



KNIGHTSWOOD
MANSION



HOMES CREATED JUST FOR YOU



WELCOME TO KNIGHTSWOOD MANSION

A collection of 17 very special apartments.

Apartments like this and in this area do not come to the market very often, so bringing these new homes to the market is going to allow you to purchase a new home in a truly beautiful town and to enjoy the surrounding countryside. The site is a 20-minute walk to Berkhamsted train station that has links to central London in approximately 30 minutes.





KNIGHTSWOOD MANSION HAS BEEN CREATED JUST FOR YOU

The external appearance of the building is that of an exquisite stately home with textured bespoke brick and the installation of hand-crafted brick details giving the building a timeless appeal. The mature boundary trees and shrubs have been retained where possible to ensure the grounds are well screened by these impressive trees and established vegetation. The courtyard has carefully been designed with benches, planters, and Cotswold cream shingle to retain the Georgian feel with a modern twist. There is plenty of communal space to enjoy. All the apartments come with their own car parking space located within the underground basement parking facility, which also houses plenty of bike racks. There is also visitor and disabled parking provided within the grounds. There is a high level of sophistication within Knightswood Mansion, including two passenger lifts that service both wings of the development.

The CARM group has built Knightswood Mansion using traditional methods and craftsmanship featuring brick, block and cavity construction. The floors are constructed with concrete, providing solid sound protection, and enabling every apartment to be designed with modern under-floor heating which is enabled for cost effective zonal management.



The under-floor heating also creates a sleek look and maximises the use of internal space by removing the need for radiators. You will walk through the Georgian styled front door and immediately feel that design is at the heart of these apartments. The high-quality finish gives these homes a classic yet modern feel that, in our opinion, will not be rivalled. Internally the apartments feel spacious, each with a balcony, patio area or Juliette Balcony. The German designed Hacker Kitchens are complimented with beautiful quartz worktops, splash-backs, under-counter lights and a black swan tap. All windows and doors have classic Georgian bars and are in graphite complimented by matching window boards. The bathrooms and en-suites are beautifully tiled with the en-suites designed with a boutique wet room style in mind. The interior colours are perfectly complimented by the ornate and traditional skirting boards and architraves which makes these apartments feel very special.





NB - Interior photography shown is of Knightswood Mansion

BERKHAMSTED

Located in southern Hertfordshire, Berkhamsted is a historic market town with a rich heritage dating back to medieval times. The town is celebrated for its picturesque setting, nestled in the beautiful Chiltern Hills and home to the Grand Union Canal. The town boasts a charming high street, lined with quaint boutiques, cafes and pubs, offering visitors and residents alike a wide range of places to shop, relax and dine.

One of the most notable local landmarks is Berkhamsted Castle, a well-preserved motte-and-bailey castle dating back to the 11th century. The castle has a fascinating history and offers a glimpse into the town's historic past.

Nature lovers will appreciate the stunning countryside surrounding the town with plenty of walking trails and outdoor activities to enjoy. The nearby Ashridge Estate, managed by the National Trust, is a popular destination for nature walks, picnics and wildlife spotting.

Berkhamsted is also home to a thriving arts and culture scene, with the historic Art Deco Rex Cinema showcasing a mix of classic and contemporary films. The town hosts various events and festivals throughout the year, celebrating local culture and the spirit of this welcoming community.

The town offers the perfect blend of history, natural beauty and modern amenities, making it a charming destination in which to live and thrive.



