

VICINITI

TOWNHOUSES



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Characterised by distinctive architectural design and free-flowing internal spaces, the three and four bedroom homes at Viciniti promise new levels of luxury living in one of St Albans' most popular and vibrant residential neighbourhoods.



Burleigh Road Terrace

Computer generated illustration indicative only



Open plan living & dining

Computer generated illustration and interior design indicative only

The finishes at Viciniti have been chosen for their timeless and tranquil qualities. The clean lines of the living and dining room provide the perfect canvas to create a home that reflects your personal tastes and aspirations.

Zoned lighting, large ceramic travertine floor tiles, underfloor heating, and bifold doors to the garden make this an elegant and versatile space for you, your family, and friends to enjoy.



Shaker cabinetry, quartz worktops with harmonious full height quartz splashbacks, premium quality integrated appliances, thoughtful finishing touches, and the convenience of a separate utility room make your kitchen a place where form and function are perfectly balanced.

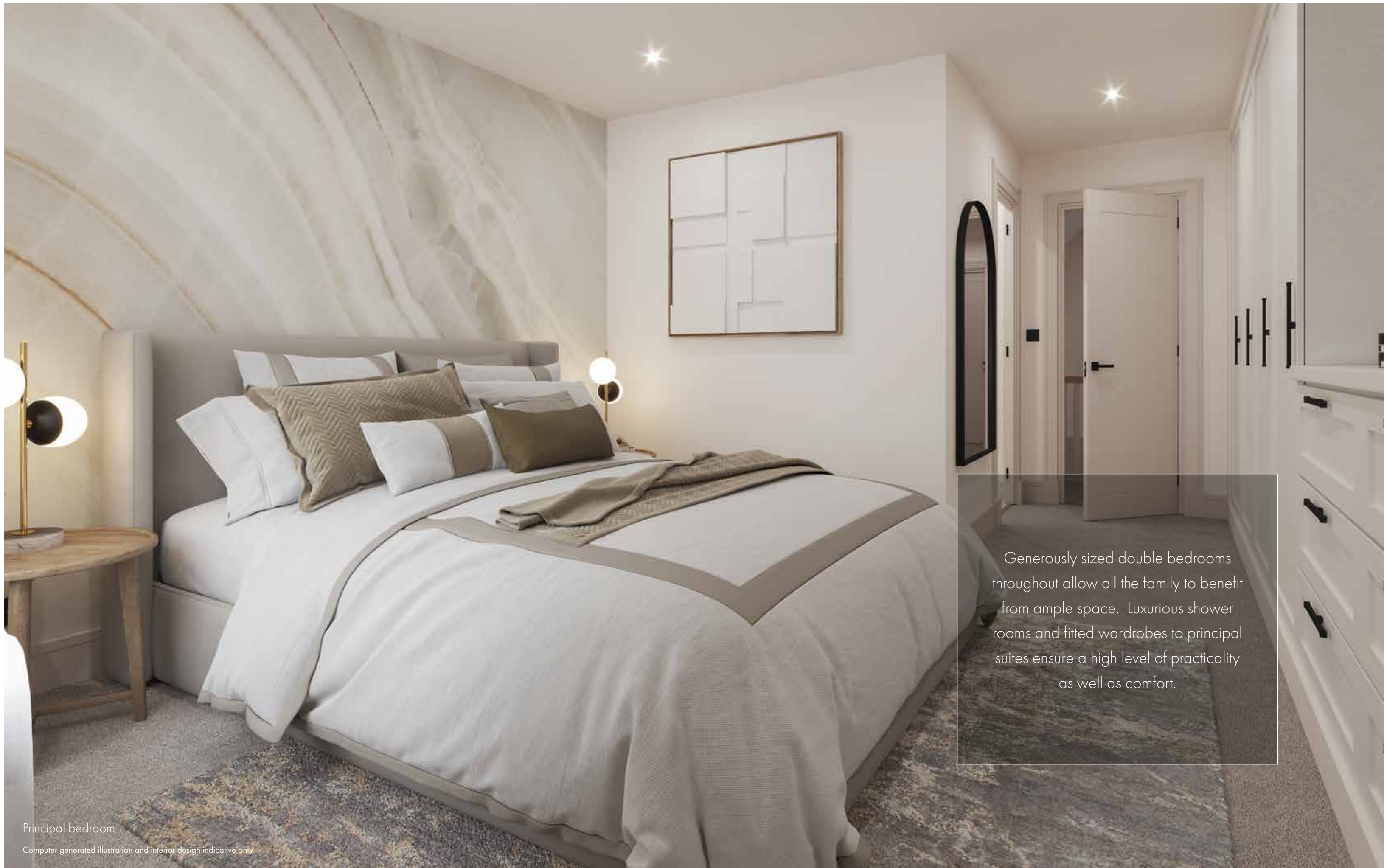
High-design kitchen
Computer generated illustration and interior design indicative only



