

# Park Place

S T E V E N A G E



## PARK PLACE

PARK PLACE IS THE EXCITING FINAL PHASE OF STUDIO, ONE BEDROOM AND TWO BEDROOM APARTMENTS BEING RELEASED TO THE MARKET.

COMBINING CONTEMPORARY DESIGN WITH MODERN INTERIORS, PARK PLACE WILL GIVE ITS NEW RESIDENTS THE CONVENIENCE OF ITS CENTRAL LOCATION AND ONLY A 20 MINUTE TRAIN JOURNEY TO KINGS CROSS.







## DISCOVER PARK PLACE

THE APARTMENTS GIVE THE OPPORTUNITY  
TO LIVE IN THE HEART OF STEVENAGE WITH  
GREAT ACCESS TO BOTH LONDON AND THE  
LUSH HERTFORDSHIRE COUNTRYSIDE.

ALL APARTMENTS HAVE BEEN THOUGHTFULLY  
DESIGNED, AND THEIR CONTEMPORARY  
INTERIORS CREATE A LIGHT, BRIGHT SPACE  
TO BOTH LIVE AND ENTERTAIN.





## PARK PLACE

RANGING FROM STUDIO APARTMENTS TO TWO BEDROOM APARTMENTS THERE ARE GREAT OPTIONS TO CATER FOR ALL PROSPECTIVE BUYERS DESIRES.

AVAILABLE FOR IMMEDIATE OCCUPATION, NOW IS THE OPPORTUNITY TO BOOK IN A VIEWING AND COME SEE FOR YOURSELF.





# the local area

## A BEAUTIFUL & TRADITIONAL NEIGHBOURHOOD

### STEVENAGE TOWN

Residents will enjoy the best of both worlds with a wide array of shopping, dining and entertainment as well as the serene Town Centre Gardens at their doorstep.

There is also a large Sports Centre and Leisure Park a short walk away.

Nearby Westgate Shopping Centre is home to over 30 popular high-street names all under one roof. Roaring Meg Retail Park houses retailers that span across home, electrical goods, fashion, beauty and Marks & Spencer.

There is also a multi-screen cinema, Hollywood Bowl and theatre nearby. The Parish Church of St Andrew & St George is also near with an abundance of green space for lovely Sunday walks.

### HISTORIC STEVENAGE

Historic attractions includes the charming Garden Villages of Welwyn and Letchworth. The very popular historic town of Hertford is only 10 minutes away by car.

Knebworth House, Hatfield House and Benington Lordship Gardens are also all nearby.

The World of Harry Potter at the Warner Bros Studio Tour in Leavesden is also just a short drive away for a fun-filled day with family and friends.

### SCENIC STEVENAGE

Scenic gardens and extensive parkland are all within easy reach from Park Place. There are an abundance of cycle-ways throughout Stevenage which makes it easy to cycle around town and beyond.

Fairlands Valley Park is situated within the heart of Stevenage and consists of 120 acres of beautiful parkland with a sailing lake for water sports.

Picturesque villages, market towns and English countryside enclose Stevenage. Quaint shops, local pubs and charming restaurants can be found in Stevenage Old Town a mere 10 minutes walk away.







