



the | **town**  
HATFIELD

BE A PART OF THE NEW HATFIELD







## *Stylish one and two bedroom town centre apartments*

**THE HISTORIC OLD COACHING TOWN OF HATFIELD, KNOWN FOR BEING HOME TO HATFIELD HOUSE, NOW HAS A FRESH NEW LOOK... A STYLISH DEVELOPMENT OF JUST 19 ONE AND TWO BEDROOM APARTMENTS.**

the **town** is part of the newly regenerated Hatfield Retail High Street Scheme and is perfectly located for commuting to London via road and rail.

Hatfield is just 20 miles from the Capital, with King's Cross station accessible in just 24 minutes and Moorgate in 40 minutes. Access to the UK's road networks is within easy reach via the M25, A1M and A414.

Hatfield is a diverse university town blending old with new, and offers great shopping and entertainment options. Hertfordshire Sports Village and the

David Lloyd Leisure Centre provide a superb range of sports and leisure facilities. Local countryside is also nearby with the Hatfield House Estate & Deer Park a short drive away.

Slightly further afield St Albans offers a great choice of bars, restaurants and independent retailers whilst nearby Welwyn Garden City is home to The Howard Centre, John Lewis and a host of other national retailers.

Computer generated images are indicative only.

## *A scheme reflecting Hatfield's new injection of energy*



**THE UK'S LEADING  
REGENERATION  
SPECIALIST ST. MODWEN,  
IN PARTNERSHIP WITH  
WELWYN HATFIELD  
BOROUGH COUNCIL  
AND THE HOMES AND  
COMMUNITIES AGENCY,  
ARE HEADING UP THE  
REGENERATION OF  
HATFIELD TOWN CENTRE.**

The scheme will provide modern shopping and living facilities, together with improved public space and amenities.

The design seeks to introduce a centre, which is aligned to the High Street concept of a thoroughfare between town centre stores with the original major retailers to the west and several new shops to be added within the redevelopment.

the **town** is located in the heart of this regeneration area and the apartments are also close to a host of existing local amenities including Asda, Boots, other major retailers, banks, a weekly market and The Galleria shopping centre which offers over 60 outlet stores, an excellent selection of restaurants plus a 9 screen cinema complex.

**NO WONDER HATFIELD  
IS SUCH A POPULAR PLACE.**





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# the town

## SITE PLAN



# No. 92

## First Floor



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### Flat 1

KITCHEN	2.76m x 2.50m	9'1" x 8'2"
LIVING	6.13m x 3.01m	20'1" x 9'11"
BEDROOM	5.18m x 3.35m	17'0" x 11'0"

### Flat 2

KITCHEN / LIVING	6.19m x 3.27m	20'4" x 10'9"
BEDROOM 1	3.54m x 3.51m	11'7" x 11'6"
BEDROOM 2	3.39m x 2.57m	11'1" x 8'5"

### Flat 3

KITCHEN / LIVING	7.49m x 3.22m	24'7" x 10'7"
BEDROOM 1	5.53m x 3.00m	18'2" x 9'10"
BEDROOM 2	3.73m x 2.71m	12'3" x 8'11"

### Flat 4

KITCHEN / LIVING	7.27m x 3.11m	23'10" x 10'2"
BEDROOM 1	5.20m x 3.14m	17'1" x 10'4"
BEDROOM 2	3.50m x 2.67m	11'6" x 8'9"

### Flat 5

KITCHEN / LIVING	6.08m x 4.40m	19'11" x 14'5"
BEDROOM 1	4.37m x 2.92m	14'4" x 9'7"
BEDROOM 2	3.24m x 3.20m	10'8" x 10'6"

Floor plans and dimensions are for guidance only.  
All measurements are taken at the widest part of the room.





# Nº 92

## Second Floor

### Flat 6

KITCHEN	2.76m x 2.50m	9'1" x 8'2"
LIVING	6.13m x 3.01m	20'1" x 9'11"
BEDROOM	5.18m x 3.35m	17'0" x 11'0"

### Flat 7

KITCHEN / LIVING	6.19m x 3.27m	20'4" x 10'9"
BEDROOM 1	4.57m x 3.54m	15'0" x 11'7"
BEDROOM 2	3.39m x 2.57m	11'1" x 8'5"

### Flat 8

KITCHEN / LIVING	7.49m x 3.22m	24'7" x 10'7"
BEDROOM 1	5.26m x 3.00m	17'3" x 9'10"
BEDROOM 2	3.73m x 2.71m	12'3" x 8'11"

### Flat 9

KITCHEN / LIVING	7.27m x 3.11m	23'10" x 10'2"
BEDROOM 1	5.20m x 3.14m	17'1" x 10'4"
BEDROOM 2	3.50m x 2.67m	11'6" x 8'9"

### Flat 10

KITCHEN / LIVING	6.08m x 4.40m	19'11" x 14'5"
BEDROOM 1	4.67m x 2.92m	15'4" x 9'7"
BEDROOM 2	3.24m x 3.20m	10'8" x 10'6"