Family bathroom

Computer generated illustration and interior design indicative only

Light, airy, and elegantly finished, your bathroom is a relaxing haven. Bathrooms and en suites offer timeless design with luxury porcelain tiling that features raised patterns, paying subtle homage to mosaics. High quality sanitaryware is complemented with black detailing and warm wood finishes for the ultimate in contemporary style.



Principal bedroom
Computer generated illustration and interior design indicative only

Generously sized double bedrooms throughout allow all the family to benefit from ample space. Luxurious shower rooms and fitted wardrobes to principal suites ensure a high level of practicality as well as comfort.



Site Plan

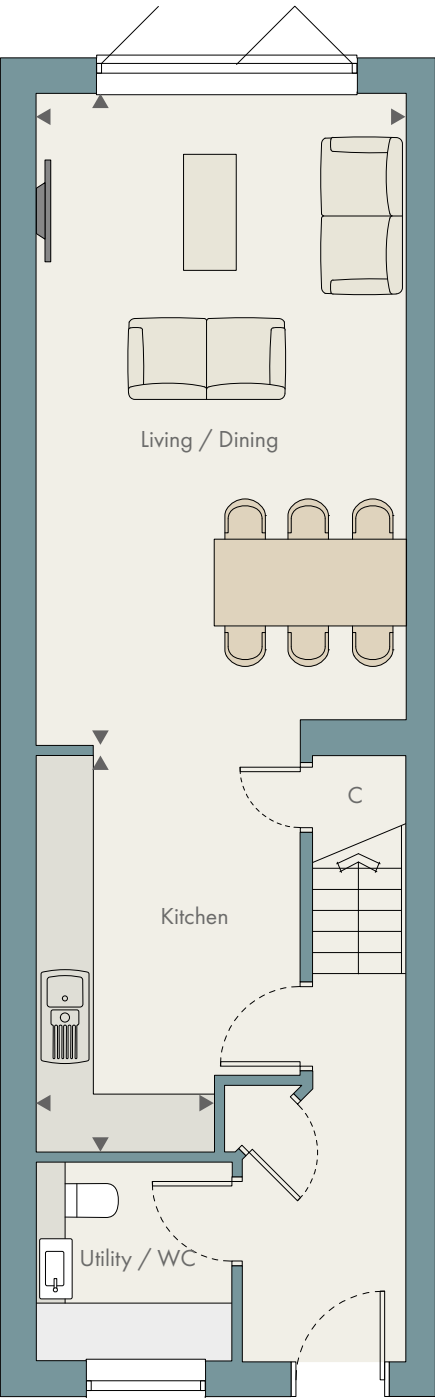
Located off Burleigh Road, Viciniti has been thoughtfully designed to offer off-street parking with EV charging points, private gardens with paved terraces to all houses, and shared green spaces for all residents to enjoy. There is also convenient access to the Alban Way, a cycle and walking route to the city centre and station.



