

OAKLANDS GRANGE

ST ALBANS, HERTFORDSHIRE, AL4 0LD

Beautiful one and two bedroom homes
ideally located on the outskirts of the highly desirable
city of St Albans

WELCOME

Oaklands Grange in St Albans is a collection of new houses, coach houses and apartments located in a new community, perfect for commuters being just a 30 minute[†] train journey from Central London to St Albans City.

The local area

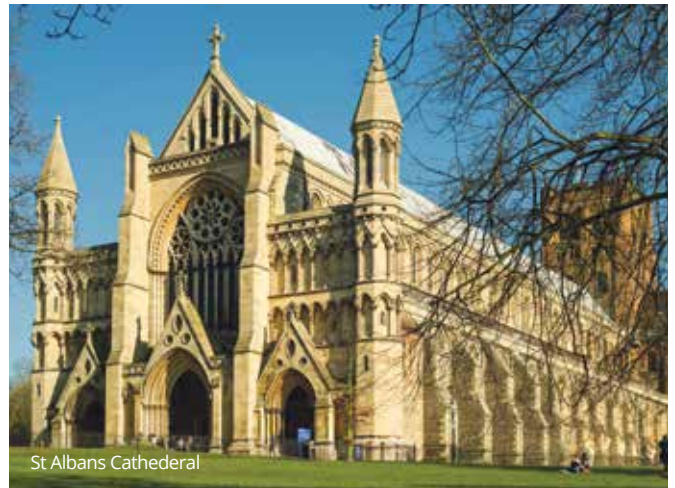
Oaklands Grange is ideally placed for town and the countryside. With local routes leading to the A1, M1 and the M25, and the capital easily in reach, the region has something for everyone.

Central for shopping, with the city centre just 1.9 miles* away, living is easy. St Albans boasts a vibrant city centre with big brand stores, street markets and its historical past.

The centre of town is a mix of café culture, stores, market stalls and supermarkets. Take time out and relax at the multiplex cinema, parks and leisure centres. Verulamium Park is an oasis of tranquil parkland at the heart of the city and is also home to the Westminster Lodge Leisure Centre – one of many fitness clubs.

Throughout the year St Albans hosts numerous events and festivals. With a host of different venues including the Maltings Arts and Abbey theatres, the Alban Arena for concerts and film screenings and even the cathedral itself hosts high profile concerts and recitals.

*Source: *www.google.co.uk/maps †www.nationalrail.co.uk



SPECIFICATION Homes elegantly crafted to match your lifestyle.

Kitchen

- Contemporary fitted kitchen units with worktops
- Integrated washing machine - houses only
- Integrated washer/dryer - apartments only
- Integrated fridge freezer
- Built-in oven and hob
- Extractor hood
- Stainless steel splashback to hob
- 1½ bowl stainless steel sink
- Porcelanosa ceramic floor tiles

Bathroom - houses only

- White bathroom suite
- Chrome heated towel rail
- Thermostatic Shower over bath
- Glass shower screen
- Shaver socket
- Full height Porcelanosa wall tiles around bath
- Porcelanosa wall tiles above sink
- Porcelanosa ceramic floor tiles

Cloakroom - houses only

- White sanitary ware
- Porcelanosa wall tiles above sink
- Porcelanosa ceramic floor tiles



En-suite - apartments only

- White sanitary ware
- Chrome heated towel rail
- Shaver socket
- Shower enclosure with thermostatic shower
- Fill height Porcelanosa wall tiles in shower enclosure
- Porcelanosa wall tiles above sink
- Porcelanosa ceramic floor tiles

Interiors

- Carpet to non-wet areas
- Smoke detector
- Carbon monoxide detector

- Combi boiler
- Gas central heating
- BT socket to hallway and master bedroom

Exteriors

- Double glazed UPVC windows
- SkyQ cabling
- Turf laid to rear garden - houses only
- Garden shed - houses only
- Allocated parking – please see site plan
- 125 year lease
- NHBC warranty

SITE PLAN



Key

- 1 bedroom apartment
- 2 bedroom house

2 BEDROOM HOUSES

Plot 322 | 22 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 323 | 20 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 324* | 18 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 313 | 40 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 314* | 38 Peregrine Way, St Albans, Herts, AL4 0BB



