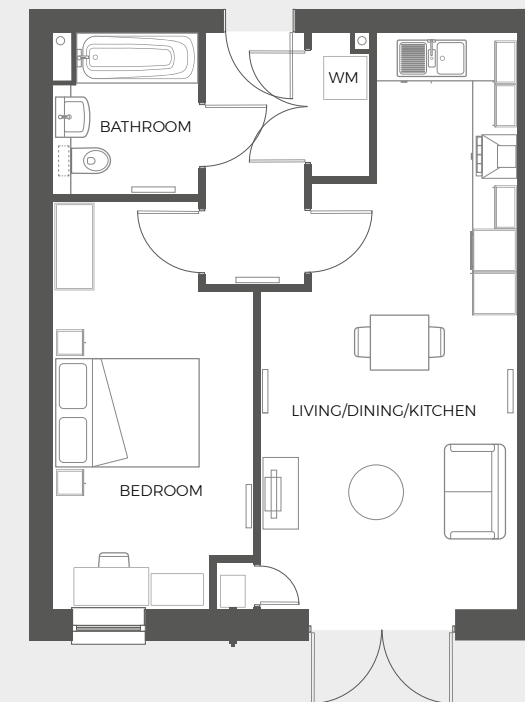
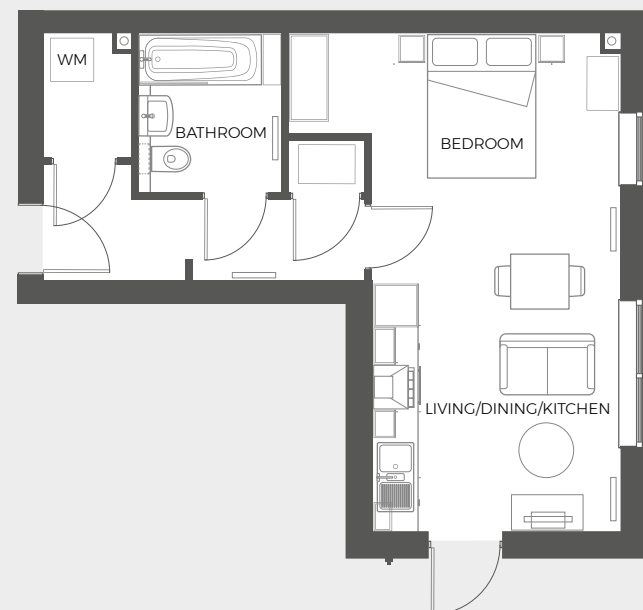
THE COACH HOUSE APARTMENT TYPE FF

TOTAL AREA 38M² (413FT²)

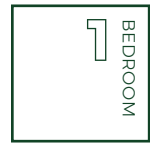
A stylish ground floor double-bed studio apartment with a generous bathroom and large storage cupboard. The apartment benefits from one allocated parking space and direct access out onto a private terrace.



DIMENSIONS	
LIVING/DINING/KITCHEN/BEDROOM	6.82M X 5.86M (22.37 X 19.22 ft)



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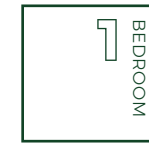
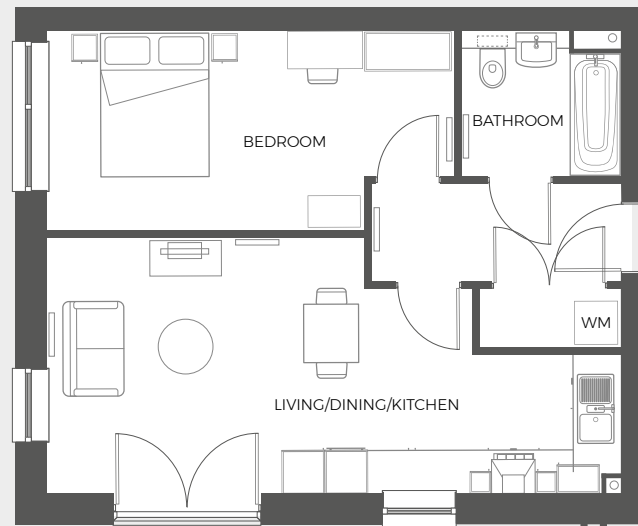
THE COACH HOUSE APARTMENT TYPE FJ

TOTAL AREA 50M² (541FT²)

A spacious one double bedroom apartment situated on either the ground, first or second floor. These apartments enjoy an open plan lounge/kitchen/diner and generous storage. The first and second floor apartments benefit from a Juliet balcony and outside there is one allocated parking space.



