

VICINITI

APARTMENTS



william h brown

Distinctly contemporary in style, the one and two bedroom apartments at Viciniti are beautifully designed, inside and out, with each enjoying the advantage of a terrace or balcony to make the most of the surrounding landscaped environment.



Viciniti Court
Computer generated illustration indicative only



Open plan living & dining

Computer generated illustration and interior design indicative only

Bright, well-proportioned living spaces provide the opportunity to stamp your personal taste and style to create the home that perfectly suits you. A high specification includes durable wood effect flooring, generous downlighting, underfloor heating, and your own private balcony or terrace.



Kitchens are contemporary and chic, perfectly blending form and function. Reflecting a commitment to excellence, exclusive quartz worktops, upstands, and splashbacks are meticulously sourced to complement the stylish UK built cabinetry. Superior Siemens integrated appliances complete the distinctive look and feel.

High-design kitchen

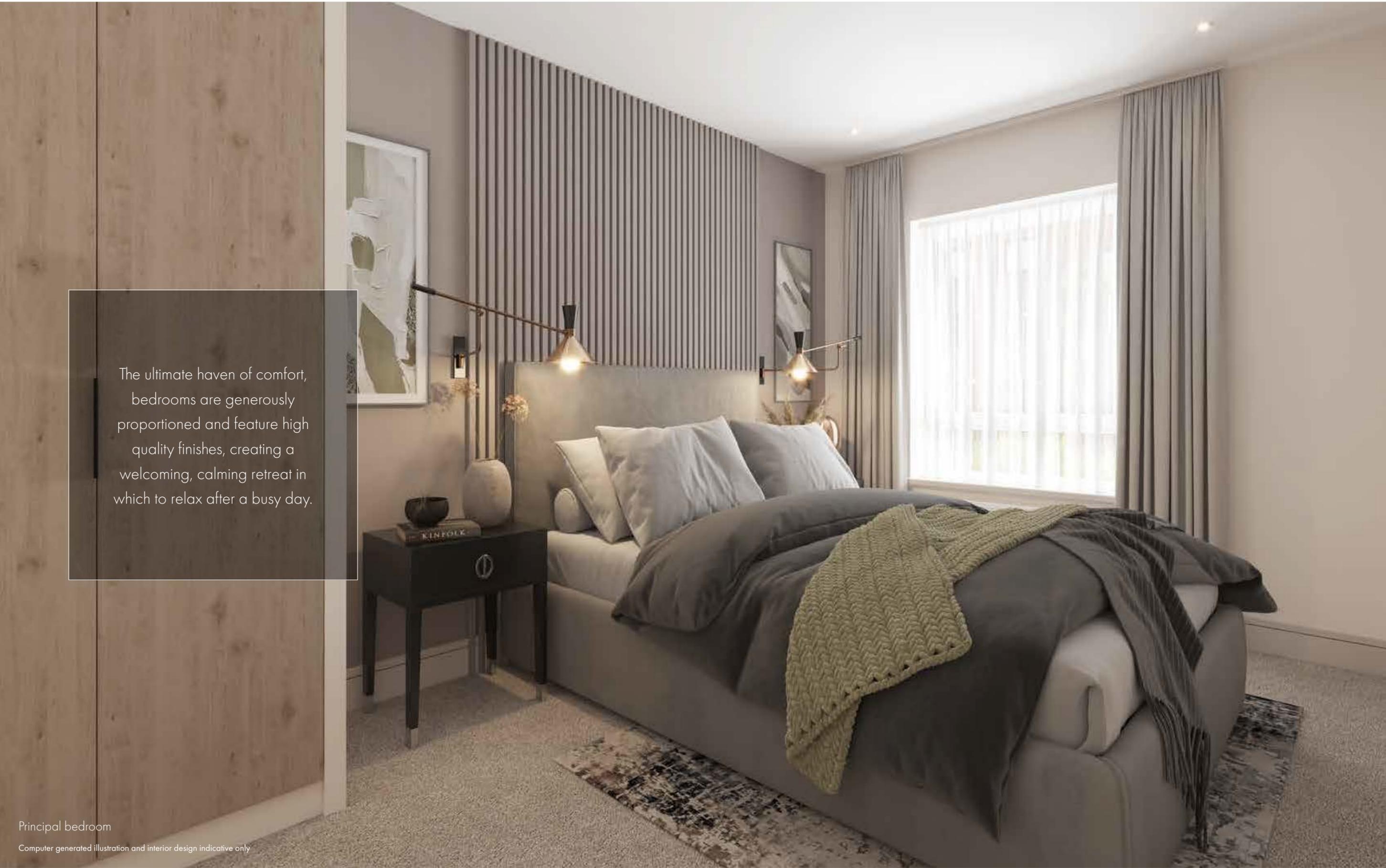
Computer generated illustration and interior design indicative only



En suite shower room

Computer generated illustration indicative only

Bathrooms and en suites are finished with exquisite luxury porcelain tiling, matched with high quality sleek white sanitaryware, rainfall showerhead and black detailing, lending a subtly classic aesthetic to these stylish spaces.