BUSINESS PARK

TO A1/M25

ASDA SUPERSTORE

STEVENAGE TOWN CENTRE GARDEN

PARK PLACE

TOWN SQUARE

WESTGATE SHOPPING CENTRE

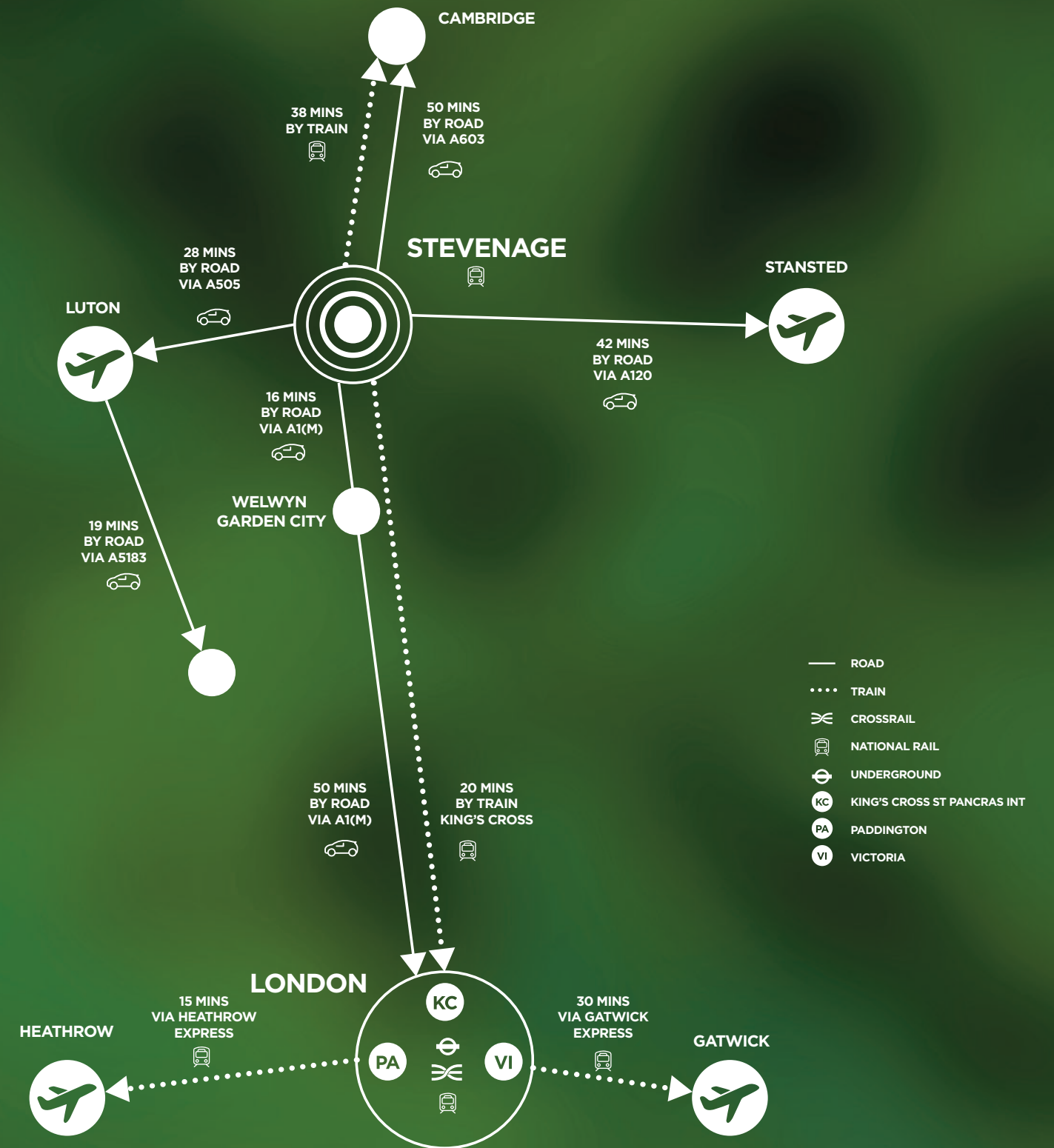
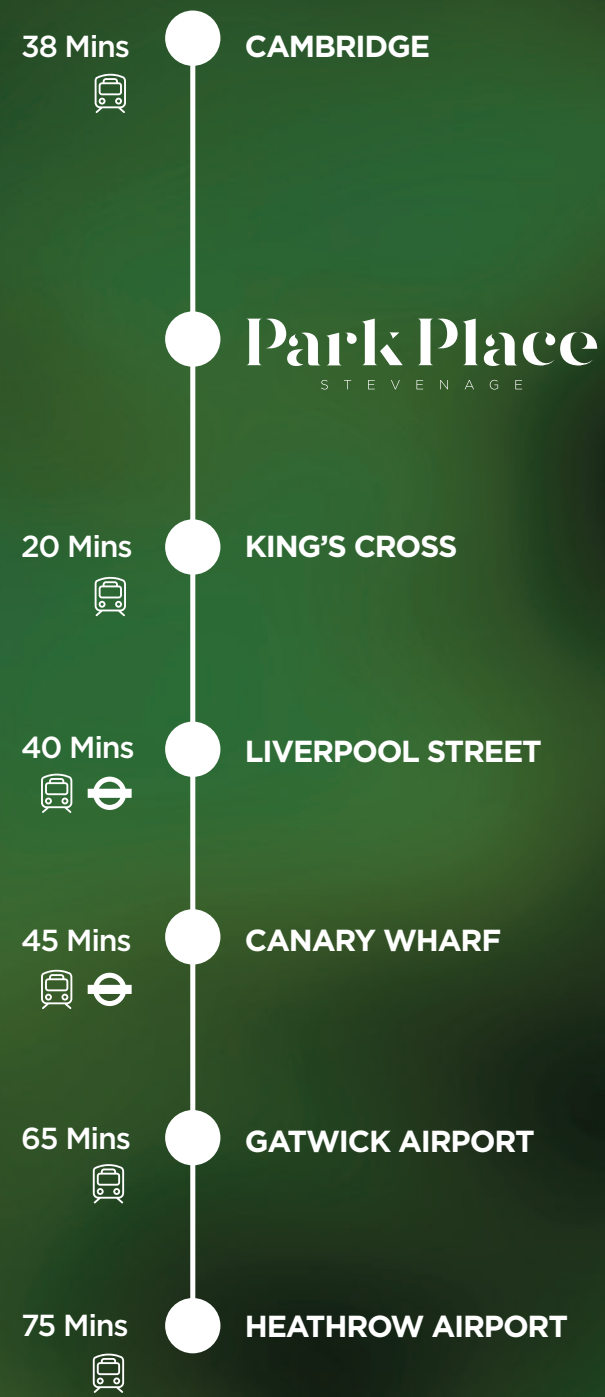
STEVENAGE RAIL STATION

STEVENAGE LEISURE PARK

TESCO

TO STEVENAGE OLD TOWN









## CALMING AND COMFORTABLE

UNWIND IN OUR STYLISH BEDROOMS  
DESIGNED WITH YOUR COMFORT IN MIND.

PLUSH CARPETS AND LIGHT  
COLOUR SCHEMES FORM THE  
PERFECT PLACE TO RELAX.





# SPECIFICATION

## QUALITY DESIGN

THE LIGHT COLOUR SCHEME, IN CONJUNCTION WITH THE CHOICE OF FLOOR FINISHES, CREATES A CALM AND COMFORTABLE SPACE TO UNWIND AND RELAX.

## DESIGN FEATURES

OFF-WHITE MATT FINISH TO ALL WALLS AND CEILINGS

CONTEMPORARY OFF-WHITE MODERN DOORS, SKIRTINGS AND ARCHITRAVES

POLISHED CHROME IRONMONGERY

WOOD FLOORING TO HALL, KITCHEN AND LIVING ROOMS

CARPET TO BEDROOMS

DOUBLE GLAZED WINDOWS AND PATIO DOORS

UTILITY CUPBOARD WITH SPACE FOR WASHER/ DRYER

WARRANTY PROVIDED BY CHECKMATE

125 YEAR LEASE

TWO LIFTS PER FLOOR

ON-SITE CONCIERGE







# SPECIFICATION

## BATHROOMS & ENSUITES

BOTH BATHROOMS AND EN-SUITES HAVE BEEN THOUGHTFULLY DESIGNED TO CREATE A LUXURIOUS SPACE.