DIMENSIONS	
LIVING/DINING/KITCHEN	3.51M X 7.90M (11.58 X 25.91 ft)
BEDROOM	5.60M X 2.75M (18.37 X 9.02 ft)



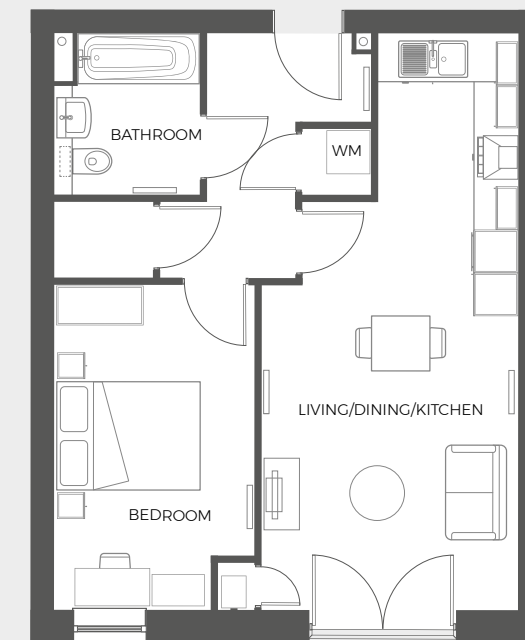
THE COACH HOUSE APARTMENT TYPE FL

TOTAL AREA 50M² (541FT²)

A beautiful one double bedroom apartment situated on the second floor. This apartment has a contemporary open plan kitchen/dining/living area with a Juliet balcony. Outside there is one allocated parking space.



DIMENSIONS	
LIVING/DINING/KITCHEN	7.91M X 3.22M (25.95 X 10.56 ft)
BEDROOM	5.61M X 2.75M (18.40 X 9.02 ft)

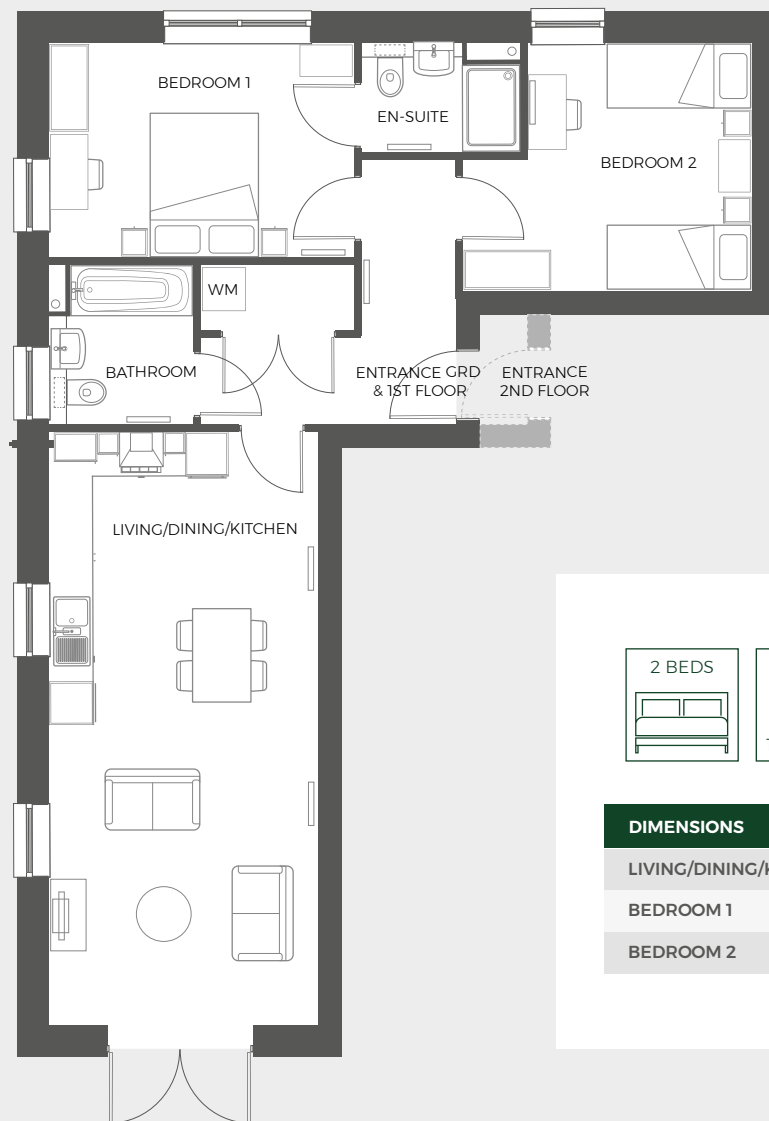




THE COACH HOUSE APARTMENT TYPE FH

TOTAL AREA 74M² (795FT²)

A superior two double bedroom apartment with an en-suite to the master. Situated on either the ground, first or second floor these apartments benefit from a large open plan lounge/kitchen/diner with either a Juliet balcony or access onto a private terrace. They also have the advantage of plentiful storage and one allocated parking space.