The ultimate haven of comfort, bedrooms are generously proportioned and feature high quality finishes, creating a welcoming, calming retreat in which to relax after a busy day.

Principal bedroom

Computer generated illustration and interior design indicative only



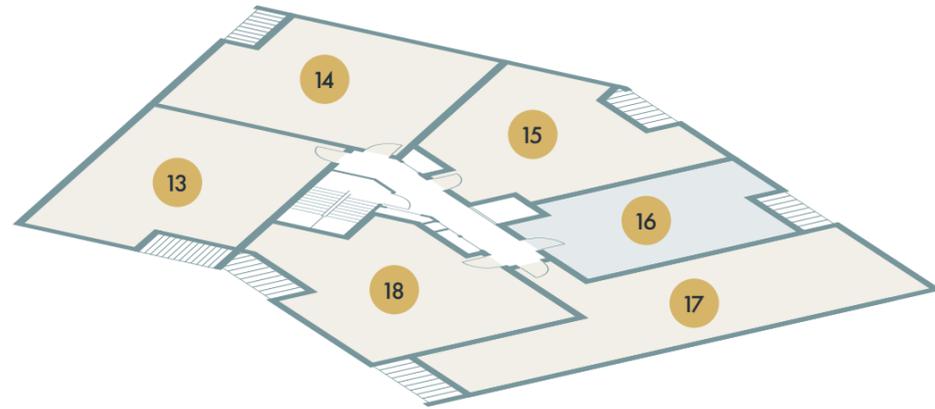
Site Plan

Located off Burleigh Road, Viciniti has been thoughtfully designed to offer off-street parking with EV charging points 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.



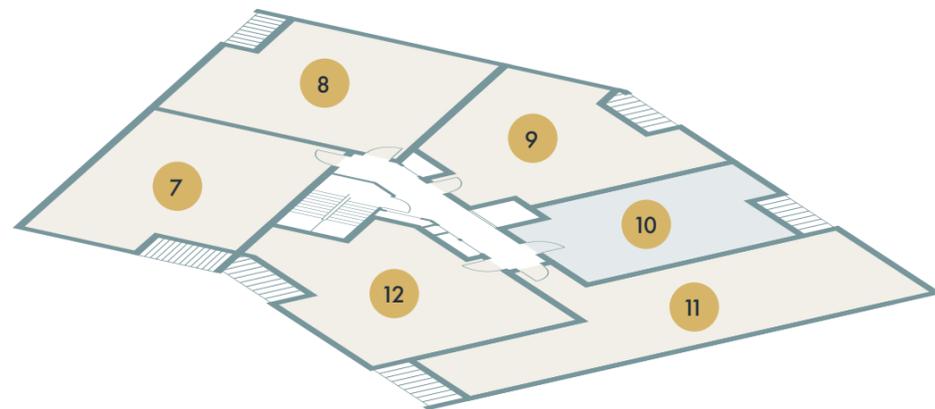
BS – Bin Store CS – Cycle Store

Apartment locator



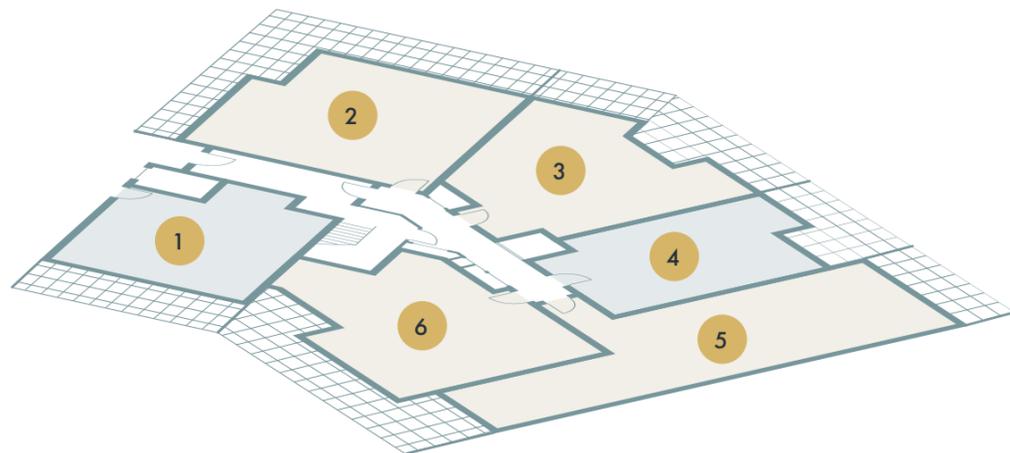
SECOND FLOOR

- 13 Two bedroom, two bath & balcony
- 17 Two bedroom, two bath & balcony
- 15 Two bedroom, one bath & balcony
- 16 One bedroom, one bath & balcony
- 17 Two bedroom, two bath & balcony
- 18 Two bedroom, two bath & balcony