### BATHROOM & EN-SUITE FEATURES

CHROME SHOWER HEADS AND TAPS THROUGHOUT

MIRROR ABOVE SINK

CERAMIC TILING TO WALLS AND FLOORS

TOUGHENED SHOWER SCREENS TO ALL BATHROOMS

CHROME TOWEL RADIATOR





# SPECIFICATION

## VISION FOR KITCHENS

CAREFUL CONSIDERATION HAS BEEN GIVEN TO THE CHOICE OF COLOUR AND TONE TO WORK WITH THE OVERALL VISION FOR THE DEVELOPMENT.

THE THOUGHTFUL DESIGN WILL GIVE THE OWNERS AT PARK PLACE EVERYTHING THEY SHOULD EXPECT FROM MODERN LIVING.

### KITCHENS

MODERN HIGH GLOSS UNITS

'VENETO' COUNTER TOPS

GLASS SPLASHBACK

INTEGRATED ZANUSSI FAN OVEN

INTEGRATED ZANUSSI DISHWASHER

INTEGRATED ZANUSSI FRIDGE/FREEZER

INTEGRATED ZANUSSI CERAMIC HOB

STAINLESS STEEL 1.5 BOWL SINK

EXTRACTOR FAN







# SPECIFICATION

## ELECTRICAL & SECURITY

### TECHNOLOGY & PEACE OF MIND

PENDENT LIGHTING TO HALLS, BEDROOMS AND LIVING AREA.

LED SPOTLIGHTS THROUGHOUT

HYPER OPTIC FIBRE BROADBAND CONNECTION

DTTV AND TELEPHONE SOCKETS TO LIVING ROOMS

SOCKET AVAILABLE FOR SKY

SELECTION OF USB SOCKETS TO APARTMENTS

THERMOSTATICALLY CONTROLLED HEATING SYSTEM

'SECURED BY DESIGN' MAIN ENTRANCE DOOR

DEDICATED ON-SITE CONCIERGE

VIDEO ENTRY DOOR SYSTEM

CCTV TO DEVELOPMENT







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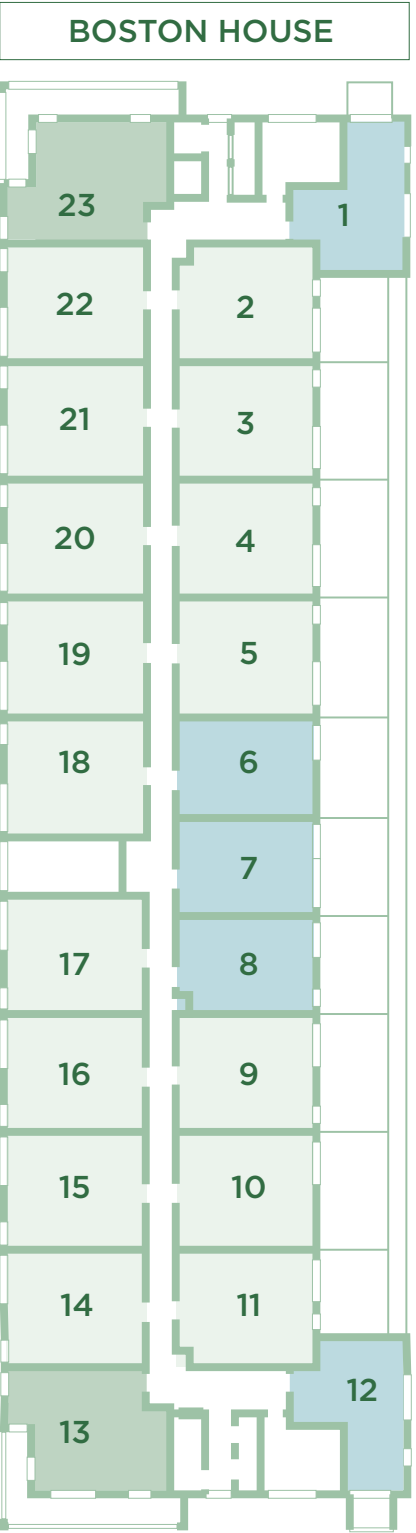
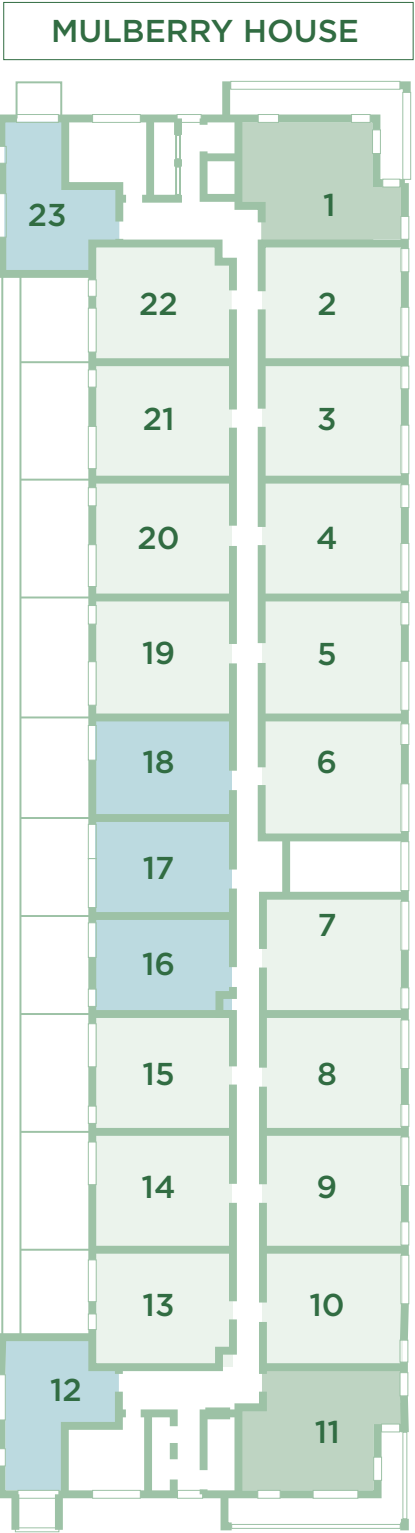
## A SPACE TO RELAX

