



# BISHOPSMEAD

HATFIELD

A superb new development of five 2 bedroom apartments in the centre of Hatfield



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## *Description*

The development comprises of five, modern 2 bedroom apartments. All are well appointed and consist of a living room, kitchen with dining area, two bedrooms (one with en suite) and a family bathroom. Landscaped grounds surround the building and there is a private parking space available for each property.

## *Location*

Bishopsmead is located in Hatfield town centre, with a wide range of amenities and facilities close at hand. The Galleria Shopping centre and multi-screen cinema are within walking distance as well as other shops, restaurants and bars. Bishopsmead is also conveniently positioned for road links, with Junction 3 of the A1(M) within easy reach and the M25 within comfortable driving distance. The mainline station is under a mile and a half away, allowing quick access to Central London and its broad range of cultural venues, activities and nightlife.

Hatfield is well served for nursery, primary and secondary schools, with several options within a two mile radius. The Ofsted Outstanding Bishop's Hatfield Girl's School and Hatfield Community Free School are just walking distance from the development. The University of Hertfordshire is located in Hatfield and is just over a mile away.

There are several health clubs and gyms near by, including David Lloyd Leisure and Energie Fitness centres. Mill Green Golf Club is under three miles away and there are several other courses within a five mile radius.





Computer Generated Image





# BISHOPSMEAD

HATFIELD



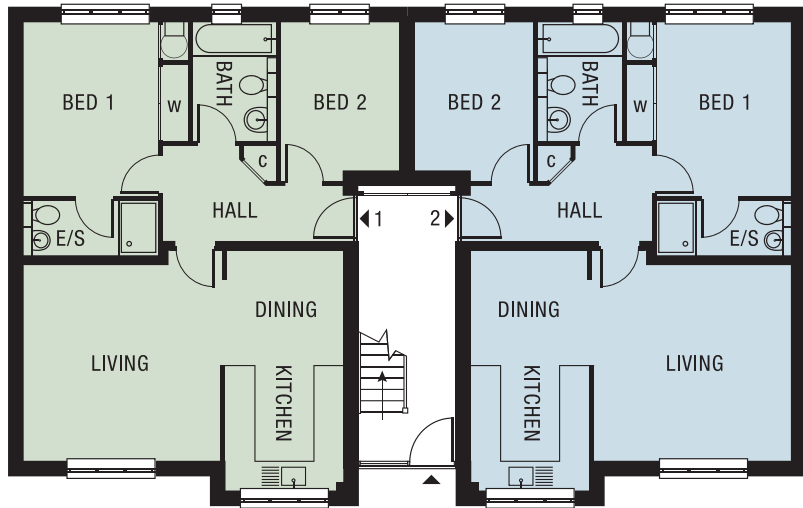
LEMSFORD ROAD



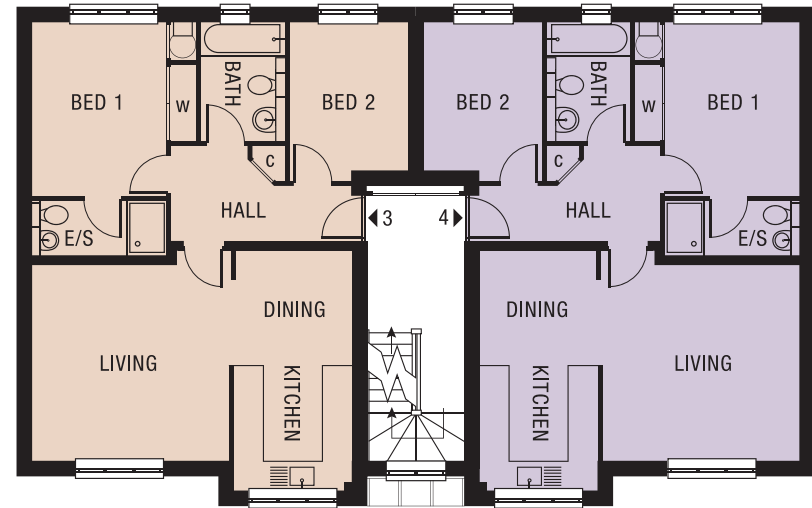
Bike Shed

*Site Plan*

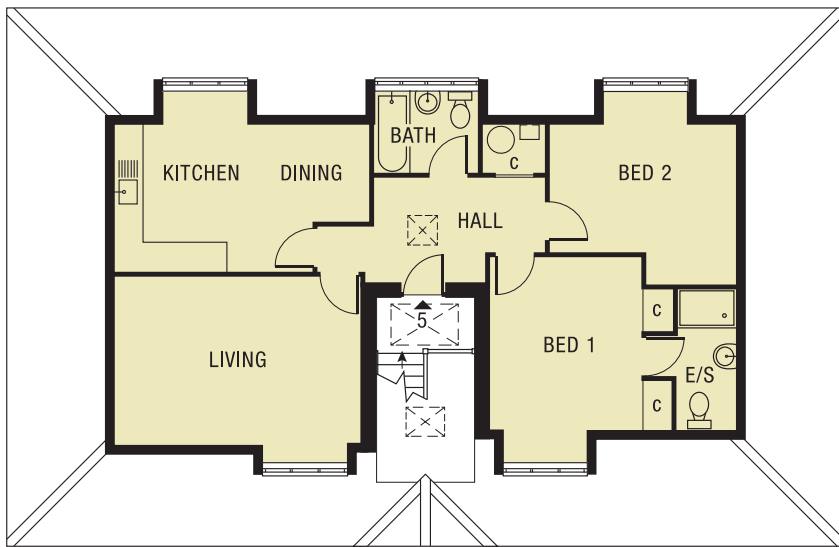
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



APARTMENTS 1 to 4

Living Room	13'4" x 13'0" max	4057 x 3985mm max
Kitchen/Dining	16'0" x 7'9" max	4885 x 2360mm max
Bedroom 1	11'7" x 9'0" max	3550 x 2751mm max
Bedroom 2	10'0" x 7'11" max	3048 x 2417mm max

APARTMENT 5

Living Room	16'6" x 11'1" max	5026 x 3400mm max
Kitchen/Dining	17'0" x 9'8" max	5173 x 2987mm max
Bedroom 1	11'5" x 10'1" max	3490 x 3081mm max