FIRST FLOOR

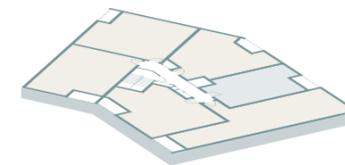
- 7 Two bedroom, two bath & balcony
- 8 Two bedroom, two bath & balcony
- 9 Two bedroom, one bath & balcony
- 10 One bedroom, one bath & balcony
- 11 Two bedroom, two bath & balcony
- 12 Two bedroom, two bath & balcony



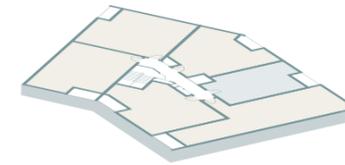
GROUND FLOOR

- 1 One bedroom, one bath & terrace
- 2 Two bedroom, two bath & terrace
- 3 Two bedroom, one bath & terrace
- 4 One bedroom, one bath & terrace
- 5 Two bedroom, two bath & terrace
- 6 Two bedroom, two bath & terrace

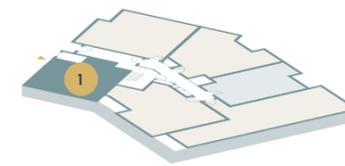
One bedroom apartment
 Two bedroom apartment



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Apartment 1

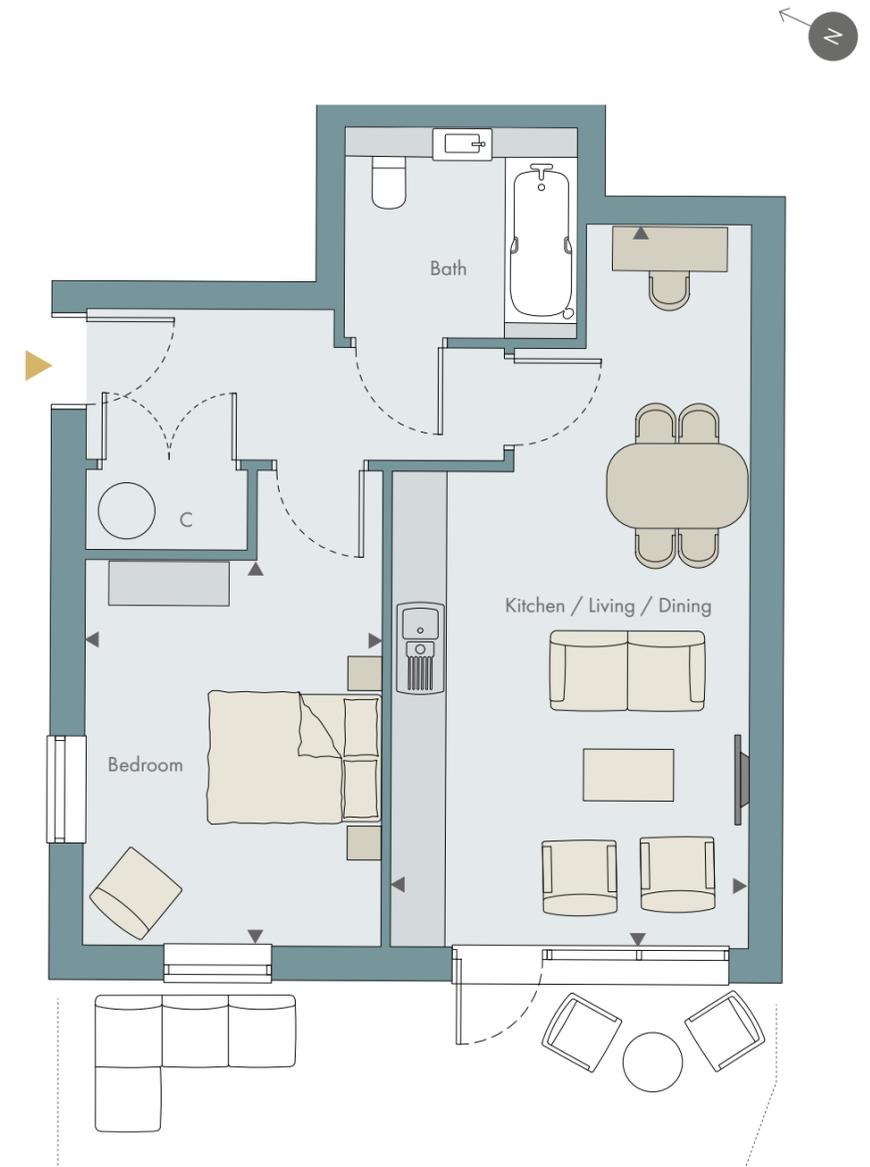
Kitchen / Living / Dining
7.69m x 3.77m 25'3" x 12'4"

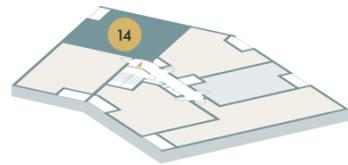
Bedroom
4.09m x 3.13m 13'5" x 10'3"

Total Area 55 sq m 588 sq ft

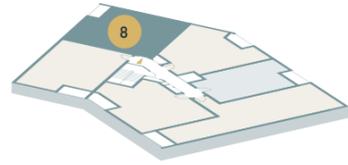
C - CUPBOARD

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.