Front Elevation

*Plot 314 & 324 are handed to floor plans drawn



Ground Floor



First Floor



Dimensions

Living Room	4.78m x 3.90m	15' 8" x 12' 10"
Kitchen / Dining Room	4.78m x 2.87m	15' 8" x 9' 5"
Bedroom 1	4.78m x 3.98m	15' 8" x 13' 1"
Bedroom 2	4.78m x 2.87m	15' 8" x 9' 5"

Total Area 80.4 m² / 866 ft²

Key

FF - Fridge/Freezer
WM - Washing Machine

1 BEDROOM APARTMENT

Plot 315 | 36 Peregrine Way, St Albans, Herts, AL4 0BB



Dimensions

Living / Dining / Kitchen	4.78m x 3.95m	15' 8" x 12' 11"
Bedroom	3.74m x 2.70m	12' 3" x 8' 10"

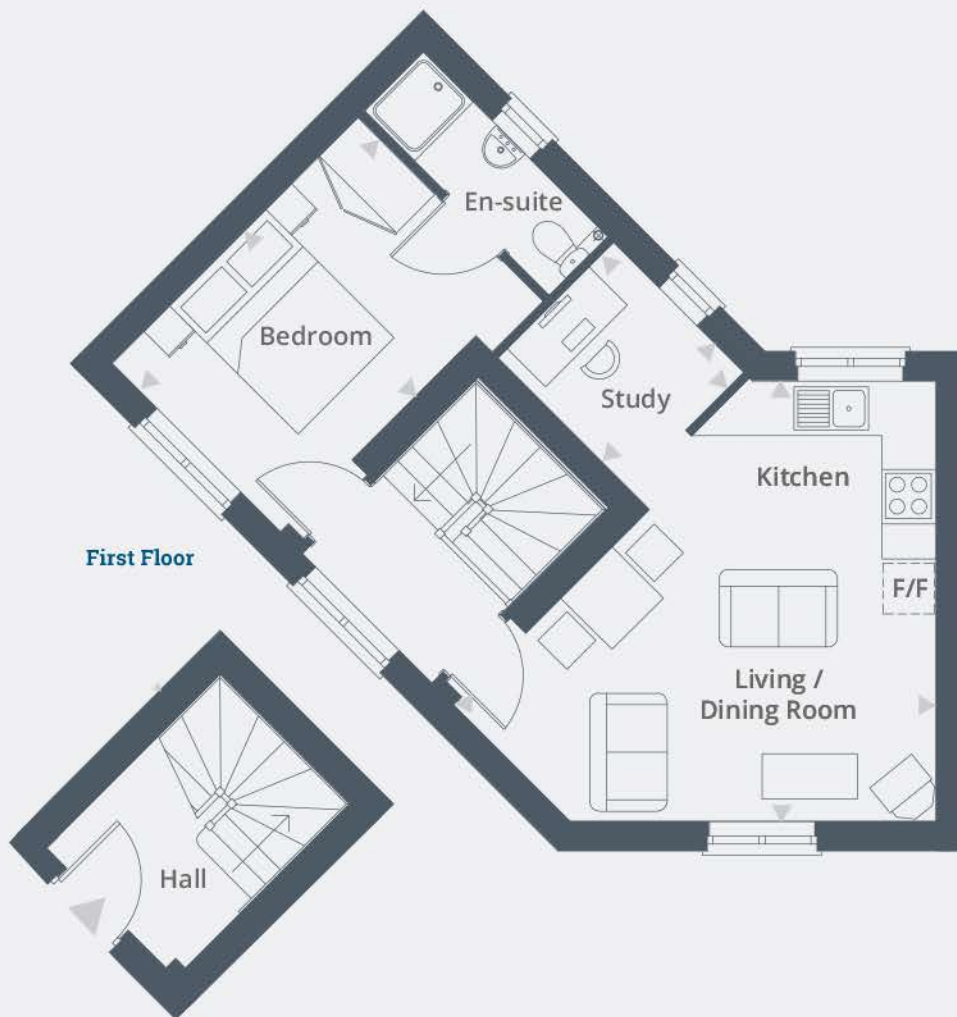
Total Area 36 m² / 387 ft²

1 BEDROOM APARTMENT

Plot 316 | 34 Peregrine Way, St Albans, Herts, AL4 0BB



Front Elevation



First Floor



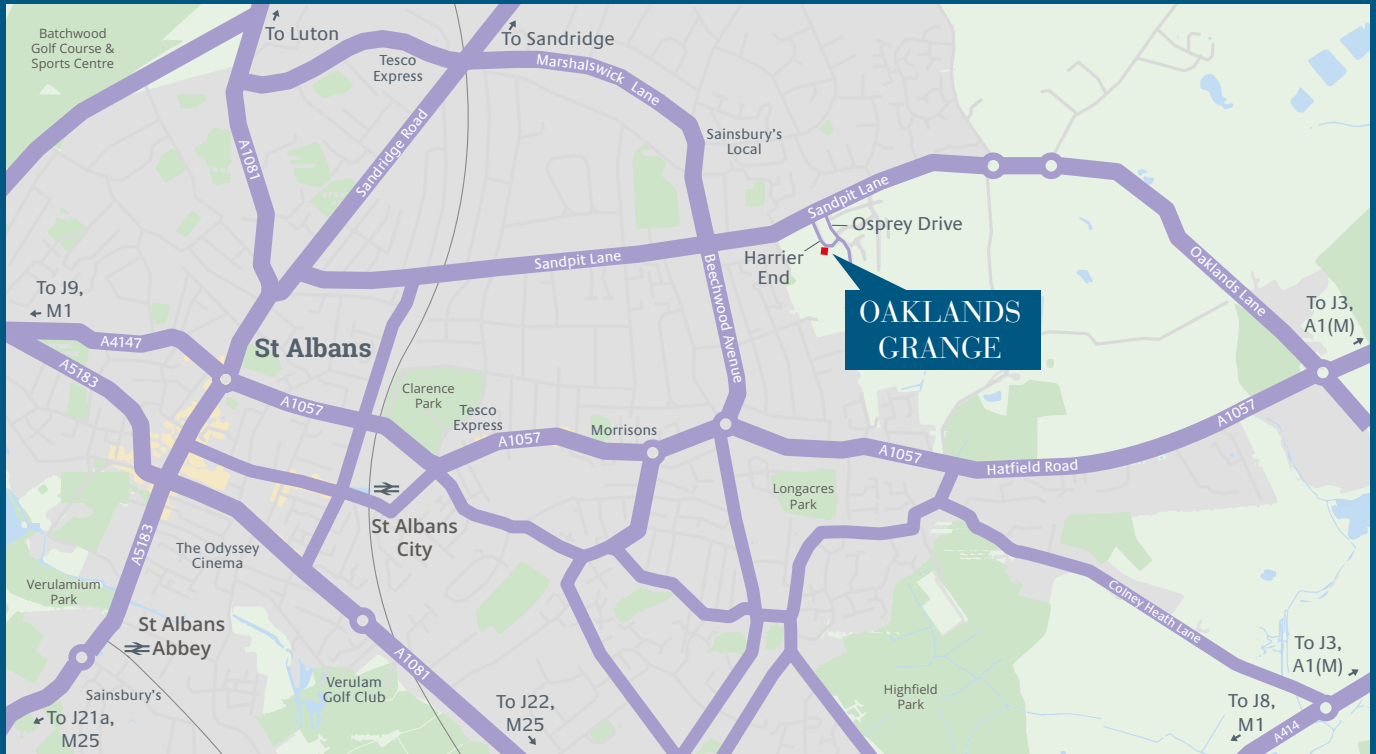
Dimensions

Living / Dining / Kitchen	4.78m x 3.95m	15' 8" x 12' 11"
Bedroom	3.74m x 2.70m	12' 3" x 8' 10"
Study	2.08m x 1.87m	6' 10" x 6' 2"

Total Area 50 m² / 538 ft²

OAKLANDS GRANGE

ST ALBANS,
HERTFORDSHIRE, AL4 0BB



Location details

A convenient hub for commuters, St Albans has been voted a top commuter city for London. Commuters will enjoy the rail links from St Albans City station, 1.8 miles* away, to St Pancras and Blackfriars which can be reached in 30 minutes.**

Connections via road are just as convenient with local routes leading to the A1, M1 and M25.

Source: *www.google.co.uk/maps **www.nationalrail.co.uk

FOR SAT NAV USE: AL4 0LD

For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com

 HightownHomes



Hightown Homes Hightown House
Maylands Avenue Hemel Hempstead
Herts HP2 4XH

Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association.

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

Hightown Housing Association Limited is a Community Benefit Society with registration number 18077R.
Registered with the Homes and Communities Agency registration number L2179