Burleigh Road Townhouses

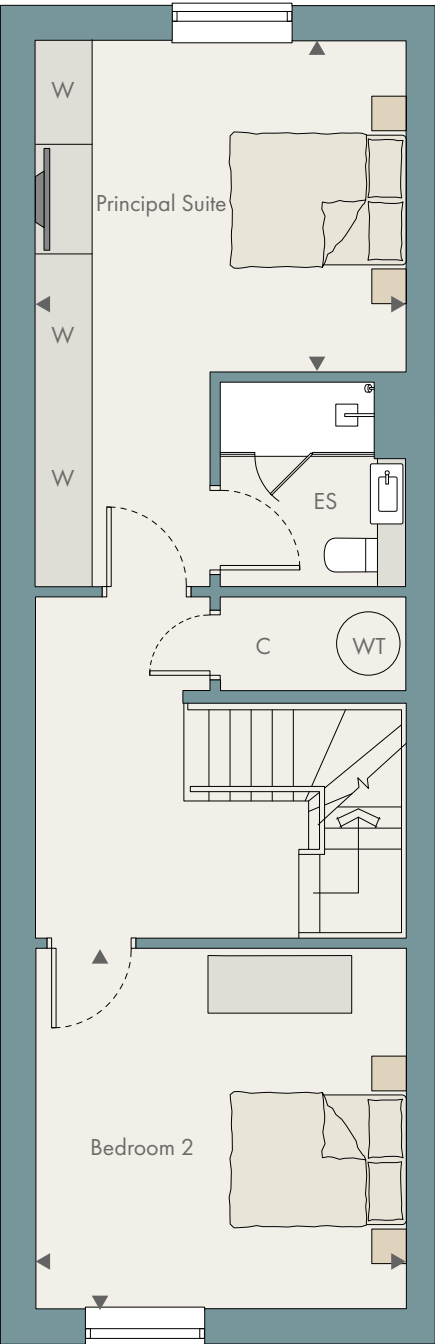
4 bedroom family home
Plots A1 - A9

Accessed directly from Burleigh Road, plots A1 - A9 benefit from off-street parking to the front of each property with private garden and patio to the rear.



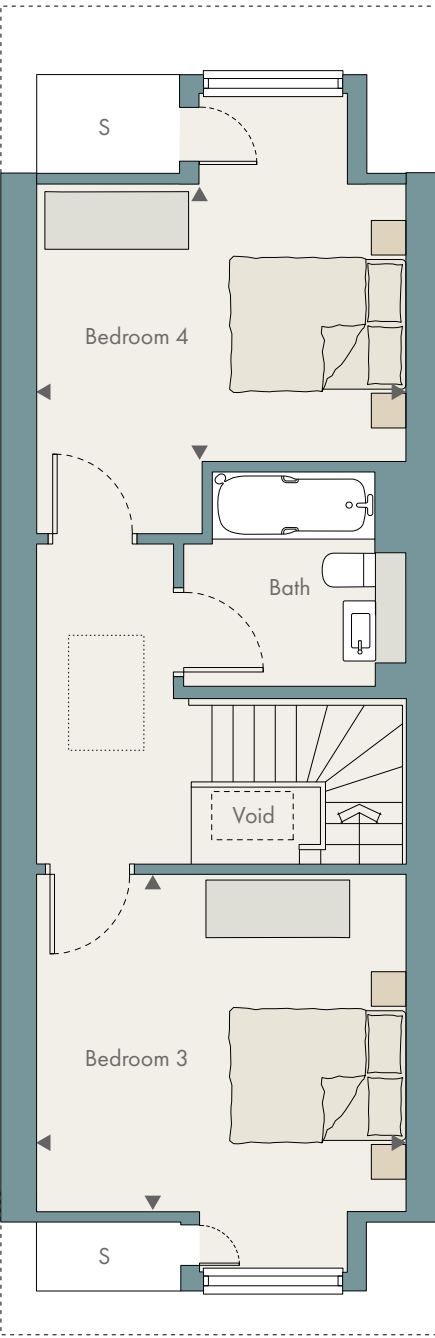
Ground floor

| | | |
|-----------------|---------------|---------------|
| Kitchen | 4.13m x 2.64m | 13'7" x 8'8" |
| Living / Dining | 6.77m x 3.85m | 22'2" x 12'8" |
| Utility / WC | 2.08m x 2.05m | 6'10" x 6'9" |



First floor

| | | |
|-----------------|---------------|---------------|
| Principal Suite | 3.85m x 3.45m | 12'8" x 11'4" |
| Bedroom 2 | 3.85m x 3.72m | 12'8" x 12'2" |



Second floor

| | | |
|-----------|---------------|---------------|
| Bedroom 3 | 3.85m x 3.53m | 12'8" x 11'7" |
| Bedroom 4 | 3.85m x 2.89m | 12'8" x 9'6" |

| | | |
|------------|----------|-------------|
| Total Area | 143 sq m | 1,540 sq ft |
|------------|----------|-------------|