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EVERYTHING THEY SHOULD EXPECT  
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# Floor Plans

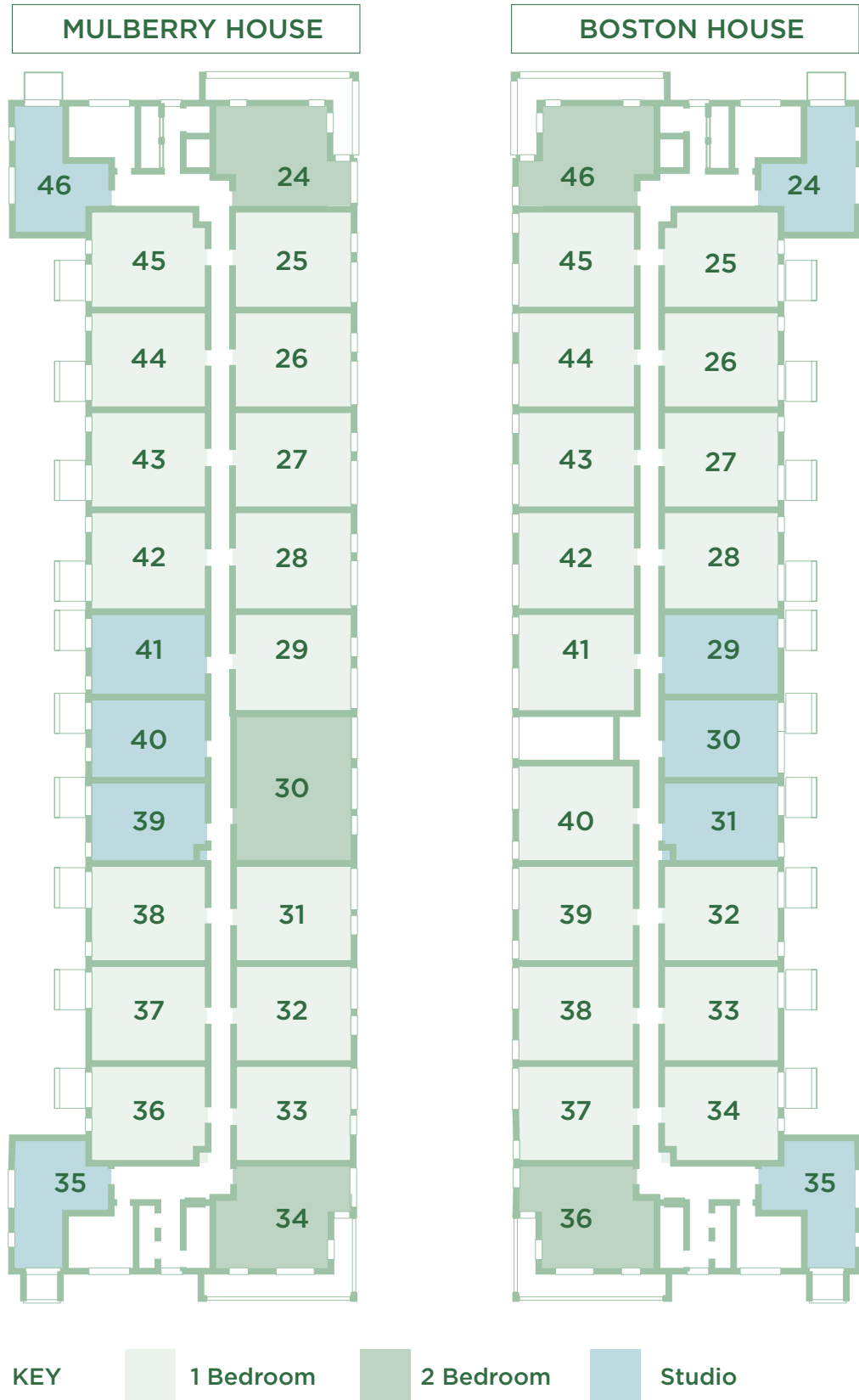