Grand Union Canal



High Street Berkhamsted

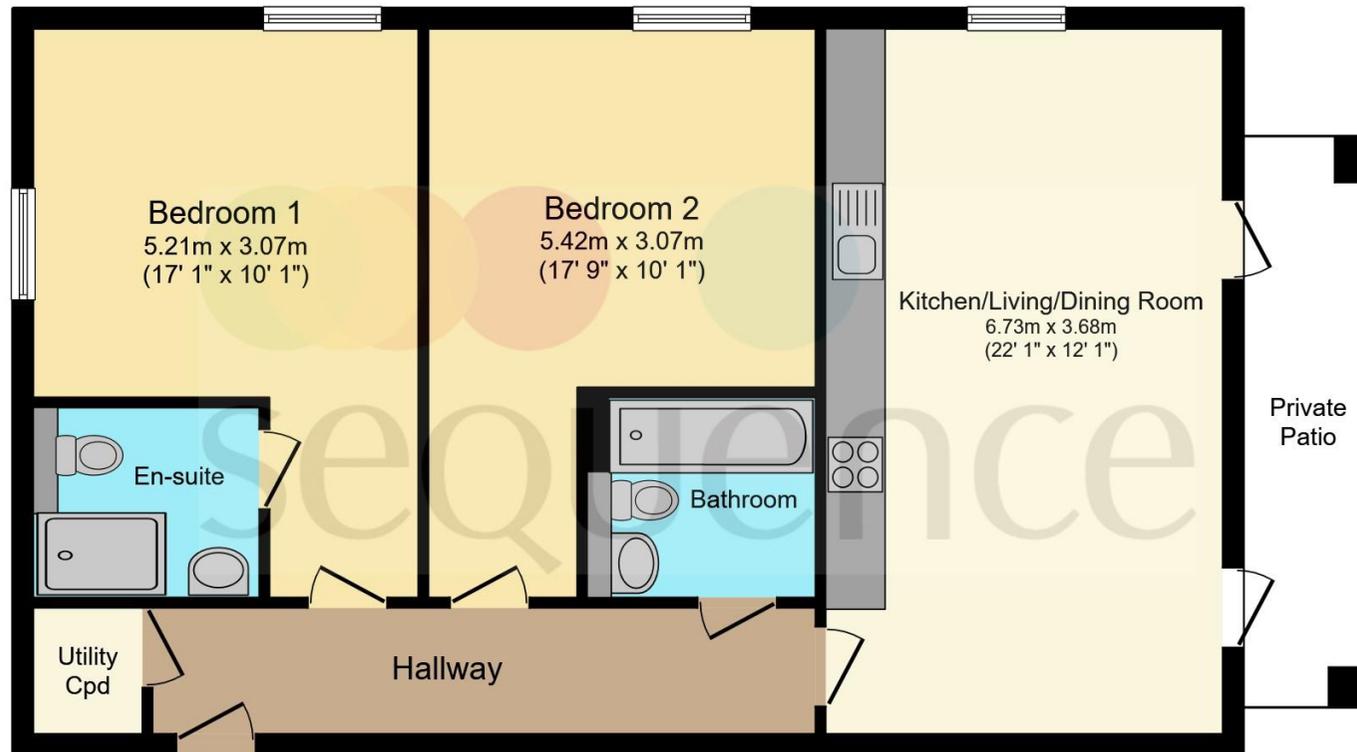


NB - Interior photography shown is of Knightswood Mansion



NB – Photographs of the development

PLOT 1



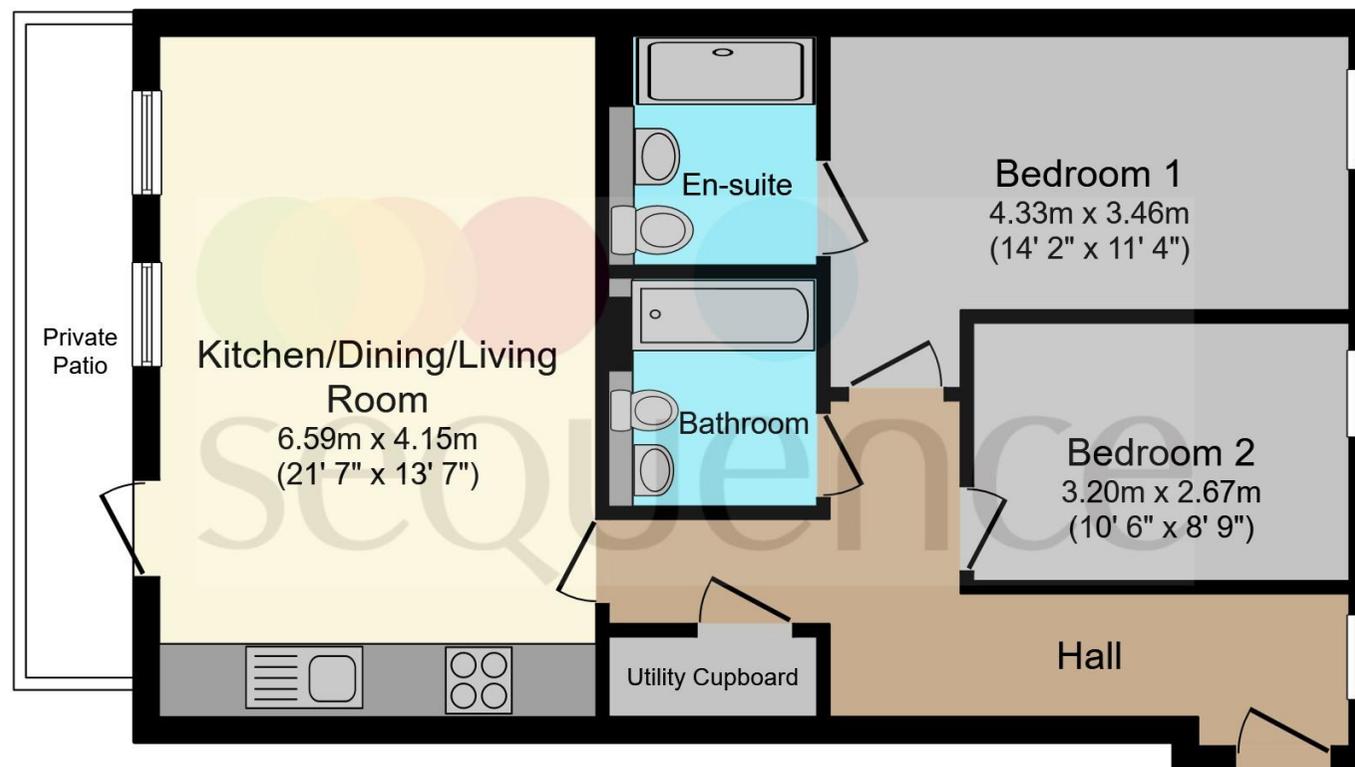
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 2



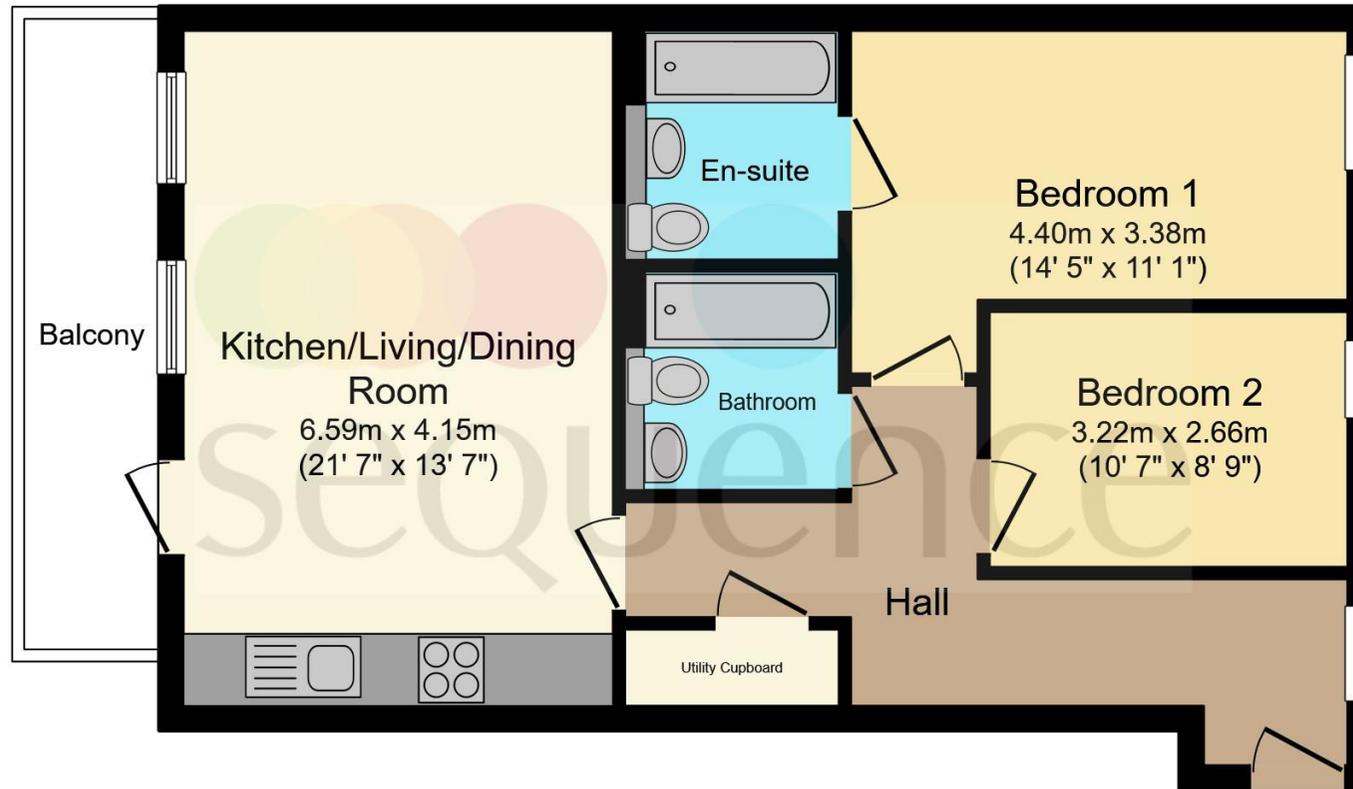
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 3