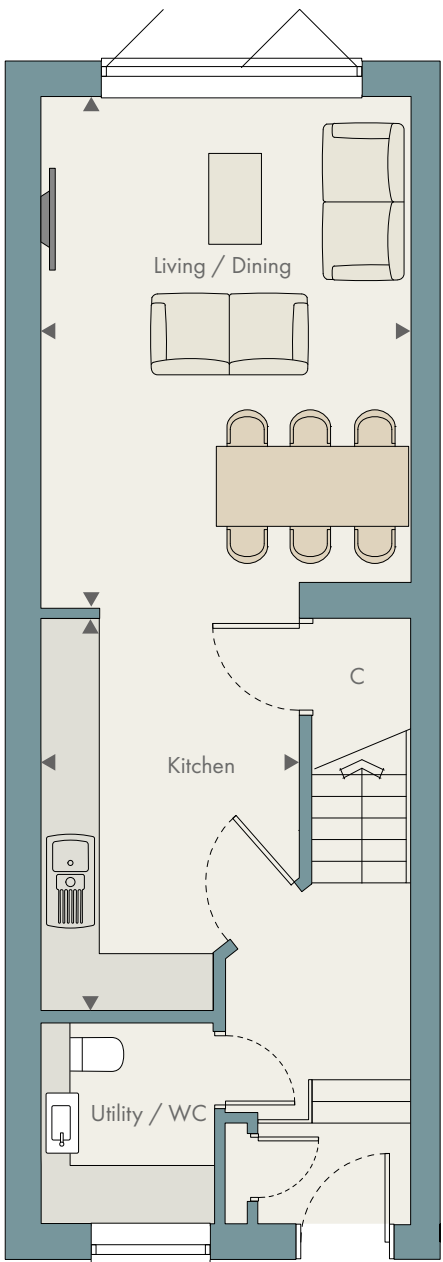
C – CUPBOARD | ES – EN SUITE | W – FITTED WARDROBES | S – STORAGE | WT – WATER TANK |  – ROOF LIGHT

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Iceni Close Townhouses

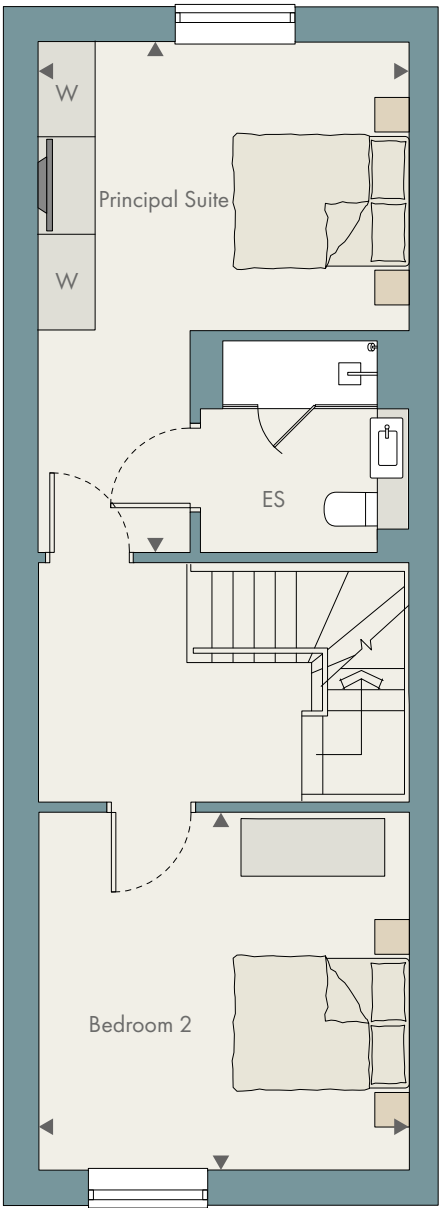
3 bedroom family home
Plots D1 - D3

Occupying a quiet location within the development, each of these three properties benefits from private rear garden with patio and side access.