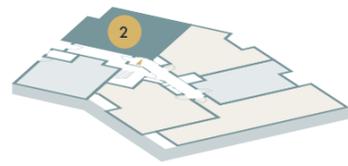




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



..... denotes terrace to plot 2 only

Apartments 2, 8, 14

Kitchen / Living / Dining
5.94m x 4.44m 19'6" x 14'7"

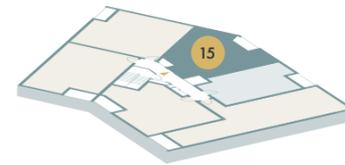
Bedroom 1
4.49m x 2.70m 14'9" x 8'10"

Bedroom 2
3.71m x 2.93m 12'2" x 9'7"

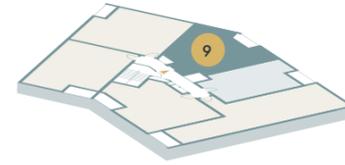
Total Area 73 sqm 783 sqft

C - CUPBOARD | ES - ENSUITE

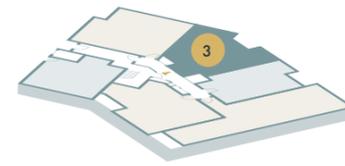
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



..... denotes terrace to plot 3 only

Apartments 3, 9, 15

Kitchen / Living / Dining
7.64m x 3.73m 25'1" x 12'3"

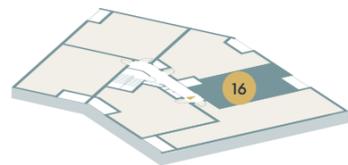
Bedroom 1
4.56m x 2.90m 14'11" x 9'6"

Bedroom 2
3.21m x 2.25m 10'6" x 7'5"

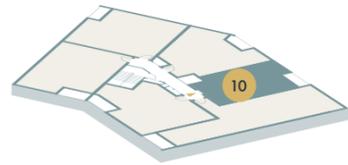
Total Area 66 sqm 709 sqft

C - CUPBOARD | ES - ENSUITE

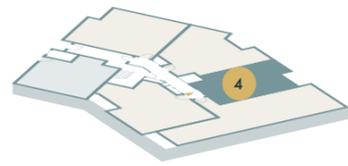
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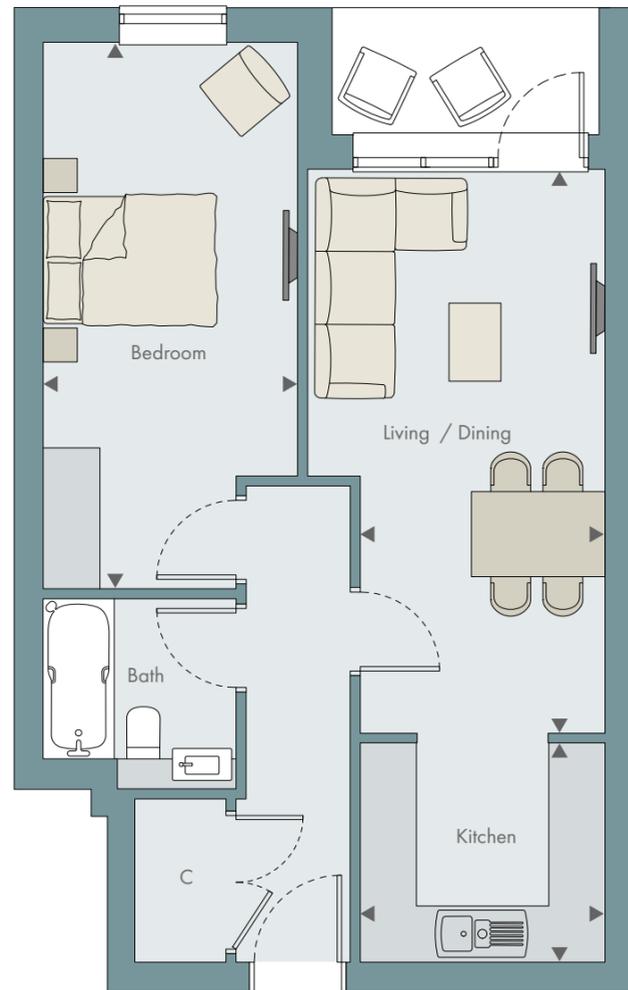
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