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# No. 92

## Third Floor

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### Flat 11

KITCHEN	2.76m x 2.50m	9'1" x 8'2"
LIVING	6.13m x 3.01m	20'1" x 9'11"
BEDROOM	5.18m x 3.35m	17'0" x 11'0"

### Flat 12

KITCHEN / LIVING	6.20m x 3.27m	20'4" x 10'9"
BEDROOM 1	4.57m x 3.54m	15'0" x 11'7"
BEDROOM 2	3.39m x 2.57m	11'1" x 8'5"

### Flat 13

KITCHEN / LIVING	7.49m x 3.22m	24'7" x 10'7"
BEDROOM 1	5.26m x 3.00m	17'3" x 9'10"
BEDROOM 2	3.73m x 2.71m	12'3" x 8'11"

### Flat 14

KITCHEN / LIVING	7.27m x 3.13m	23'10" x 10'3"
BEDROOM 1	5.20m x 3.19m	17'1" x 10'5"
BEDROOM 2	3.50m x 2.70m	11'6" x 8'10"

### Flat 15

KITCHEN / LIVING	6.08m x 4.40m	19'11" x 14'5"
BEDROOM 1	4.37m x 2.92m	14'4" x 9'7"
BEDROOM 2	3.24m x 3.20m	10'8" x 10'6"

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# Nº17c/17d

## Flat 1 – Nº17c

KITCHEN	2.81m x 1.80m	9'3" x 5'11"
LIVING	7.94m x 2.91m	26'1" x 9'7"
BEDROOM 1	3.60m x 3.38m	11'10" x 11'1"
BEDROOM 2	3.63m x 2.80m	11'11" x 9'2"

## Flat 2 – Nº17d

KITCHEN / LIVING	5.90m x 3.60m	19'4" x 11'10"
BEDROOM 1	4.20m x 3.53m	13'9" x 11'7"
BEDROOM 2	2.91m x 2.80m	9'7" x 9'2"

## Flat 3 – Nº17c

KITCHEN	2.81m x 1.80m	9'3" x 5'11"
LIVING	7.94m x 2.91m	26'1" x 9'7"
BEDROOM 1	3.60m x 3.38m	11'10" x 11'1"
BEDROOM 2	3.63m x 2.80m	11'11" x 9'2"

## Flat 4 – Nº17d

KITCHEN / LIVING	5.90m x 3.60m	19'4" x 11'10"
BEDROOM 1	4.20m x 3.53m	13'9" x 11'7"
BEDROOM 2	2.91m x 2.80m	9'7" x 9'2"

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FIRST FLOOR



SECOND FLOOR







## *Quality fixtures and finishing's are used throughout*

**EACH APARTMENT BENEFITS FROM OUTSIDE SPACE WITH EITHER A BALCONY OR SPACIOUS ROOF TOP TERRACE.**

**THE QUALITY SPECIFICATION COMPLEMENTS THE ATTENTION TO DETAIL APPLIED TO EVERY BUILD STAGE OF THE APARTMENTS.**

### **FLOOR COVERINGS AND FINISHINGS**

- ceramic floor tiles to bathrooms and ensuites
- carpets to bedrooms
- vinyl flooring to kitchens
- wood style laminate flooring to lounge areas and hallways
- half height ceramic wall tiles to bathroom and en-suites and full height tiling around shower enclosures
- wired for broadband and satellite TV
- fitted wardrobes in bedroom 1

### **KITCHENS**

- high gloss kitchen units
- composite work surfaces and upstands
- integrated appliances: oven, hob, fridge freezer, extractor fan and washer dryer

### **ADDITIONAL**

- video link entry system
- lift (No.92 The Town only)
- electric central heating
- each apartment has a balcony or private terrace and one dedicated parking space
- spacious communal areas
- cycle store (No.92 The Town only)
- new 150 year leases
- NHBC 10 year warranty



**the town**  
HATFIELD

No. **92** TOWN CENTRE, HATFIELD AL10 0JW  
No. **17c** / No. **17d** TOWN CENTRE, HATFIELD AL10 0JZ

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Designed by Fresh Lemon ([www.freshlemon.co.uk](http://www.freshlemon.co.uk))

## Connections

### BY TRAIN

To Finsbury Park – 14 minutes  
To King's Cross – 24 minutes  
(from Hatfield Station)

Source: [nationalrail.co.uk](http://nationalrail.co.uk)

### BY CAR

To Galleria Outlet Centre – 1 mile  
To A1(M) junction 4 – 1.5 miles  
To M25 junction 23 – 6 miles

Source: [maps.google.co.uk](http://maps.google.co.uk)

### BY BUS

Local bus routes include links to the station, university, The Galleria and beyond to St Albans, Watford, Stevenage and North London

For further information visit: [www.unobus.info](http://www.unobus.info)



[lanesnewhomes.co.uk](http://lanesnewhomes.co.uk)

For sales enquiries please call:

**020 8370 3999**

Selling agent: Lanes New Homes,  
7 Savoy Parade, Southbury Road, Enfield EN1 1RT  
email: [sales@lanesnewhomes.co.uk](mailto:sales@lanesnewhomes.co.uk)



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