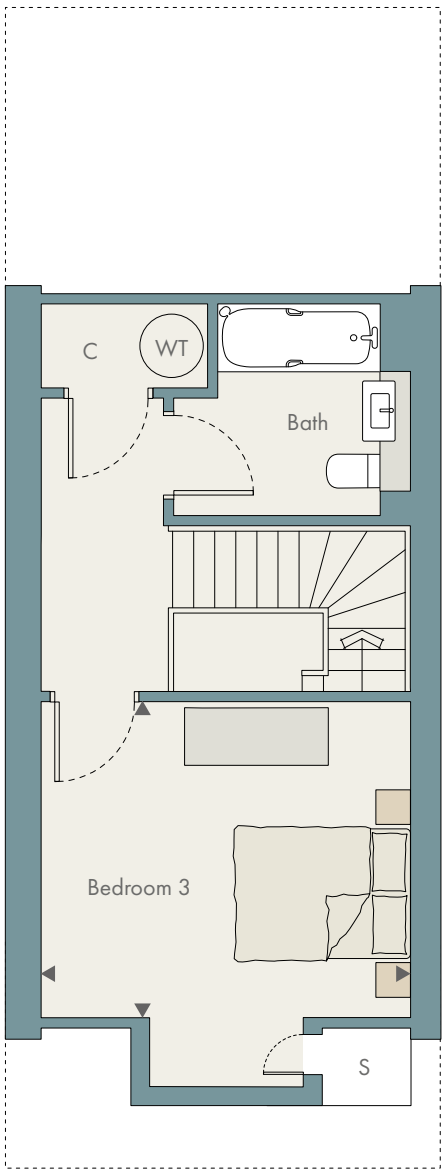
Ground floor

| | | |
|-----------------|---------------|---------------|
| Kitchen | 4.10m x 2.68m | 13'5" x 8'9" |
| Living / Dining | 5.30m x 3.85m | 17'5" x 12'8" |
| Utility / WC | 2.10m x 1.80m | 6'11" x 5'11" |



First floor

| | | |
|-----------------|---------------|---------------|
| Principal Suite | 5.30m x 3.85m | 17'5" x 12'8" |
| Bedroom 2 | 3.85m x 3.72m | 12'8" x 12'2" |



Second floor

| | | |
|------------|---------------|---------------|
| Bedroom 3 | 3.56m x 3.29m | 11'8" x 10'9" |
| Total Area | 108 sq m | 1,158 sq ft |

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A stylish and contemporary specification

INTERNAL FINISHES

- Feature entrance door with chrome ironmongery
- Painted finish to internal doors with black ironmongery
- Satin emulsion paint finish to architraves, skirting, stair spindles, and doors
- Matt emulsion paint finish to wall and ceiling
- Large format stone effect ceramic tiles to ground floor with underfloor heating
- Feature floor and wall tiling to bathroom and en suite
- Fitted wardrobes to principal bedroom
- Carpet finish to bedrooms, landing, and stairs
- Oak handrails with painted spindles
- Media points to living room and primary bedroom

KITCHEN

- Shaker kitchen with fitted units
- Quartz worktops with drainage grooves and full wall splashbacks
- Underhung stainless sink with sprayer mixer tap
- Soft-close hinges to cabinet doors and drawers

- Downlights to the kitchen area, pelmet lighting to the underside of the cabinets
- Concealed multi-gang appliance panel and feature socket outlets above work surfaces (where appropriate)
- Siemens integrated induction hob
- Siemens integrated electric oven
- Siemens integrated combination microwave oven
- Siemens integrated fridge/freezer
- Siemens integrated multi-function dishwasher
- Integrated concealed recirculating extractor

UTILITY ROOM/CLOAKROOM

- Built in space for separate washing machine and tumble dryer (not included) with storage for soaps and worktop for folding
- Feature sink unit, mirror, and lighting
- Luxury porcelain raised pattern wall tiling
- White concealed cistern toilet with soft-close seat

BATHROOMS & EN SUITES

- Oak effect vanity unit with storage and integrated basin
- Porcelain feature wall tiles to family bathroom with raised geometric pattern and complimentary terrazzo floor tiles
- Porcelain feature wall tiles to en suite with subtle marble effect and matching floor tiles
- High-level fixed mirror
- Black basin mixer tap
- Single-ended bath
- Black bath filler and waste overflow
- Luxury shower enclosures
- Black thermostatic wall-mounted mixer/diverter with fixed shower head, separate hand-held shower
- White WC pan with soft-close seat, concealed cistern, and dual flush button
- Black electric ladder-style heated towel rail
- Extract ventilation
- Recessed LED downlights, pin-lights to shampoo niches
- Shaver/toothbrush socket