KEY    1 Bedroom    2 Bedroom    Studio



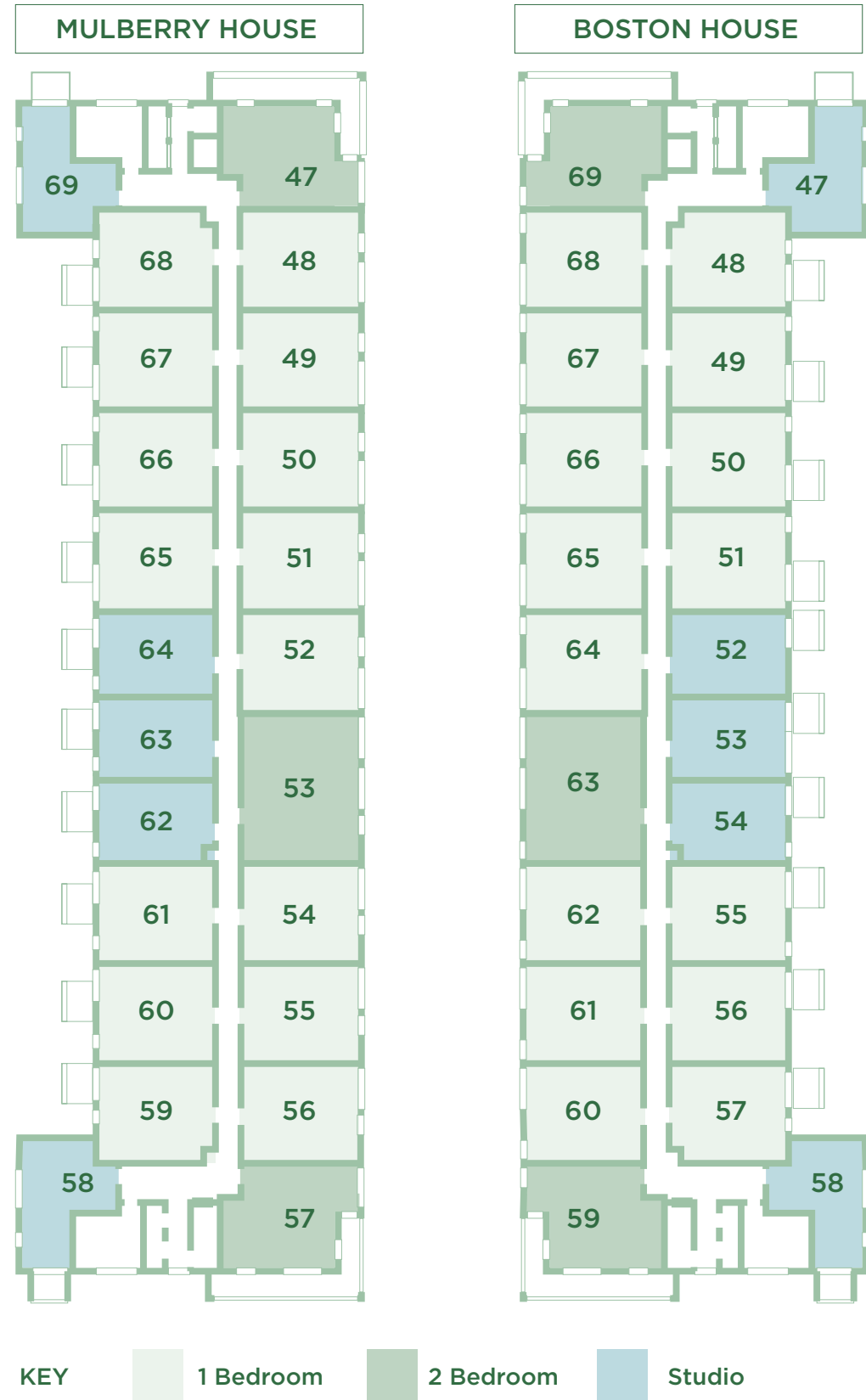
2

SECOND FLOOR



3

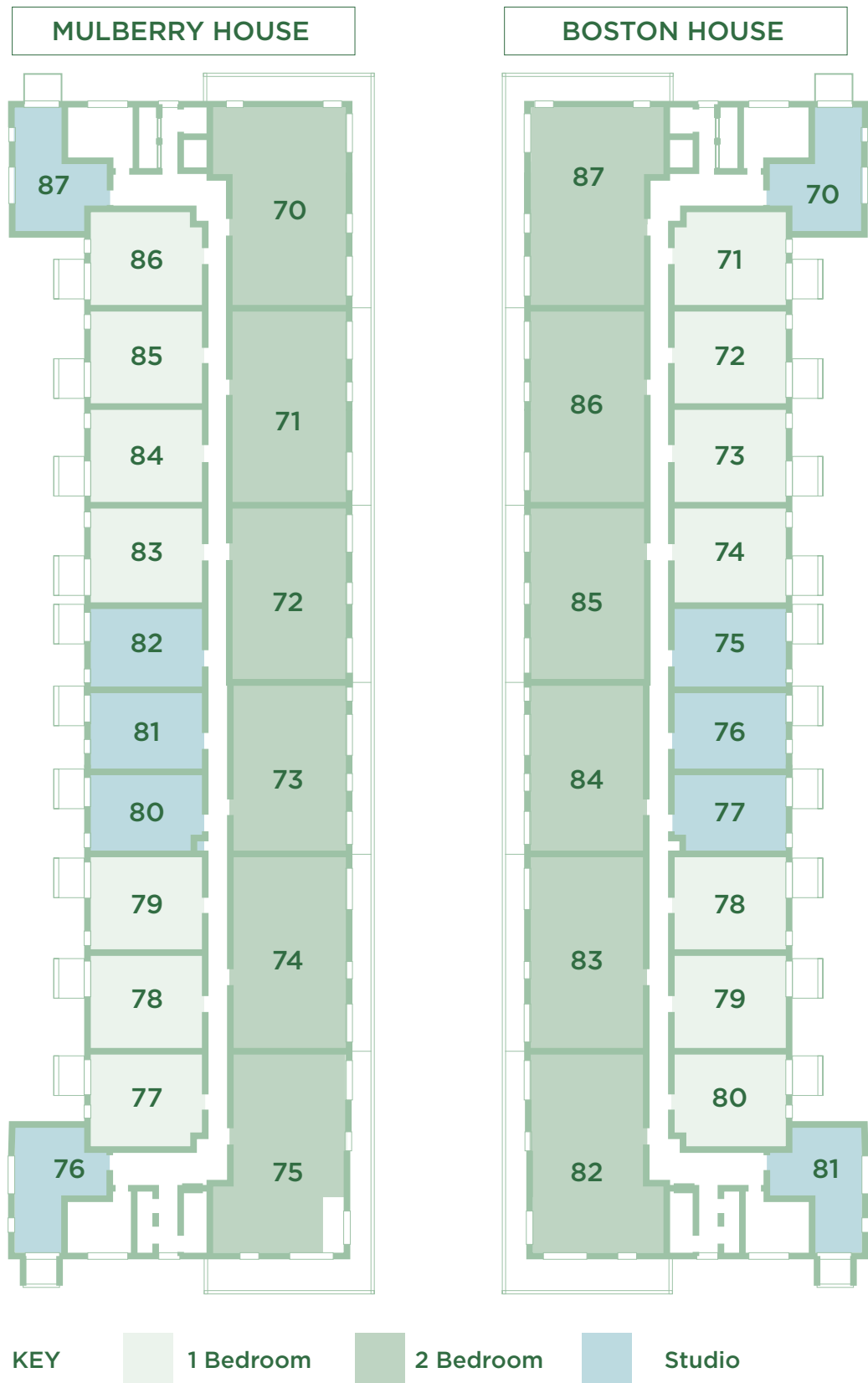
THIRD FLOOR





4

FOURTH FLOOR





S

FLOOR PLANS



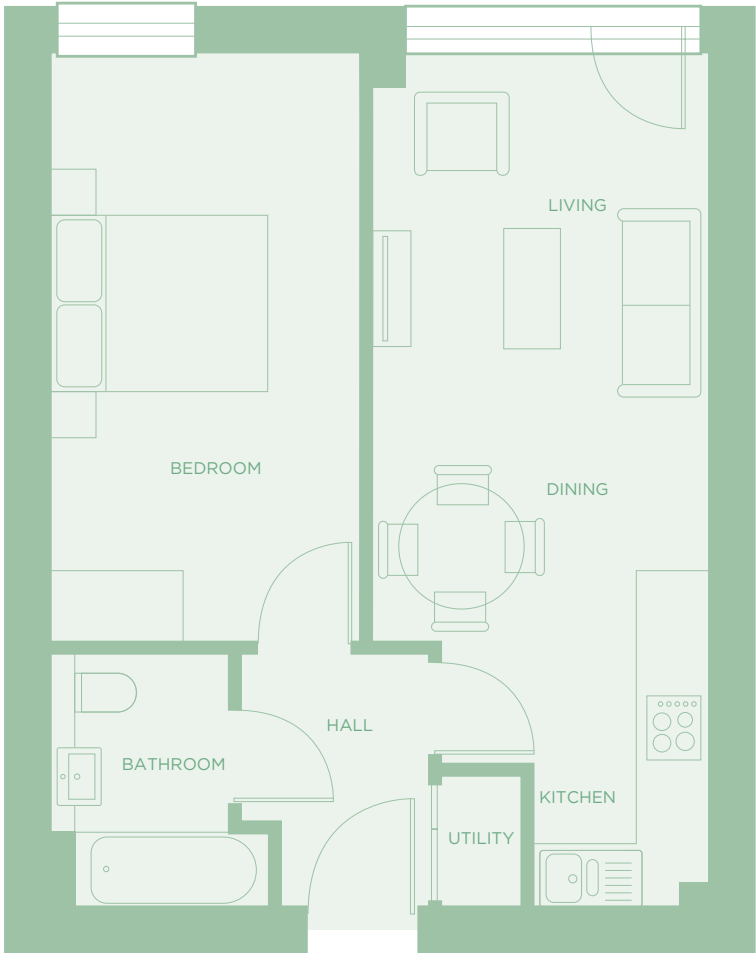
STUDIO  
APARTMENT

THE STUDIO APARTMENTS COMBINE OPEN PLAN LIVING AND SLEEPING SPACES WITH A FULLY FITTED KITCHEN AND A SEPARATE SHOWER ROOM. THE APARTMENTS HAVE THE ADDED BENEFIT OF A BALCONY.

