



# CRESCENT GARDENS

ST ALBANS

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AN EXCLUSIVE DEVELOPMENT OF  
8 HOMES IN ST ALBANS





## *Why live in St Albans?*

St Albans is famous for several things, from its religious history to the medieval wall paintings in St Albans Cathedral, the city offers its best to every visitor and tourist. However, there are other reasons than can encourage people to relocate to St Albans who are looking for something to captivate their choice. Here are a few of our favourites:

*Excellent Education Systems*

*Accessibility to London*

*Exquisite Countryside*

*Culture, Food, and People*



### CONNECTIONS



*St Albans has two stations: St Albans City and St Albans Abbey.*



*St Albans is close to the M1, M21 and the start of the M10.*



*Direct rail link to St Albans City from Luton and Gatwick airports, bus services from Luton and Heathrow airports.*








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*St Albans* is one of those cities full of character and steeped in history, with two railway stations, easy access to London, and thriving small businesses where *sustainable living* is a reality.

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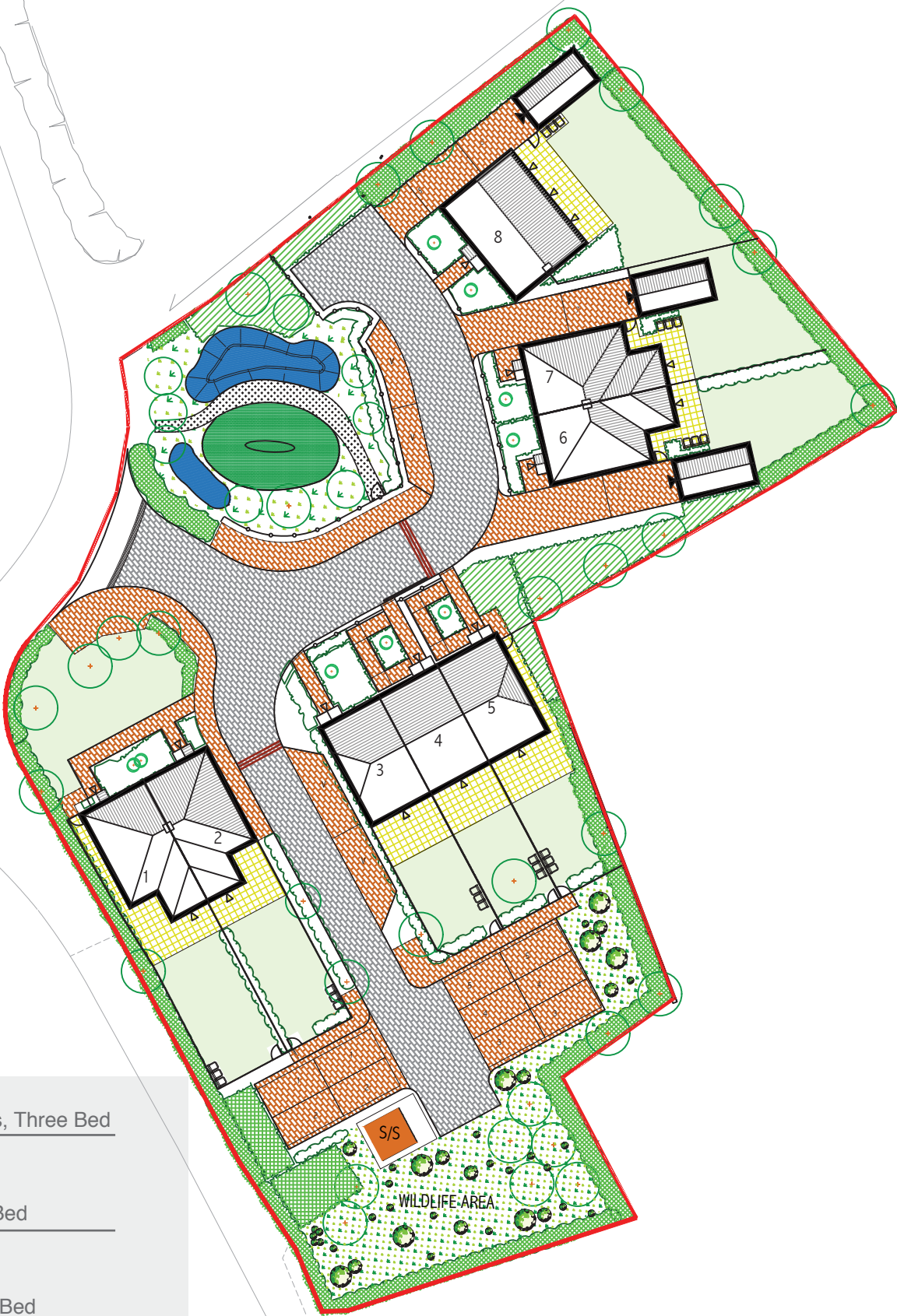
CRESCENT GARDENS IS THE PERFECT BASE FOR DOWNSIZERS AND YOUNG FAMILIES TO GROW, DEVELOP AND ENJOY THE OUTDOORS, GAINING ACCESS TO GREAT EDUCATION AND HEALTHCARE.