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 4



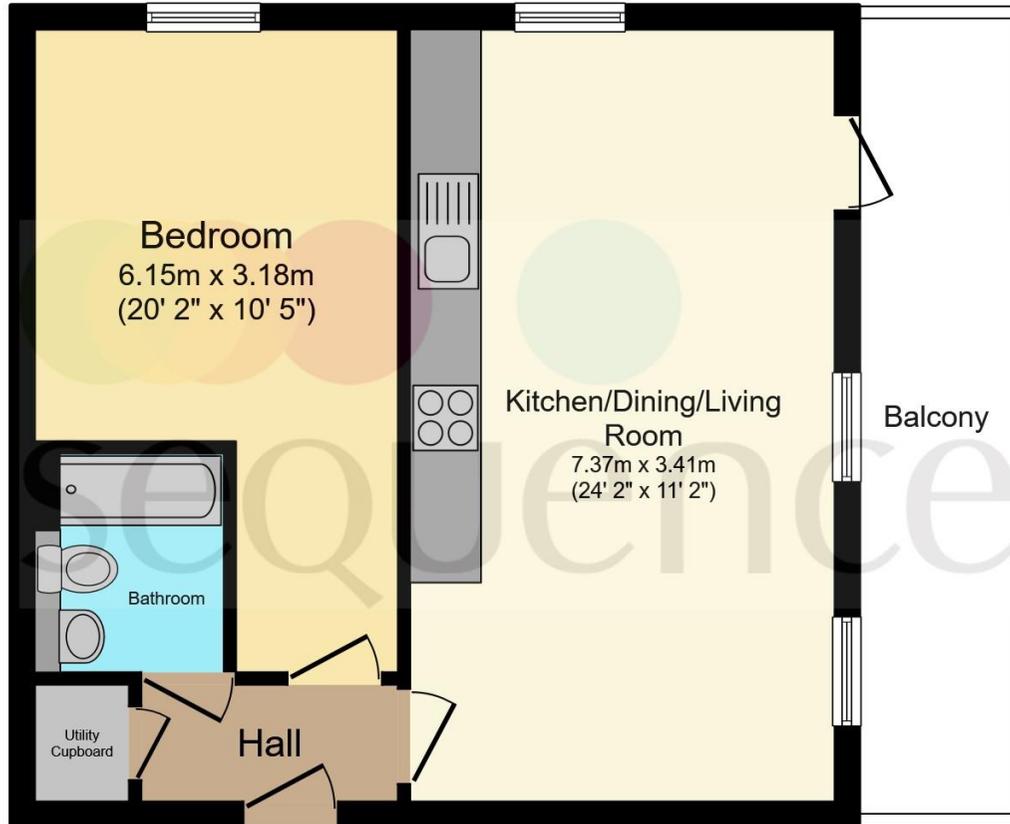
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 5



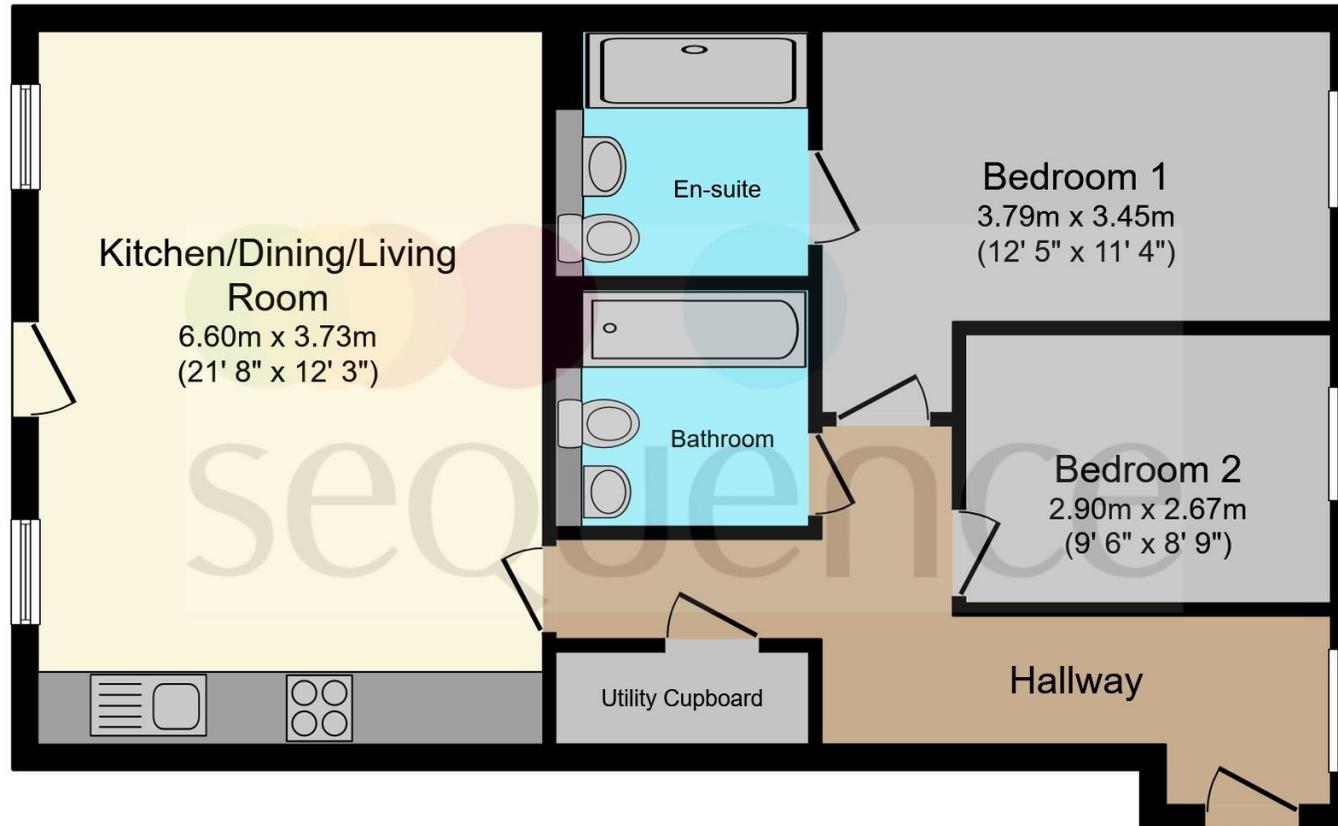
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 6