	METRES	FEET
LIVING/KITCHEN/BEDROOM	7.8 x 3.1	26' 6 x 10' 4
TOTAL INTERNAL AREA	34.5 SQM	372 SQ FT







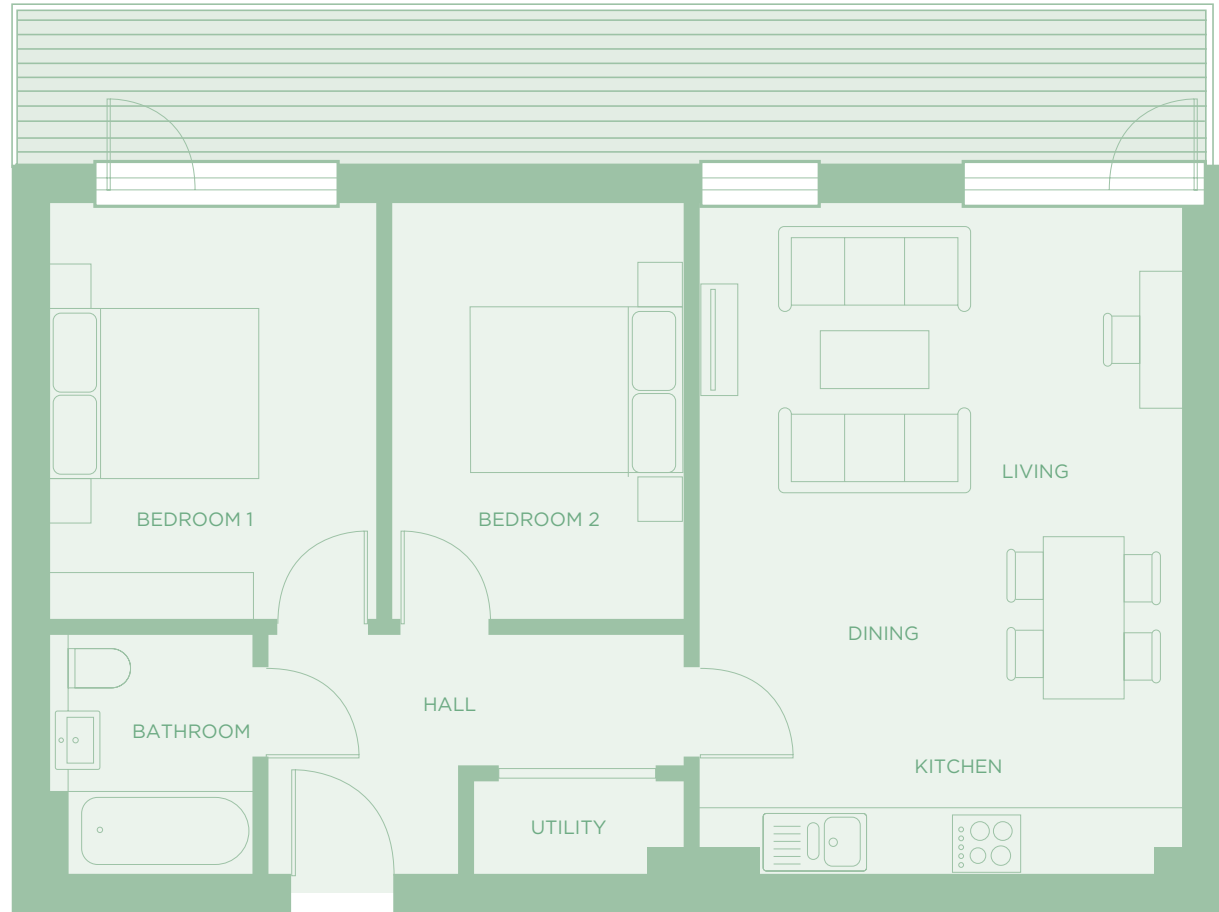
ONE BEDROOM

THE CLASSIC ONE BEDROOM APARTMENT COMBINES  
LIVING SPACE WITH AN OPEN PLAN DESIGN,  
SEPARATE BEDROOM.

	METRES	FEET
LIVING/DINING/KITCHEN	7.5 x 3.0	24' 8 x 9' 8
BEDROOM	5.1 x 2.7	16' 9 x 8' 8
TOTAL INTERNAL AREA	44 SQM	474 SQ FT







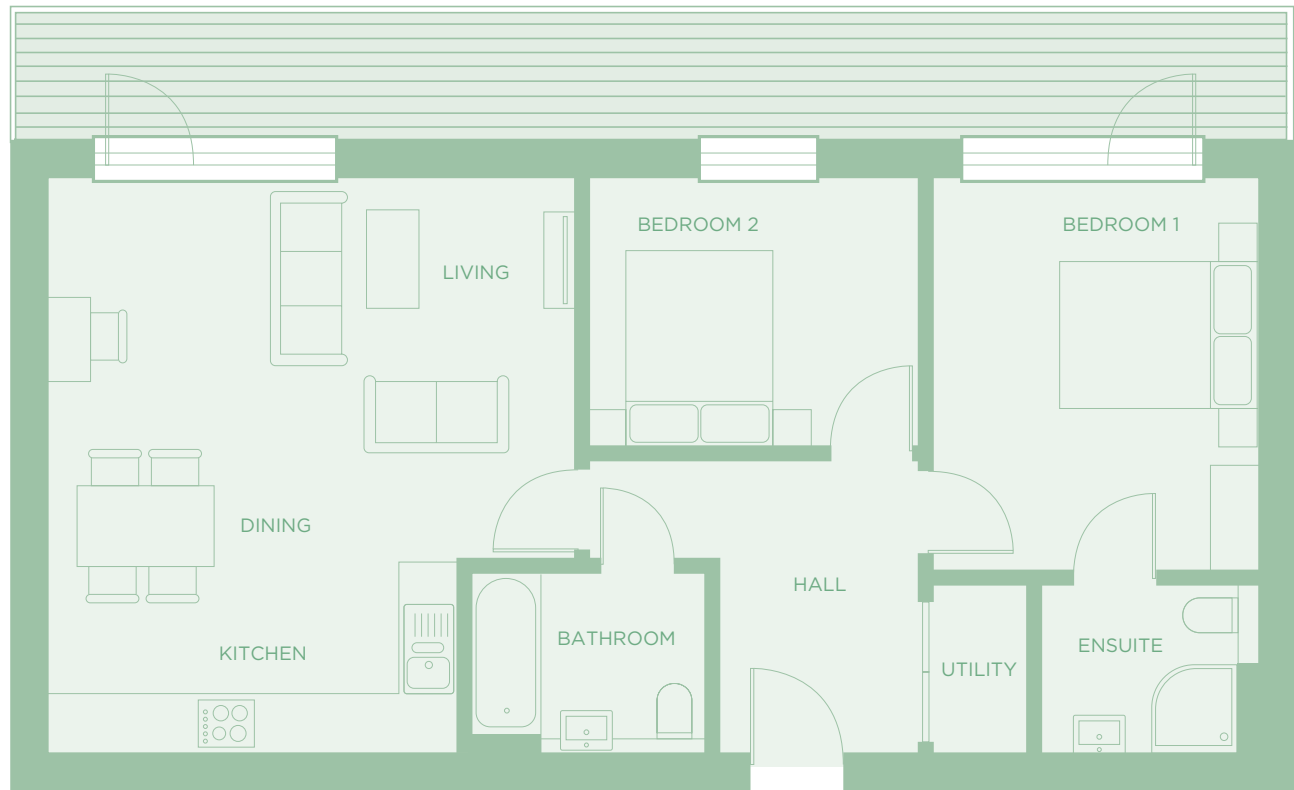
## TWO BEDROOM

OUR TWO BEDROOM APARTMENTS ARE WELL APPOINTED WITH OPEN LIVING, DINING AND KITCHEN SPACES WHICH ARE PERFECT FOR ENTERTAINING AND WITH THE ADDED BENEFIT OF A SPACIOUS BALCONY. THE MAJORITY OF APARTMENTS ARE LOCATED ON THE HIGHER FLOORS WITH LARGE TERRACES AND PARKLAND VIEWS.