ELECTRICAL FITTINGS

- LED energy-efficient downlights throughout with zoned ceiling lighting to suit room
- Pre-wired for future pendant lighting to selected areas such as dining area and principal bedroom
- Television and data points in living room and principal bedroom
- USB sockets to kitchen and principal bedroom

EXTERIOR

- EV points
- Landscaping to front
- Allocated off-street/driveway parking
- Modern glass porch canopies
- Lighting to front and back
- Turfed, fenced, and gated rear gardens
- Paved terraces

SAFETY & SECURITY

- Five-point espagnolette locking system to front door
- Smoke and heat detectors
- Security locks to all windows
- Spur for alarm
- Hardwired doorbell
- LED lighting to front porch
- Streetlighting

ACCESSIBILITY

- Dedicated, paved walking paths
- Tarmac roadways with permeable block paving drives
- Level access through front doors and garden doors
- Wheelchair accessible WCs

CLIMATE CONTROL

- High levels of thermal insulation
- Mechanical extract ventilation system
- Underfloor heating on all floors
- Thermal-efficient double-glazed windows

WATER

- Energy efficient hot water cylinders
- Water efficient taps and toilets

RENEWABLES

- No gas to houses
- Porotherm block construction for recyclable construction waste and higher thermodynamic performance
- Air source heat pumps to all houses
- Solid floor construction with underfloor heating on all floors, controlled separately for better thermal performance



St Albans

A great place to call home

Viciniti is situated in Fleetville, one of St Albans' thriving residential areas and has access to the Alban Way, a cycle and walking route linking with the city centre. Rich in history, the city has become a desirable place for a rewarding lifestyle, with its fabulous mix of arts and culture, acres of green open spaces, outstanding schools, and first-class amenities.



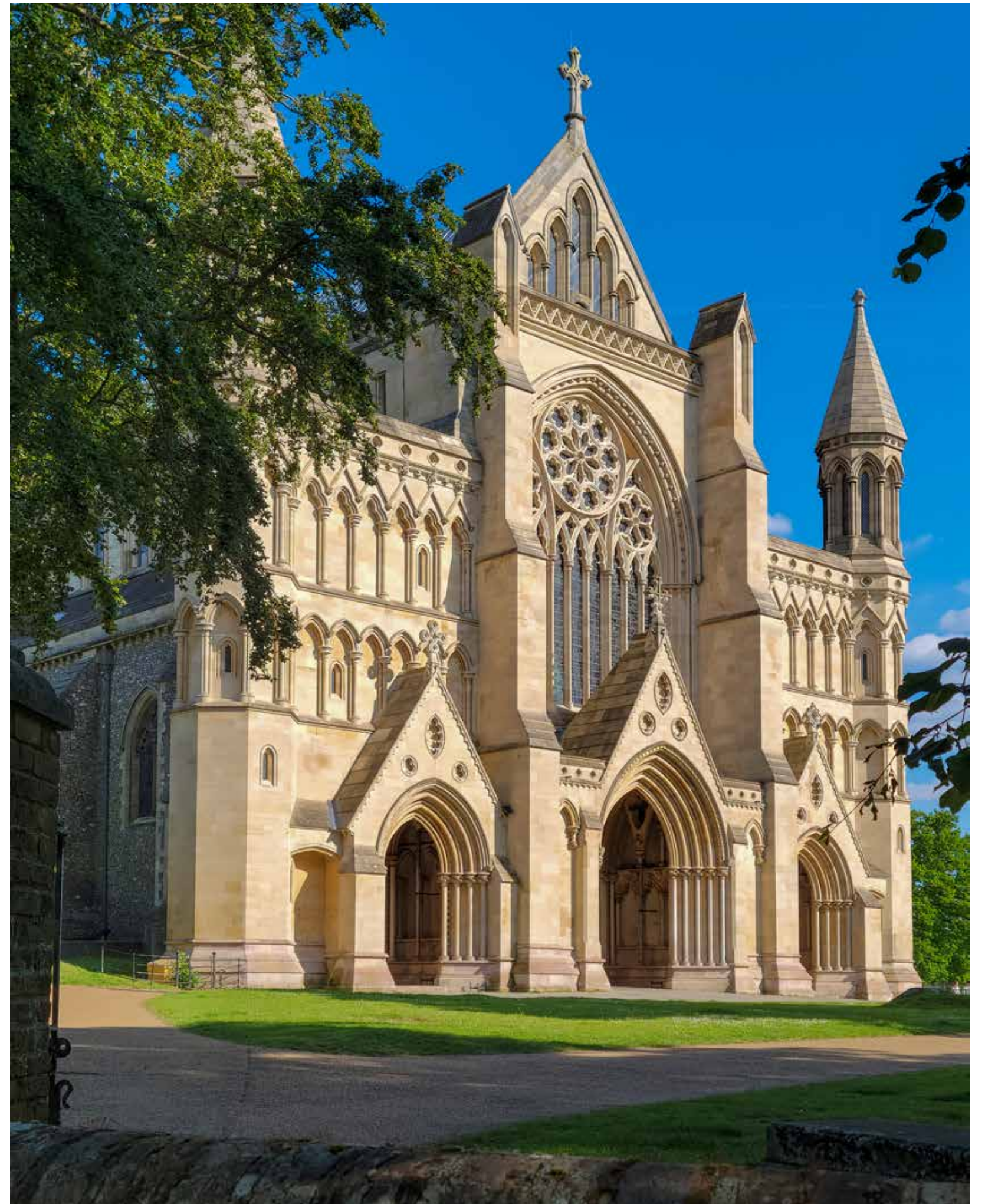
St Albans is characterised by glorious architecture, from the Roman walls, the clock tower and cathedral to picturesque medieval streets. But there's more than just history here – this is a vibrant city with a fabulous selection of independent retailers, familiar high street names, a twice weekly market that's operated since the mid 1500s, and some great restaurants with offerings from all corners of the globe.