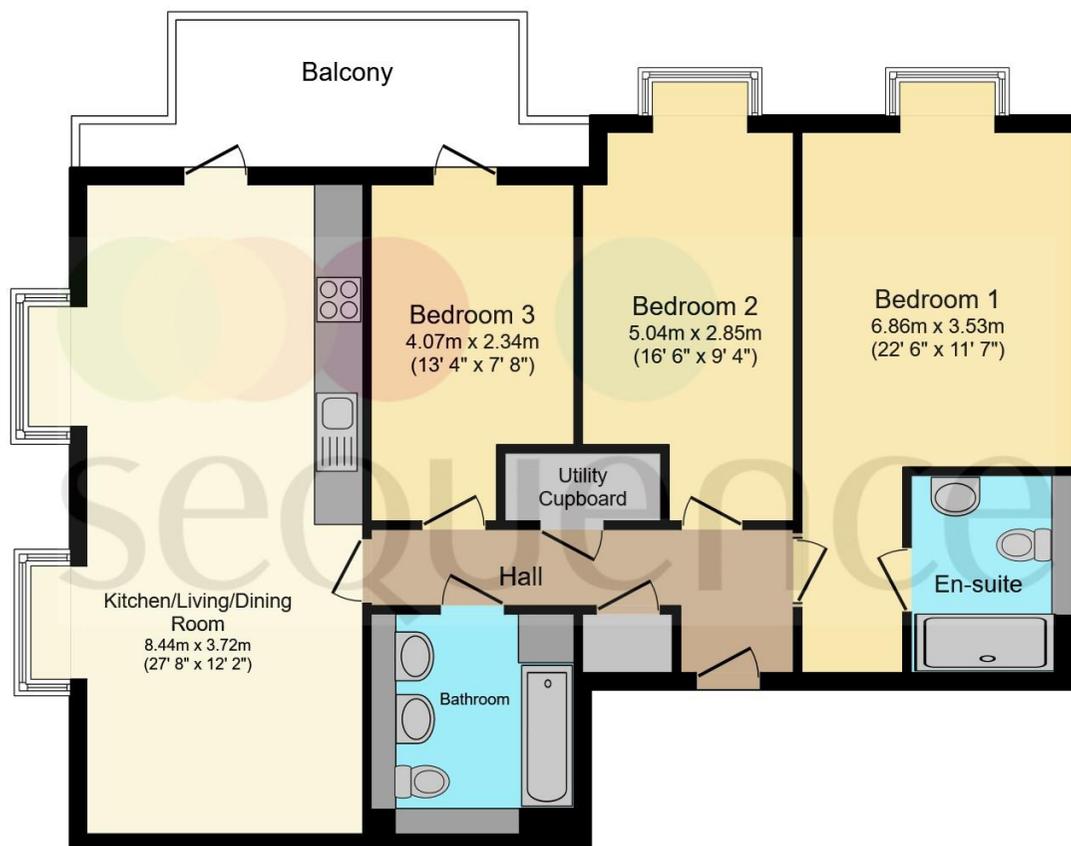
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 7



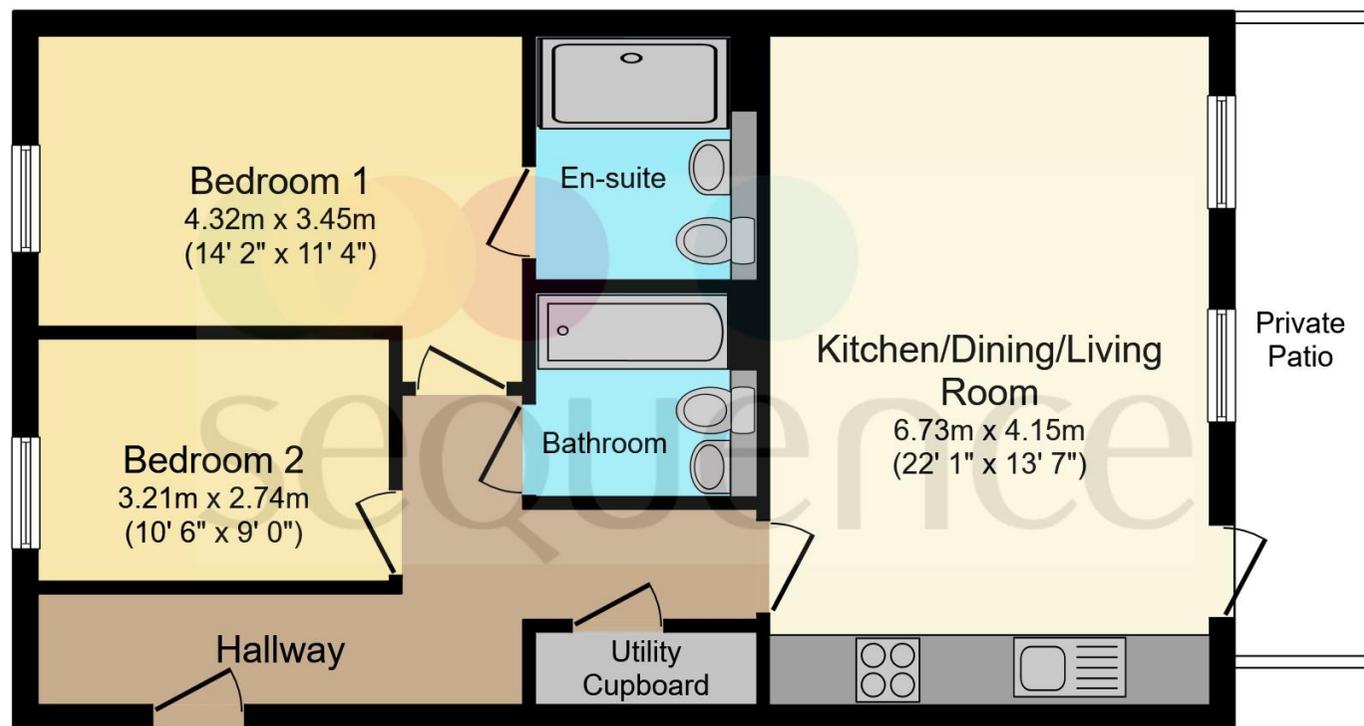
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 8