	METRES	FEET
LIVING/DINING/KITCHEN	6.0 X 4.5	19'8 x 14' 8
BEDROOM 1	3.9 X 3.1	12' 8 x 10' 4
BEDROOM 2	3.8 X 2.7	12' 6 x 8' 8
TOTAL INTERNAL AREA	64.3 SQM	692 SQ FT







## TWO BEDROOM, WITH ENSUITE

OUR TWO BEDROOM APARTMENTS ARE WELL APPOINTED WITH OPEN PLAN LIVING, DINING AND KITCHEN SPACES. THE APARTMENTS ARE PERFECT FOR ENTERTAINING AND THE ADDED BENEFIT OF A SPACIOUS TERRACE.

	METRES	FEET
LIVING/DINING/KITCHEN	6.1 x 4.6	20' 0 x 15' 1
BEDROOM 1	4.2 x 3.4	13' 9 x 11' 2
BEDROOM 2	2.9 x 3.8	9' 6 x 12' 6
TOTAL INTERNAL AREA	73.1 SQM	787 SQ FT







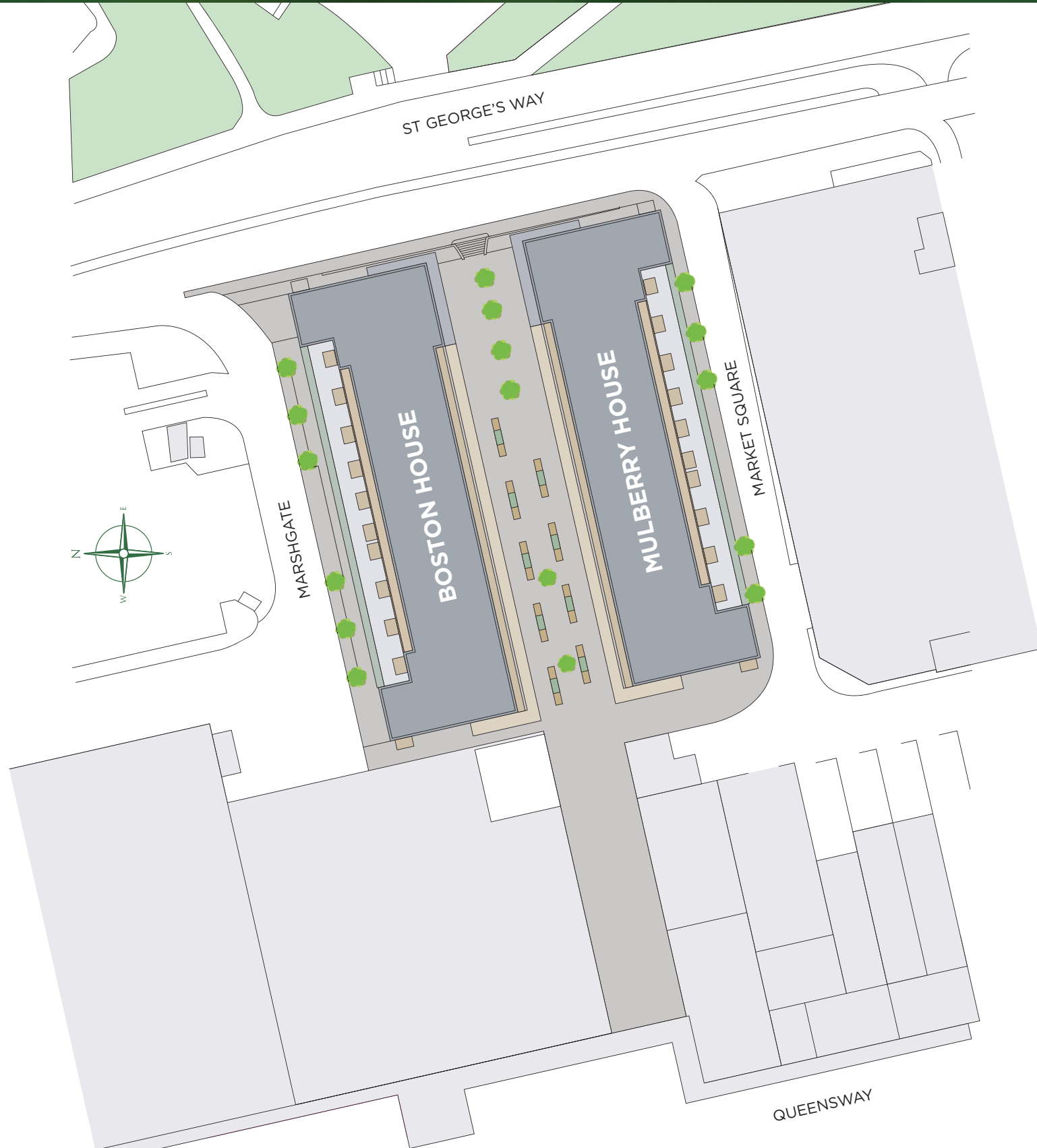
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THE PERFECT  
PLACE TO UNWIND





# PARK PLACE SITE PLAN



## VIEWING

For further information & viewing by  
appointment through sole agents



32 Bridge Street • Hitchin • SG5 2DF  
Tel: 01462 453195  
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Design by Proworx : : [proworx.co.uk](http://proworx.co.uk)

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