With reputedly more pubs per head than anywhere else in the country you'll be spoilt for choice. Ye Olde Fighting Cocks claims to be the country's oldest, and in Fleetville, the Rats Castle has a strong games tradition and refuses to be gentrified, while The Crown offers Sunday roasts, quizzes and craft beers. As an alternative to city centre dining, restaurants in Fleetville include Oasis Mediterranean, Nonno's Italian and Souvlaki City Greek Restaurant.

For the weekly shop, there's a large supermarket just half a mile away, complemented by independent retailers and coffee shops on Hatfield Road.

One of the greatest attractions for families is the exceptional quality of schools for all age groups, with twenty-eight rated 'Outstanding' by OFSTED, including Fleetville Nursery and Junior schools, only half a mile from Viciniti.

The city offers fantastic transport links. Situated within 20 miles of central London you can be in Kings Cross / St Pancras in just 25 minutes with trains every 15 minutes from St Albans City station, less than 1 mile from Viciniti. By road you'll enjoy easy access to Luton and Heathrow airports (12 and 25 miles respectively), the M1, A1(M) and M25 motorways.





Sustainability at the heart of Viciniti

With green living and sustainable development at the top of the agenda, Viciniti includes a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle.



1. ENERGY EFFICIENCY

Energy-efficient homes utilise renewable energy sources for fully electric heating and hot water systems, lowering energy consumption, reducing carbon emissions, and improving local air quality.

4. NEW TECHNOLOGY

New sustainability technologies have been included wherever possible. These may include Porotherm block construction for exceptional thermodynamic performance, photovoltaic solar panels where appropriate, air source heat pumps, energy-efficient and smart-phone programmable electric radiator panels, and mechanical extract ventilation systems. The mix of solutions used is tailored to the architecture and site features.

2. REDUCING WATER USE

Water-efficient fixtures and fittings include water-efficient taps, showers, and dual flush toilets along with water-efficient white goods.

5. REDUCING WASTE

The development has been designed to reduce waste and preserve materials during the build process, with a target of diverting 95% of waste away from landfill sites.



3. ENHANCING ECOLOGY

The landscaped gardens will provide an open space for new trees and plant species offering habitats for many invertebrates, small mammals, and birds. The landscaping has been designed to provide a net biodiversity gain, ensuring the development enhances the ecological value of the site.



6. SUSTAINABLE TRAVEL

Residents are encouraged to use more environmentally friendly modes of transport with the provision of secure cycle storage and electric vehicle charging points.



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