St Albans is rated best amongst the list of UK's top ten towns for education. According to the LSH Survey 2016, St Albans has also enlisted its name amongst the best towns to have developed entrepreneurship and provided locals with good health treatment. The city is a unique shopping destination, where speciality boutiques and independent retailers rub soulders with major stores and a great range of restaurants, cafes and pubs, with a twice weekly street market.



CRESCENT GARDENS, BARLEY MOW LANE, ST ALBANS



SITE PLAN

Semi Detached Houses, Three Bed  
Houses 1, 2 & 6, 7

Terraced Houses, Two Bed  
Houses 3 - 5

Detached House, Four Bed  
House 8

Not to scale: Trees and landscape are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative. Finishes and materials may vary from those shown here. Allocated parking. Please ask your Sales Executive for details.





Houses 8 (left) and 6-7 (right)

House 8



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*The best of both worlds:* situated in leafy Barley Mow Lane, just 3.5 miles from the center of St Albans, Crescent Gardens is an easy commute to the city as well as being in the English countryside.

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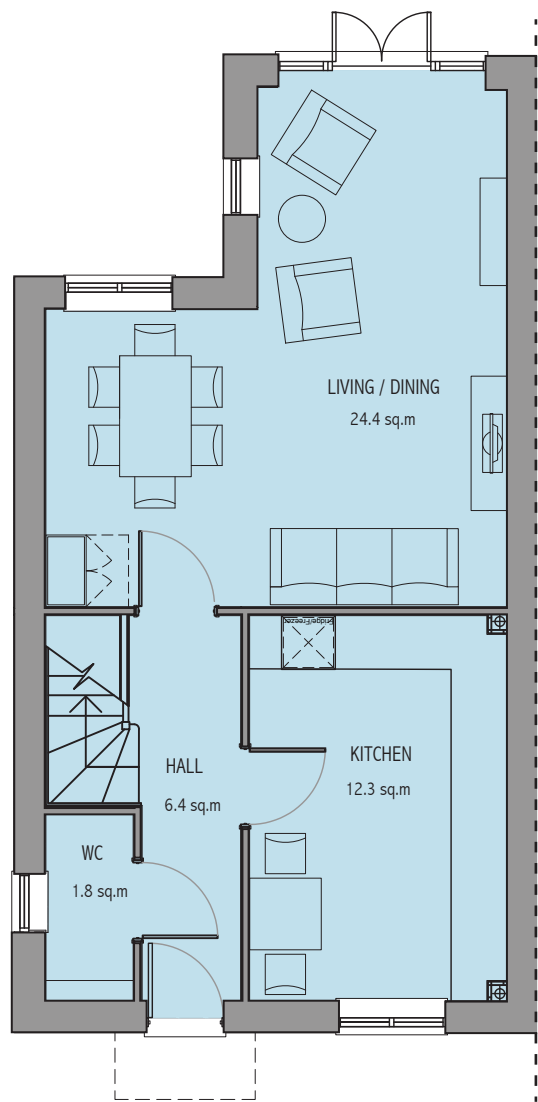
Houses 3-5