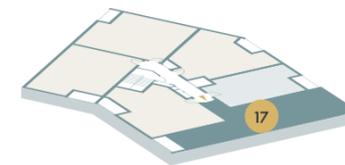
Apartments 4, 10, 16

Living / Dining	5.99m x 2.58m	19'8" x 8'6"
Kitchen	2.58m x 2.32m	8'6" x 7'7"
Bedroom	5.80m x 2.69m	19'0" x 8'10"

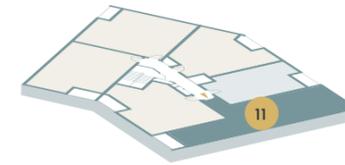
Total Area 52 sq m 560 sq ft

C - CUPBOARD | ES - ENSUITE

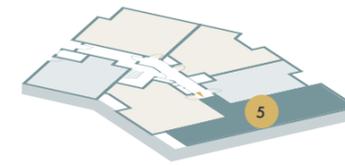
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

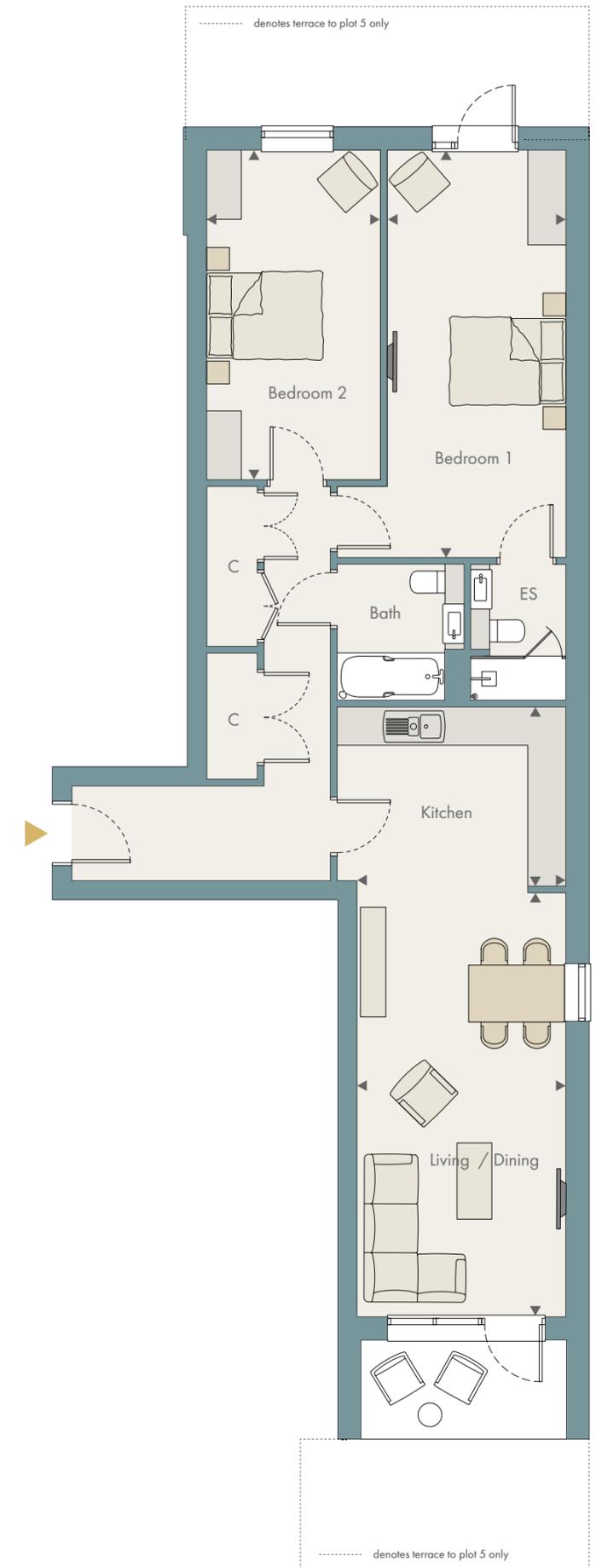
Apartments 5, 11, 17

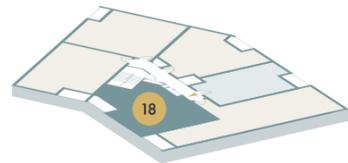
Living / Dining	6.71m x 3.29m	22'0" x 10'9"
Kitchen	3.29m x 2.84m	10'9" x 9'4"
Bedroom 1	6.45m x 2.82m	21'2" x 9'3"
Bedroom 2	5.22m x 2.74m	17'1" x 9'0"