Bedroom 2	12'5" x 10'6" max	3791 x 3221mm max

# Floor Plans

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.



# BISHOPSMEAD

HATFIELD



*Specification*





## Luxury Kitchens

- AEG Integrated Appliances to include:  
Oven / Gas hob / Extractor hood / Washing Machine / Dishwasher / Fridge/Freezer
- Bespoke kitchen fitments created by specialist designers
- Stainless steel sink with monobloc taps
- Low voltage LED downlighters
- Ceramic floor tiling



## Quality Bathrooms

- Luxury white sanitaryware with Bristan chrome finish fittings
- Fitted vanity units with marble worktops
- Hand-held showers over baths
- Shaver points to all bathrooms
- Low voltage downlighters
- Heated towel rails
- Ceramic tiling walls and floors
- Thermostatically controlled showers



## Features

- Traditional brick construction with cavity wall
- UPVC windows
- Moulded coving to principal rooms
- 6 panel white painted internal doors
- Ceramic tiling to floor in kitchen
- Moulded skirting/architraves

## General

- All windows double glazed with window locks
- Nacoss registered full interior alarm system linked to external/internal bells
- Mains wired smoke detectors on each floor
- 10 year warranty
- Gas mains central heating system to radiators with a combi boiler

## External

- Comprehensively designed landscaping scheme
- Buff riven slabs to patios/paths
- Sustainable block paving to parking areas
- External lighting
- Private parking space

### Important Notice:

This Specification is intended for illustration purposes only and may change as a result of our continuous product development. Consequently, it should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under The Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. September 2019.

Specification images shown are indicative only and from a previous Cairnpark Properties development.



A DEVELOPMENT BY:

For further details please contact the selling agent:



01707 266885



Artist's perspective used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary to make minor architectural changes, therefore prospective purchasers should check the latest plans with the selling agent. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary.

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