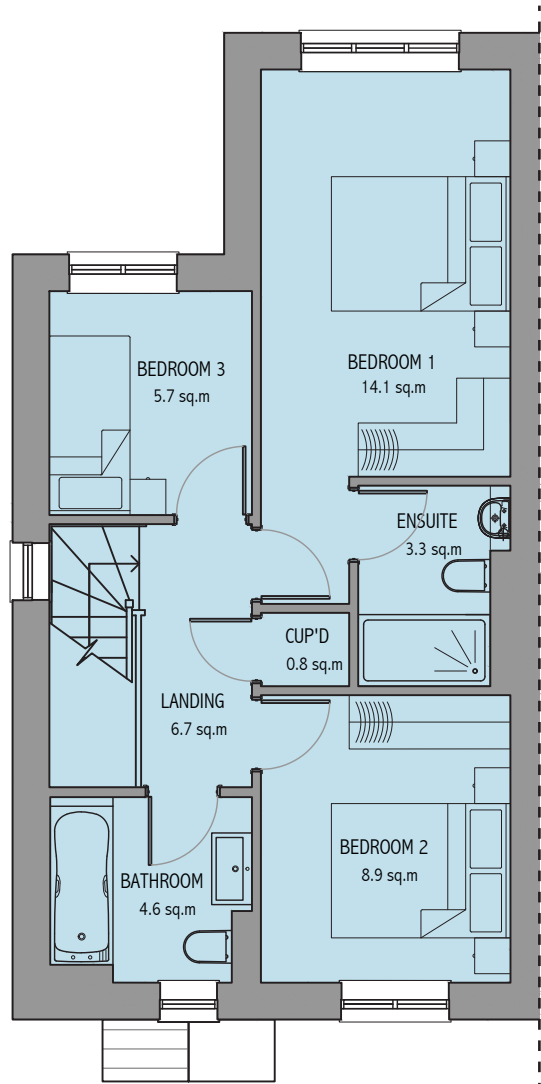
Rendered photographs, plants and trees are indicative only.