Total Area 89 sq m 958 sq ft

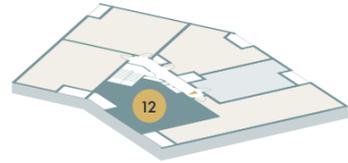
C - CUPBOARD | ES - ENSUITE

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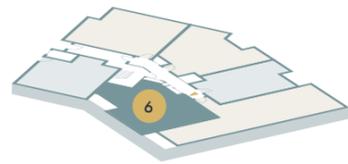




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



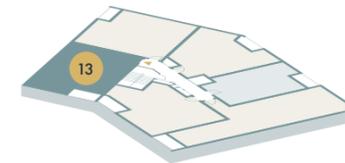
----- denotes terrace to plot 6 only

Apartments 6, 12, 18

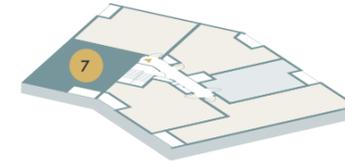
Kitchen / Living / Dining	5.97m x 4.24m	19'7" x 13'11"
Bedroom 1	4.63m x 2.80m	15'2" x 9'2"
Bedroom 2	5.26m x 2.75m	17'3" x 9'0"
Total Area	76 sq m	820sqft

C - CUPBOARD | ES - ENSUITE

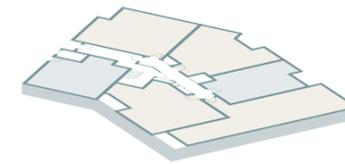
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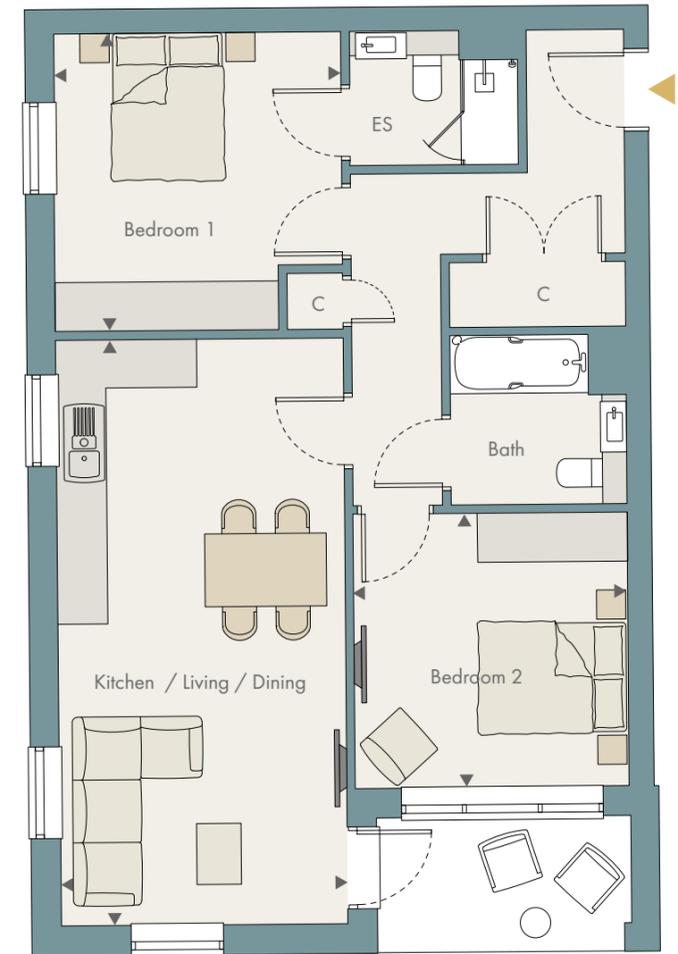
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Apartments 7, 13

Kitchen / Living / Dining	7.26m x 3.53m	23'10" x 11'7"
Bedroom 1	3.68m x 3.53m	12'1" x 11'7"
Bedroom 2	3.39m x 3.38m	11'1" x 11'1"
Total Area	72 sq m	773 sqft

C - CUPBOARD | ES - ENSUITE

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A stylish and contemporary specification

INTERNAL FINISHES

- 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
- Feature floor and wall tiling to bathroom and en suite
- Carpet finish to bedrooms, landing, and stairs
- Media points to living room and principle bedroom

KITCHEN

- English-made handleless kitchen with contrast finger plates on fitted units
- Quartz worktops with drainage grooves and upstands

- Underhung stainless sink with sprayer mixer tap
- Soft-close hinges to cabinet doors and drawers
- Downlights to the kitchen area, concealed 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

BATHROOMS & EN SUITES

- Oak effect vanity unit with storage and integrated basin
- Porcelain feature wall tiles to bathroom with raised geometric pattern and complimentary floor tiles
- High-level fixed mirror
- Black basin mixer
- Single-ended bath
- Black bath filler and waste overflow
- Luxury shower enclosure
- 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
- Television and data points in living room and principal bedroom
- USB sockets to kitchen and principal bedroom