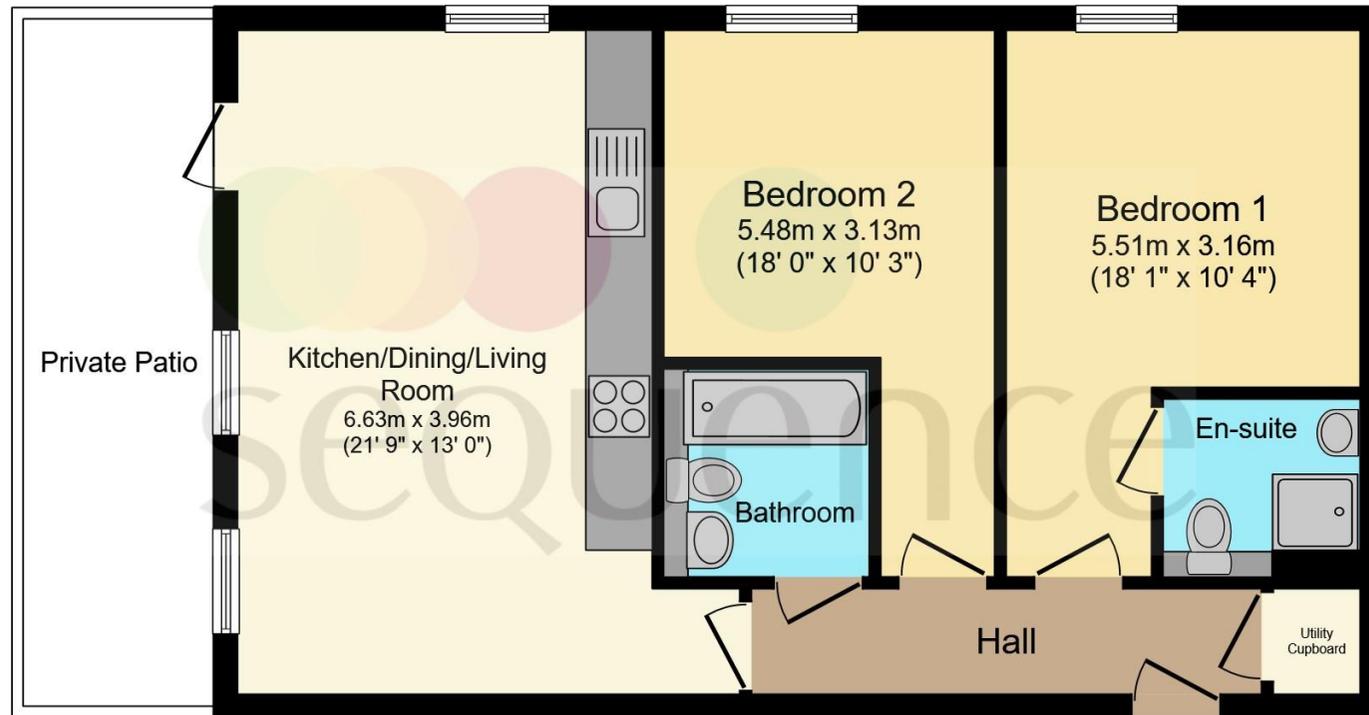
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 9



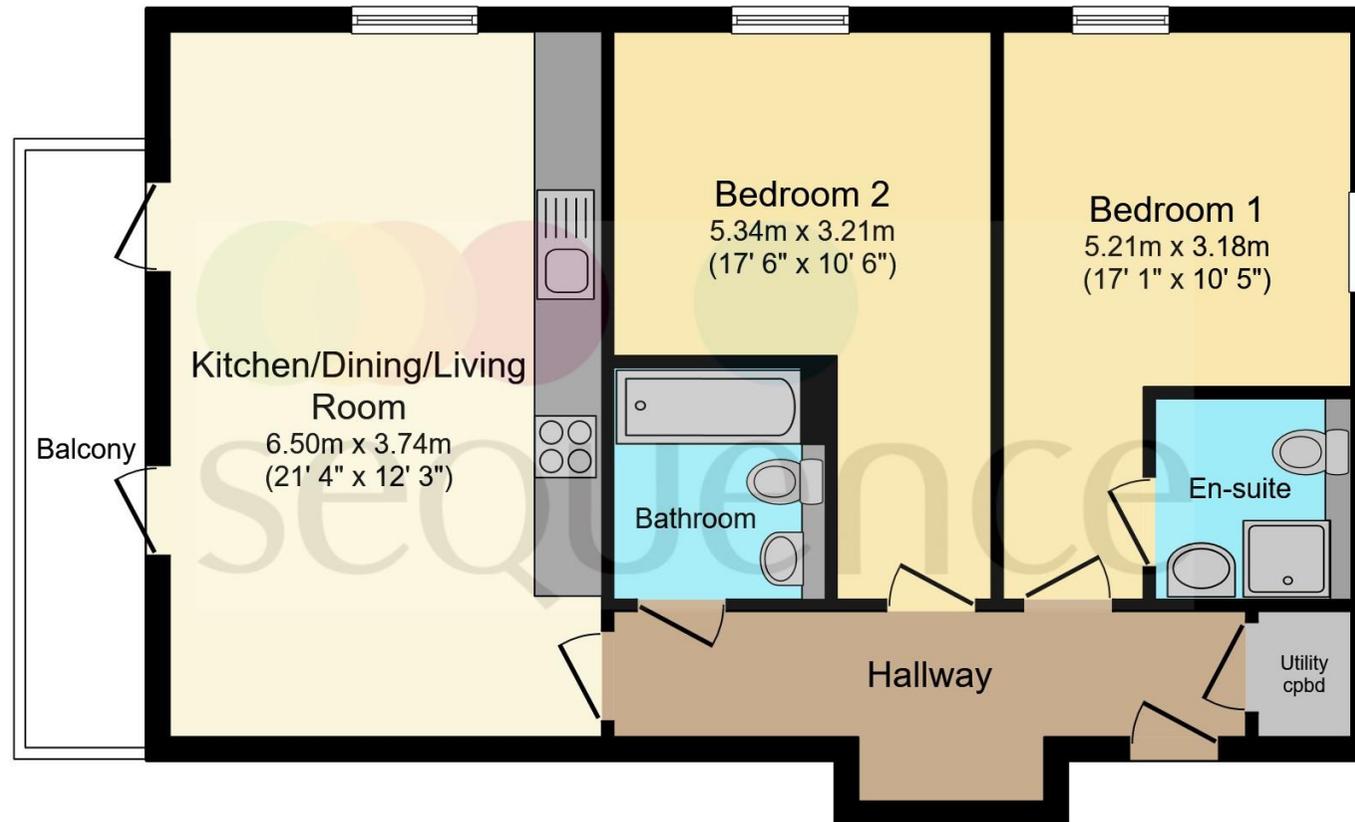
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 10