PLOTS 1, 2 & 6, 7

GROUND FLOOR PLAN



FIRST FLOOR PLAN



*Three Bedroom, Semi Detached House*

GROUND FLOOR

Kitchen	12.3 sq.m
Dining / Living Room	24.4 sp.m

FIRST FLOOR

Bedroom 1	14.1 sq.m
Bedroom 2	8.9 sq.m
Bedroom 3	5.7 sq.m



FRONT

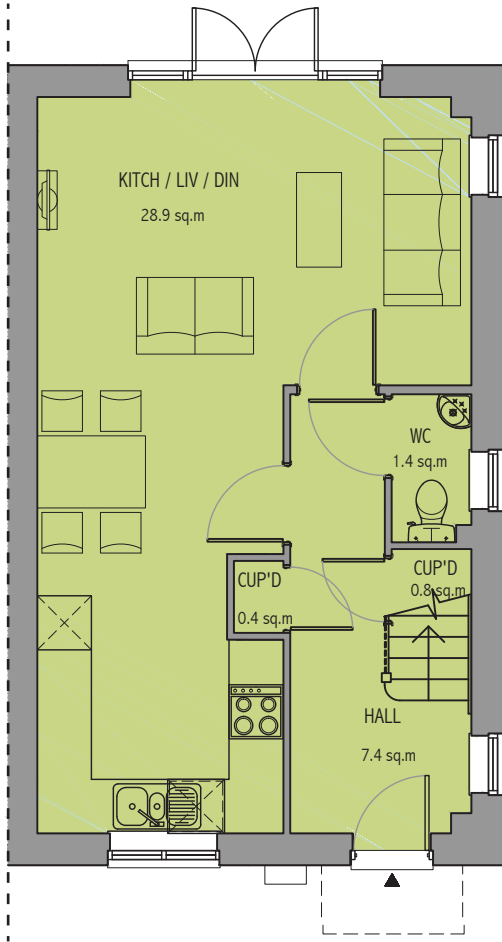


BACK

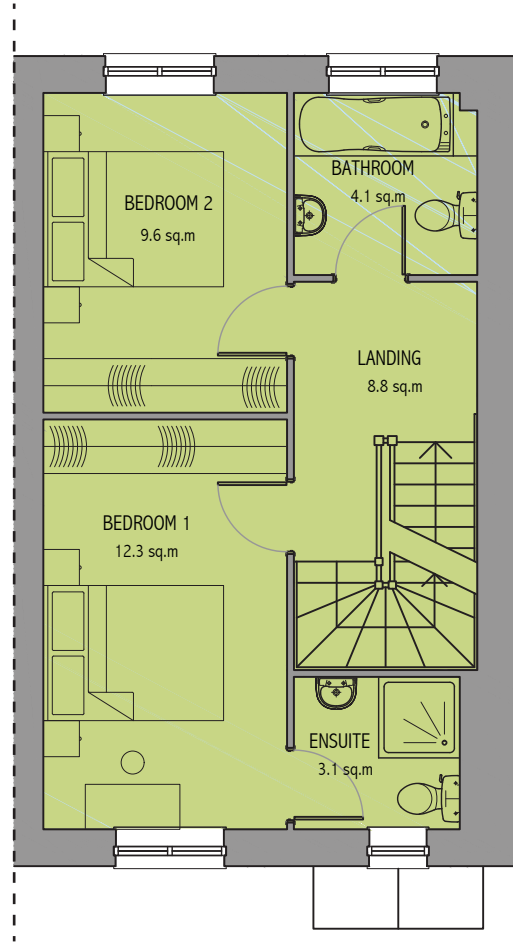
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## PLOTS 3 - 5

### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



### *Two Bedroom, Terraced House*

#### GROUND FLOOR

Open plan area 28.9 sq.m

\* Kitchen / Living room / Dining

#### FIRST FLOOR

Bedroom 1 12.3 sq.m

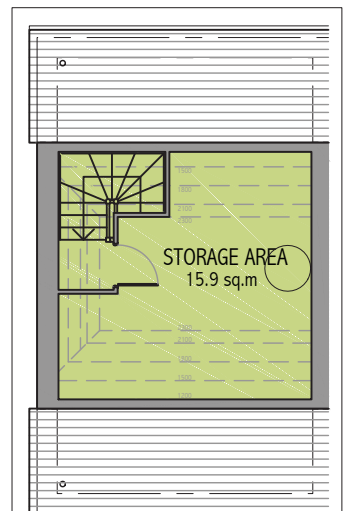
Bedroom 2 9.6 sq.m

#### SECOND FLOOR

Storage Area 15.9 sq.m



FRONT

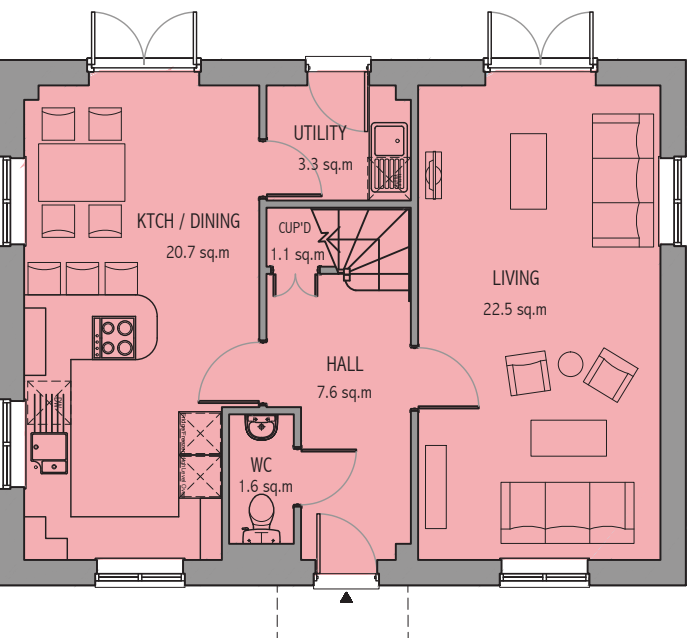


SECOND FLOOR PLAN

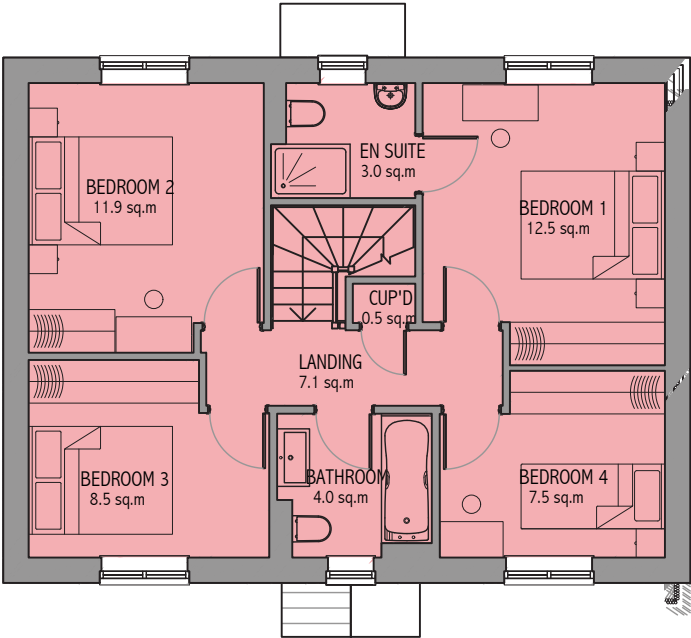
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PLOT 8

GROUND FLOOR PLAN



FIRST FLOOR PLAN



*Creating a lifestyle within the most beautiful natural surroundings with stylishly designed spaces.*

*Four Bedroom, Detached House*

GROUND FLOOR

Kitchen / Dining	20.7 sq.m
Living Room	22.5 sp.m

FIRST FLOOR

Bedroom 1	12.5 sq.m
Bedroom 2	11.9 sq.m
Bedroom 3	8.5 sq.m
Bedroom 4	7.5 sq.m



FRONT ELEVATION

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SALES PLAN



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## SPECIFICATION

### *Crescent Gardens Features*

An exclusive development of 8 homes  
in St Albans, by Central Developments.

#### KITCHEN

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- High quality designer units and composite quartz worktops, upstand and splashback
- Large format ceramic tiled floor
- Under pelmet and plinth LED lighting
- Fully integrated appliances including electric oven, induction hob, fridge freezer, washer/dryer, dishwasher, microwave, wine cooler, stainless steel hood and extractor
- Soft closing drawers

#### HEATING

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- *Heliotherm* air source heat pumps
- Underfloor heating throughout
- Gas free heating

#### EN SUITE & BATHROOMS

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- Ceramic wall and floor tiles (floor to ceiling)
- Extractor fan and shaving socket
- Designer white sanitary ware with soft closing drawers and toilet seat
- Heated towel rail
- Thermostatically operated shower
- *Crosswater* shower mixers, bath mixers, basins and vanity units.
- *Grohe* hand showers
- *Geberit* cisterns
- *Duravit* toilets

#### FINISHES

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- Quality laminate flooring
- Fitted carpets to stairs and all bedrooms
- White panelled internal doors
- Carpeted treads and risers to staircase with white painted balustrades, posts and handrail
- Moulded skirting and architraves
- Brushed chrome electric wall sockets and lighting switches
- Fitted wardrobes (optional extra)