EXTERIOR

- EV points
- Landscaping to shared gardens
- Off-street parking
- Individual balcony or terrace
- Paved terraces

SAFETY & SECURITY

- Five-point espagnolette locking system to front door
- Smoke and heat detectors
- Security locks to all windows
- Secure entry system with video

- LED lighting to terrace/balconies
- Streetlighting
- Secure cycle storage

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

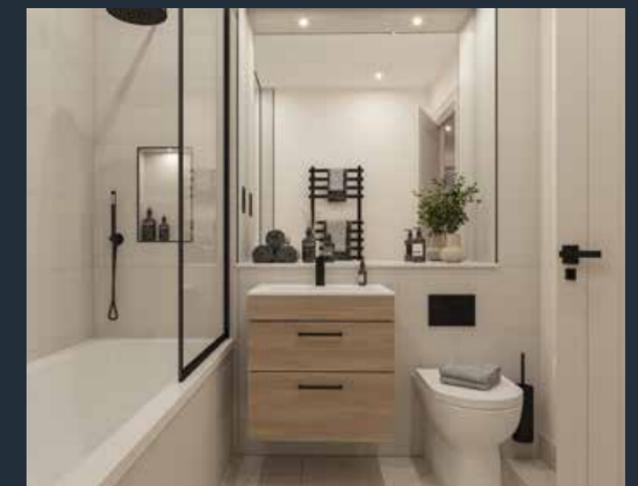
- High levels of thermal insulation
- Mechanical extract ventilation system
- Thermal-efficient double-glazed windows
- Thermostatic controls for wet system

WATER

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

RENEWABLES

- Porotherm block construction for recyclable construction waste and higher thermodynamic performance
- Air source heat pumps for heating



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.



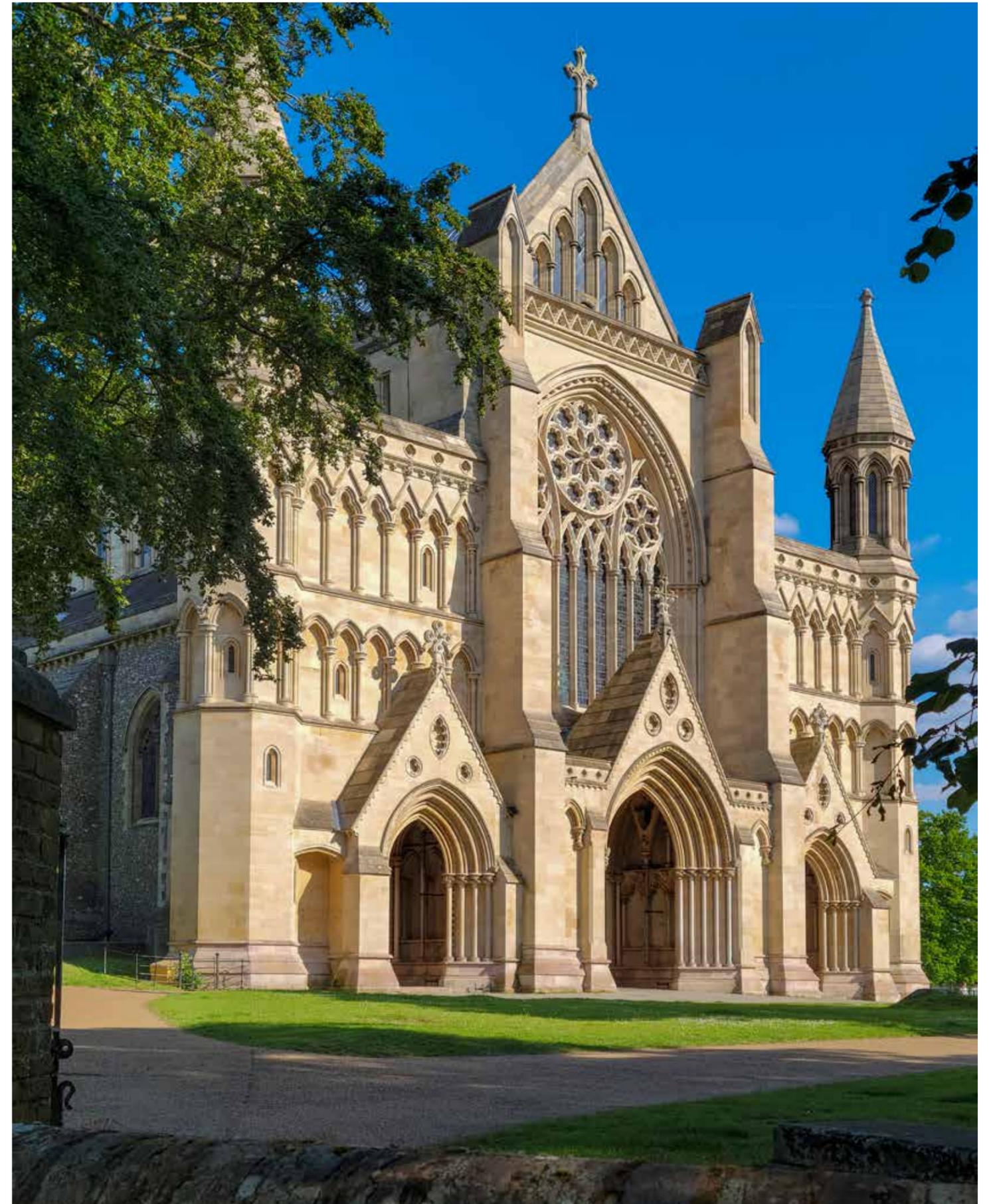
St Albans is characterised by glorious architecture, from the Roman walls, the clock tower and cathedral to picturesque medieval streets. But there's more than just history here – this is a vibrant city with a fabulous selection of independent retailers, familiar high street names, a twice weekly market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