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 11



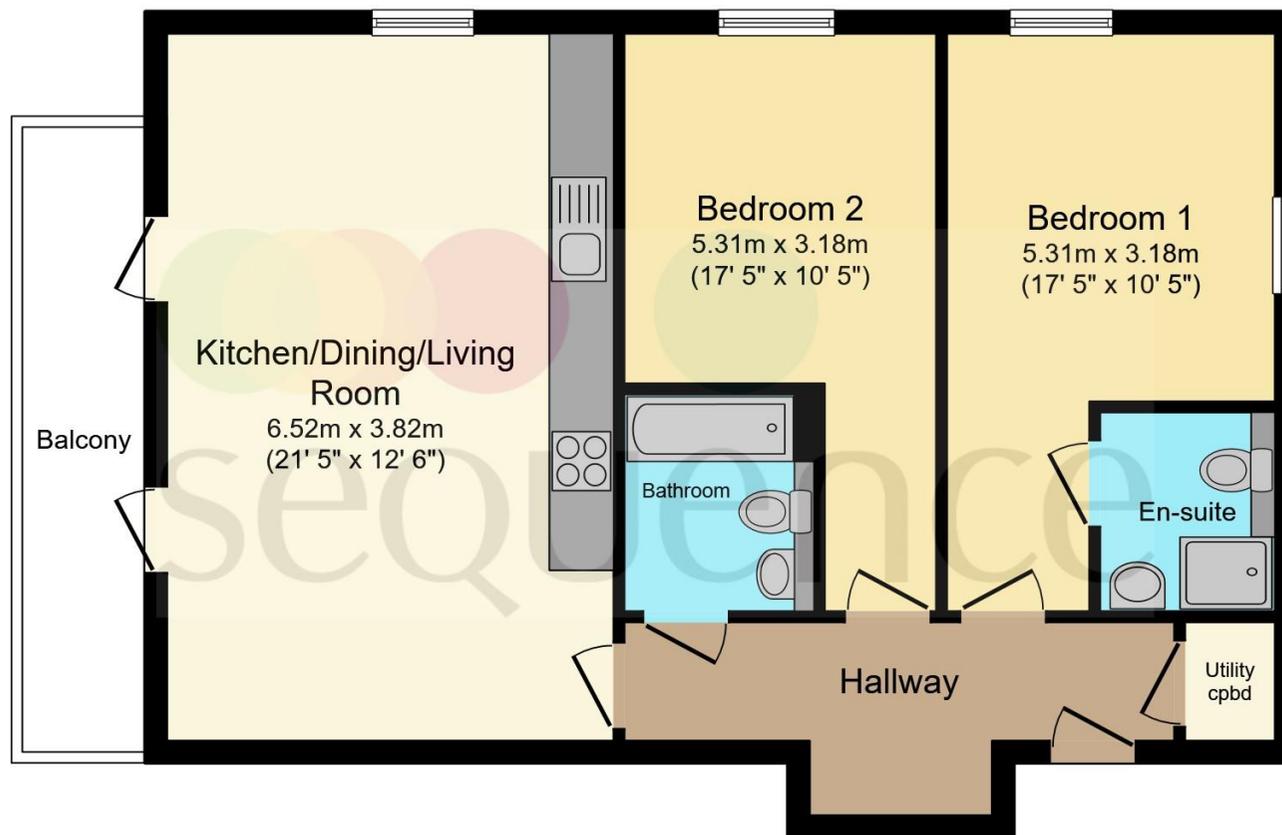
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 12



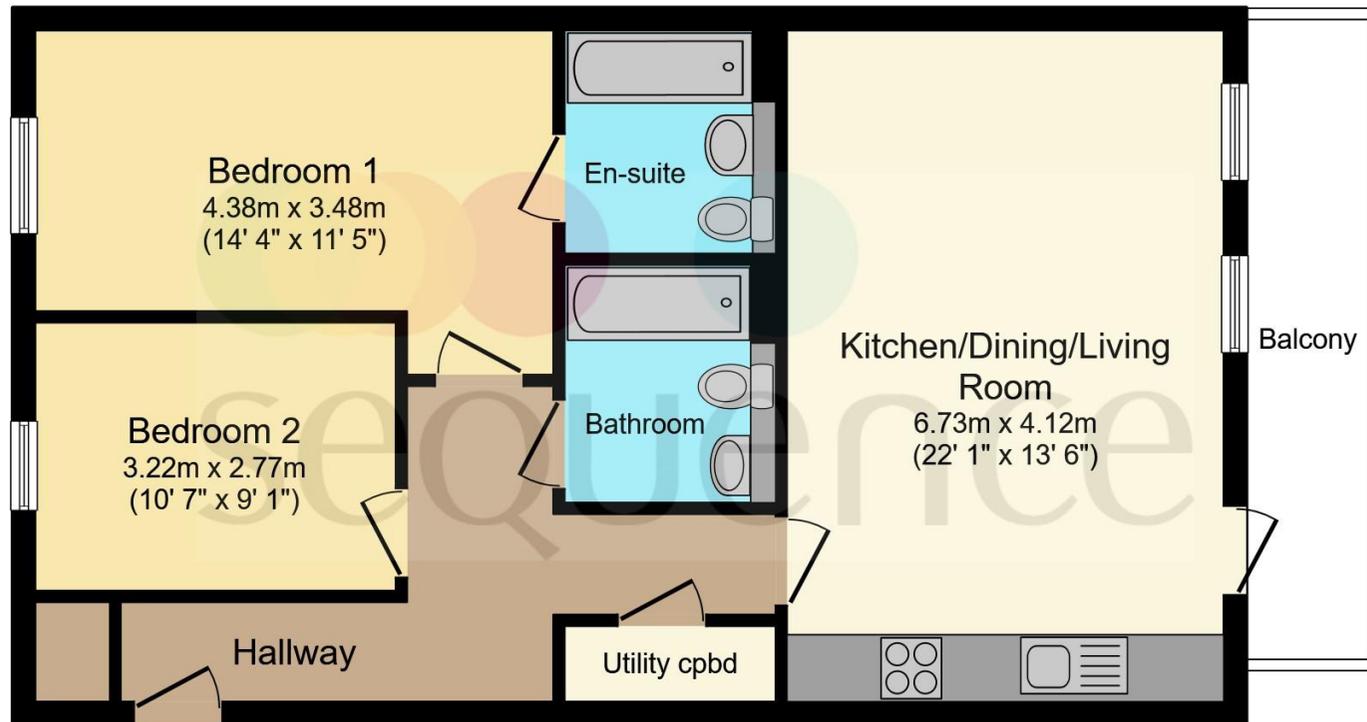
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 14