## GENERAL

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- Freehold
- 10 year NHBC warranty
- Mains powered smoke / heat detectors
- External lighting
- Professionally landscaped gardens
- High performance double glazed windows
- LED spotlights
- Covered entrances
- Burglar alarms
- Houses 1 - 5 high performance weather and fireproof cladding
- Houses 1 - 5 allocated parking spaces
- Houses 6 - 8 allocated parking / garage
- External block paving throughout
- Wildlife areas within the development

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## SMART METERS

*Far greater (and more detailed) feedback regarding energy use. Enable consumers to adjust their habits in order to lower electricity bills.*

## HEATING

*A Heliotherm heat pump system guarantees maximum performance in a heating system with minimal effort for renewable energy. The brilliant air heat pump principle also works with high energy efficiency.*

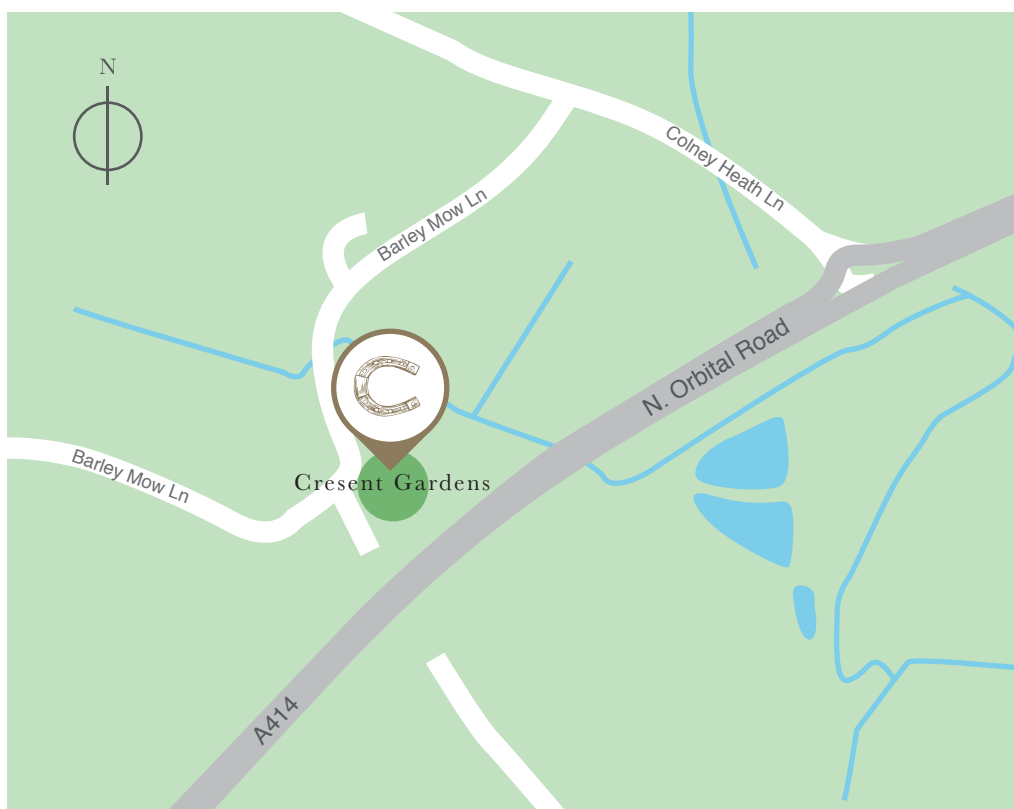


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**CENTRAL  
DEVELOPMENTS (UK) LTD**

Quality homes, built for life

Central Developments (UK) Ltd. have been building quality homes for over 20 years and have achieved a strong reputation for striving to bring a fresh approach to building homes that surpass expectations.

We are committed to providing quality and excellence by specialising in small and exclusive developments in the best locations of North London and Hertfordshire. Our mission is to deliver an unrivalled quality to each development, aiming to treat each purchaser as an individual.

[www.centraldevelopmentsuk.com](http://www.centraldevelopmentsuk.com)

*Crescent Gardens* offers discerning buyers the perfect blend of English countryside and sustainable modern living, with renewable heating energy.