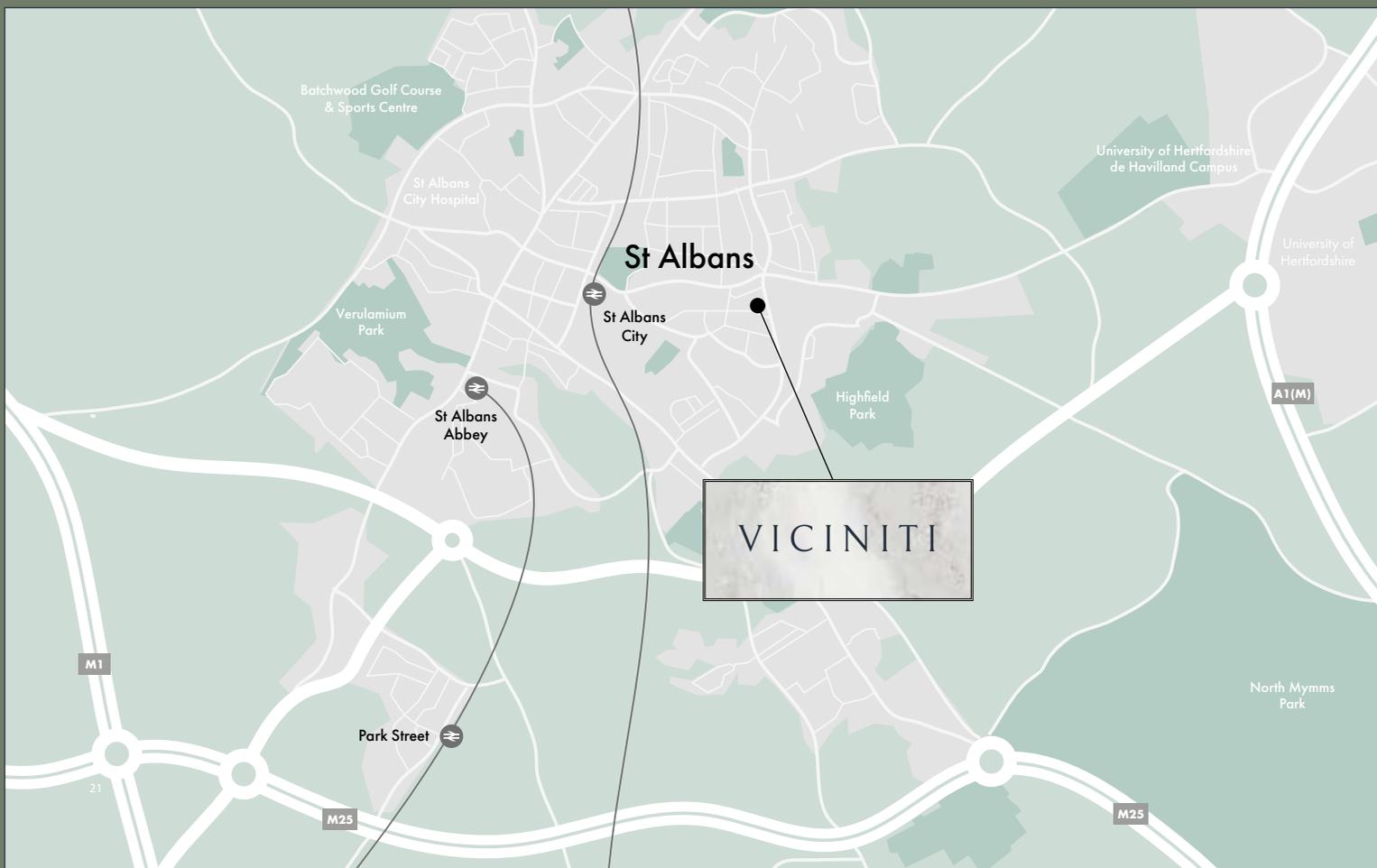
3. ENHANCING ECOLOGY

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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