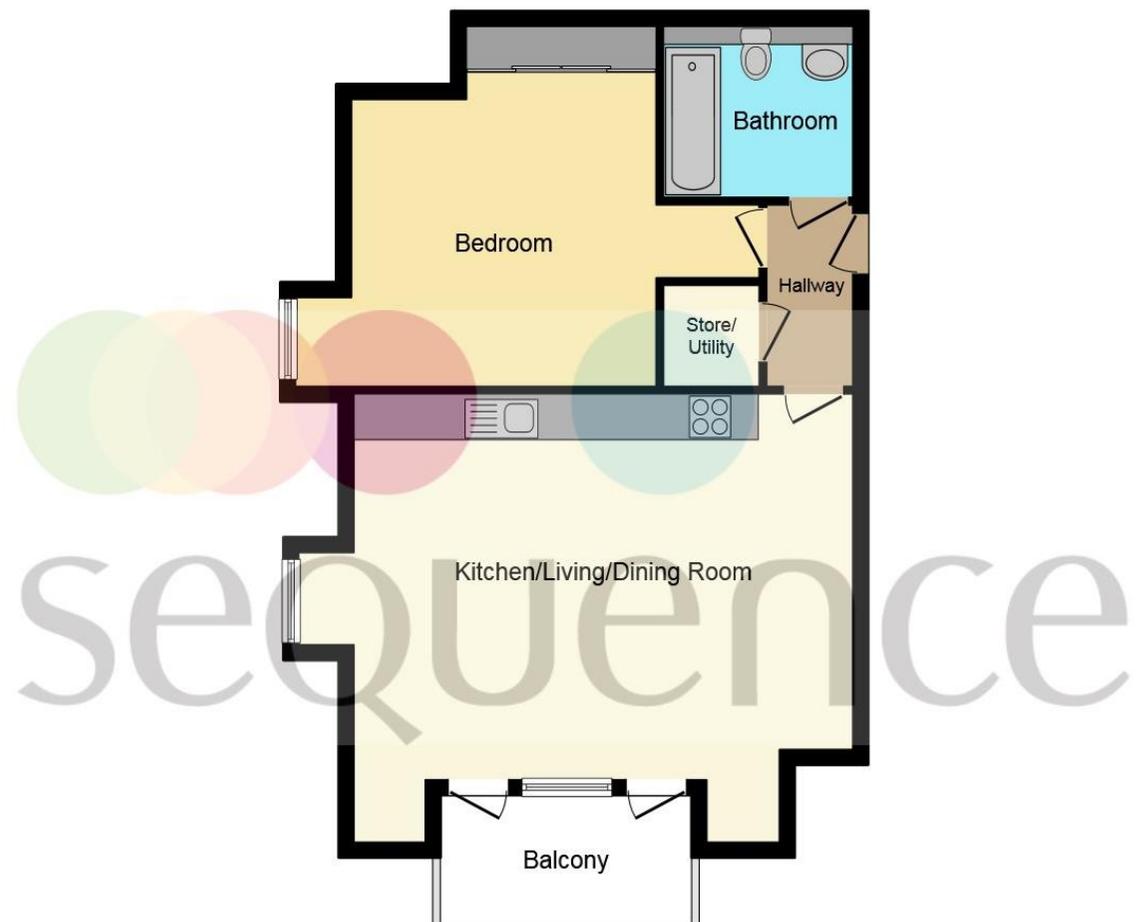
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 15



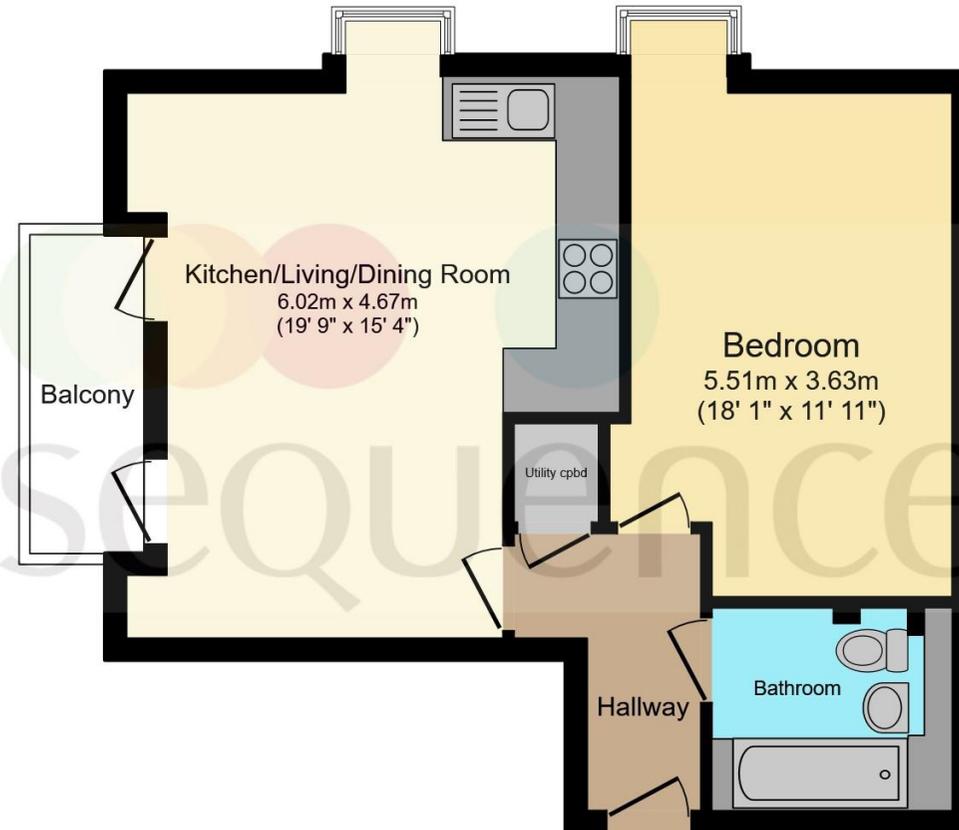
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 16