DIMENSIONS	
LIVING/DINING/KITCHEN	8.16M X 3.68M (26.77 X 12.07 ft)
BEDROOM 1	2.96M X 4.20M (9.71 X 13.77 ft)
BEDROOM 2	3.40M X 3.97M (11.15 X 13.02 ft)



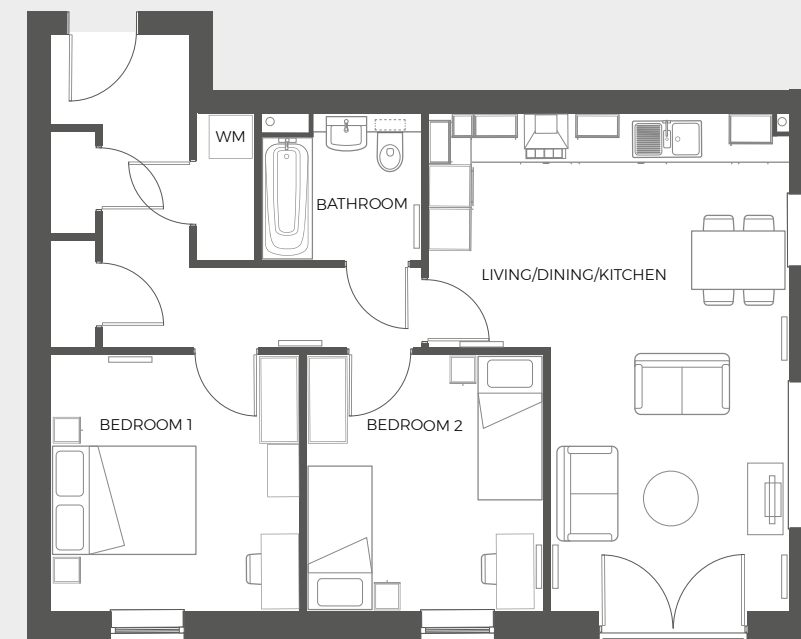
THE COACH HOUSE APARTMENT TYPE FK

TOTAL AREA 71M² (766FT²)

An outstanding two double bedroom apartment with a spacious open plan lounge/kitchen/diner. Situated on either the first or second floor these light and airy apartments benefit from a Juliet balcony, excellent storage and one allocated parking space.



DIMENSIONS	
LIVING/DINING/KITCHEN	4.96M X 6.82M (16.27 X 22.37 ft)
BEDROOM 1	3.4M X 3.52M (11.15 X 11.54 ft)
BEDROOM 2	3.26M X 3.52M (10.69 X 11.54 ft)



EXCEPTIONAL STYLING

**CONTEMPORARY KITCHEN**

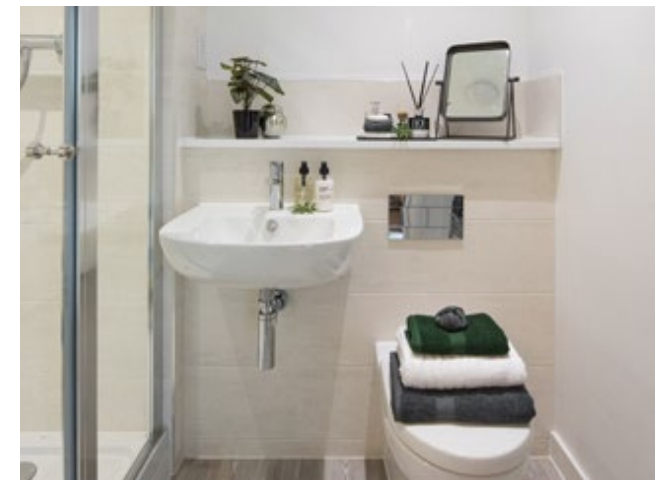
- Bespoke design by Symphony Kitchens
- Range of wall mounted and base units with soft close hinges
- Kohler single mixer tap
- Venting hood
- Bosch electric hob with opaque glass panel splashback
- Bosch wall mounted cooker hood
- Bosch built in electric double oven
- Zanussi integrated fridge/freezer and dishwasher
- Zanussi washing machine (or optional washer/dryer)
- Amtico flooring

LUXURY BATHROOMS AND EN-SUITE

- Porcelanosa ceramic tiles
- Contemporary taps and hand-held for bath
- Contemporary white Ideal Standard wash basins, WCs and bath
- Ideal Standard thermostatic shower
- Shaver socket
- Heated towel rails
- Shower over bath with shower screen
- Amtico flooring

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APARTMENT KEY FEATURES

**APARTMENT INTERIORS**

- Amtico flooring in hallways and lounge
- Soft Accent carpet for bedrooms
- White internal doors with Carlisle brass chrome handles
- TV aerial fitted in the loft together with an externally wired box for Sky TV
- Gas central heating via radiators
- Honeywell central heating programmer
- Heat, carbon monoxide and smoke detectors
- USB sockets in kitchen, lounge and master bedroom
- Media plate to living/dining
- TV points to lounge and master bedroom

- Contemporary double glazed windows
- External light fitting
- Energy efficient homes

COMMUNAL FINISHES

- Video door entry
- Carpet to all internal corridor areas, stairs and landing slabs
- Recessed and wall mounted lighting

AMENITIES

- Designated mailbox for each unit
- Cycle shelter adjacent to building

- Refuse store in adjacent separate enclosure
- Allocated parking

EXTERNAL FINISHES

- Turf and paving to private terraces
- External lights
- Juliet balcony
- Brick walls

WARRANTY

- NHBC warranty