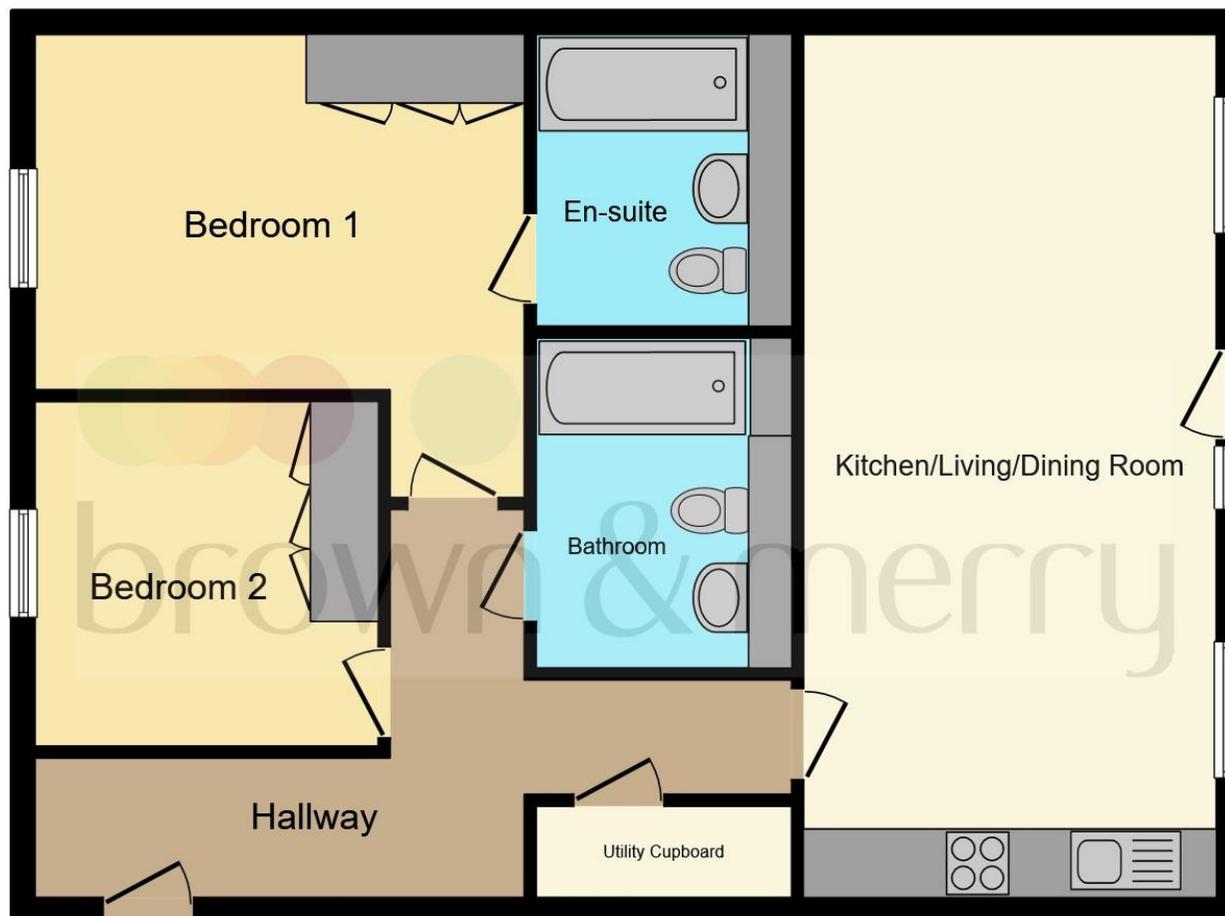
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 17



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

PLOT 18



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





SPECIFICATION

All properties include a range of high-quality fixtures and fittings as standard. See below for the details of some of the items you can enjoy in your new home and as part of your new life at Knightswood Mansion. If you have any questions please do not hesitate to ask for more information.

STRUCTURAL DESIGN

- Built using traditional methods for a robust, lower maintenance home that offers greater sound proofing from your neighbours. This is in contrast to modern building methods.
- The traditional build method enables us to install under-floor heating. This provides for a sleek and modern look to your home as well as creating additional useable space by removing the need for radiators. It also offers a far gentler heat which is more evenly distributed throughout your home. The under-floor heating is enabled to be zone controlled providing a cost effective and comfortable environment.
- All flats come with either a terrace, balcony or Juliette balcony, with decking or patio slabs and grass provided.

- Underground parking with large internal cycle store
- Two lifts (Orona) one for each side of the building going from the ground floor to the top floor.
- Attractive communal garden

STYLE & DESIGN

- Open plan living
- Warwick elegant and timeliness skirtings and architraves, larger specification for a sophisticated yet traditional look.
- Deante Sandringham door-sets are provided in a sophisticated pallet of 'Silver Grey' which are complimented by the 'Goose Feather' coloured walls
- Classic Georgian styled front doors
- Elegant designer switches and sockets in polished black nickel

- A mix of modern spotlights and pendant ready fixings and some with wall lights to add glamour to your bedrooms.
- There are Large communal entrance halls, which, along with the stairs are carpeted
- The communal areas are attractively painted and dressed with art work



NB - Interior photography shown is of Knightswood Mansion



KITCHEN DESIGN

- Designer German kitchens “Hacker” installed to a higher standard, complimented by unique Santorini Quartz 20mm worktops, Splash-backs and up-stands
- Contemporary black handles and black sink tap to compliment the soft taupe and graphite kitchen.
- Pelmet lighting installed to reflect the beauty of the kitchens.
- Modern black Bosch oven and hob appliances
- Integrated washing machine
- Integrated dishwasher
- Integrated fridge freezer

BATHROOM & EN-SUITES

- The en-suites will remind you of a boutique wet room, with niche shelving, slanted drainage and no step up into shower.

- Ceiling rain fall showers with the controls thoughtfully located away from water.
- Modern tiling to both bathrooms and en-suites
- Concealed thermostatic bath/shower mixer
- Ladder style heated towel rail in each wet room
- Niches provided for design and storage

ELECTRICAL & SECURITY

- Video entry systems
- Enabled Zonal Smart system heating
- Mains fed smoke alarm with battery back-up
- Mains fed heat detector with battery back-up
- External lighting to terrace
- Multi-point locking to front door and terrace/patio doors
- Elegant designer switches and sockets
- Plenty of LED lights in addition to pendant light fittings to bedrooms

CENTRAL HEATING

- Under-floor heating
- Energy efficient modern heating installed to provide endless hot water
- Heated towel rail to each wet room.

TENURE

- Share of Freehold
- No Ground Rent



ABOUT CARM GROUP

The CARM Group is a team made up of Construction, Architectural and Financial Professionals who specialise in urban regeneration and development. Through the blend of their diverse backgrounds, they identify development opportunities that allow aspirational spaces to be created that are personal, aesthetic and enrich the neighbourhoods they work within. They are committed to exceeding expectations from the first brick laid in traditional build methods to handing over the keys of your beautiful home which has design at its core.

Their goal is to provide a special place where memories are made, a home, that has been created just for you.

Photographed are Michael Sams and Carol Robinson, founders and Directors of the CARM Group.



HOMES CREATED JUST FOR YOU



For further information, please contact:



brown & merry

T: 01442 870444.

E: berkhamsted@brownandmerry.co.uk.