



SCOTT HOUSE

HERTFORD



DISCOVER AN EXCITING
NEW COLLECTION OF
TIMELESS TWO-BEDROOM
APARTMENTS & LODGE HOUSES
MOMENTS FROM THE HEART
OF HISTORIC HERTFORD



Computer generated image is indicative only.





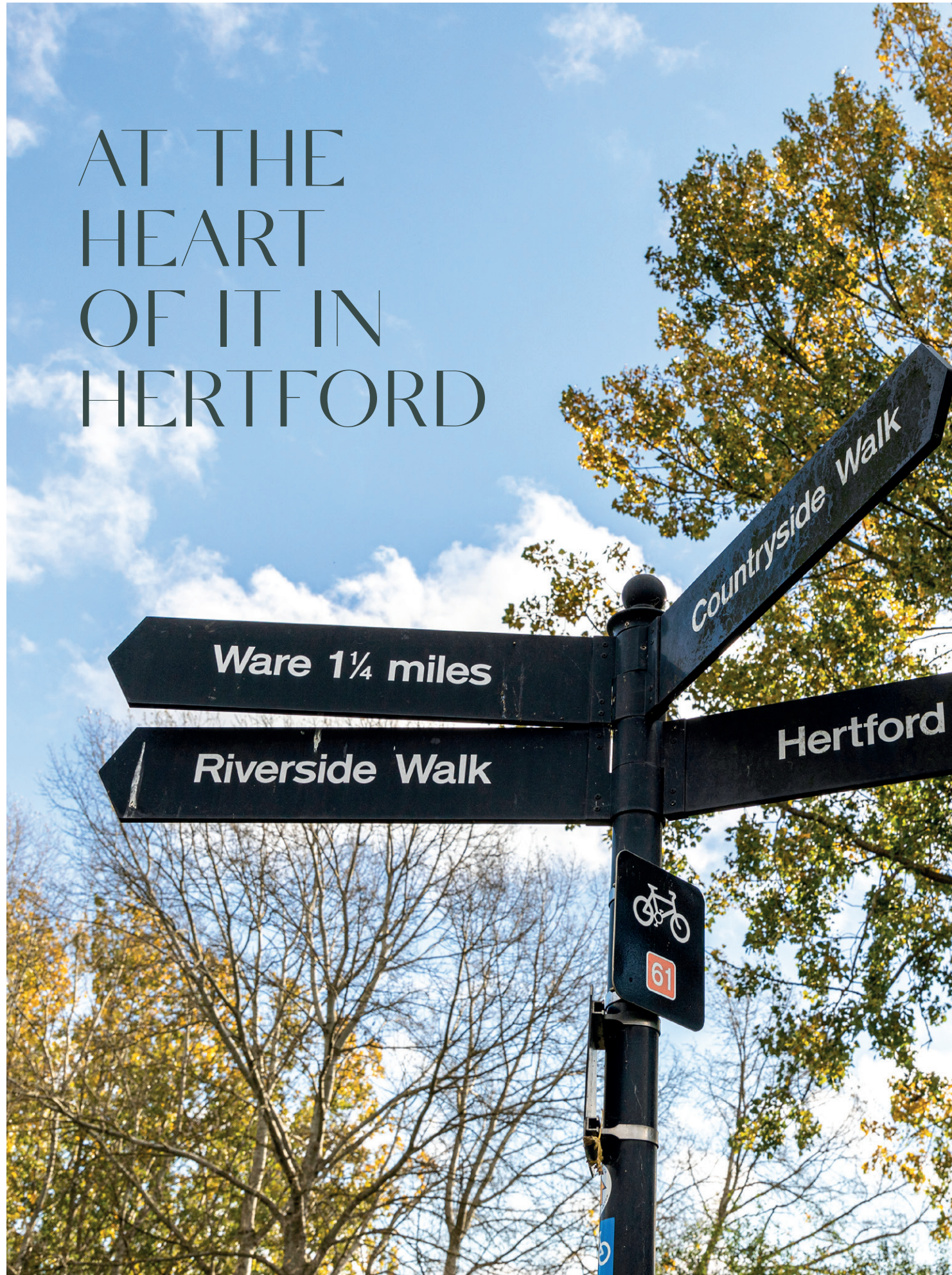
LIFE'S SIMPLE PLEASURES ARE ALL ON YOUR DOORSTEP

Enjoy all Hertford has to offer, known for its attractive and affluent historic town, which features a twice weekly street market and a superb range of restaurants, wine bars, coffee shops and retail therapy.





AT THE HEART OF IT IN HERTFORD



Those who call Hertford home can enjoy a life well-lived, from good food and green spaces to shopping, an abundance of amenities and fantastic transport connections.

Take a stroll into town or by the river, catch a movie or a show at the theatre, and when you feel like venturing further afield it's a mere 10-minute walk to the train station.



Travel times taken from Google Maps and National Rail.

BY FOOT

Hertford Town Centre
 > 5 mins
 Hertford East Station
 > 10 mins
 Hartham Common
 > 12 mins

BY TRAIN

Tottenham Hale
 > 35 mins
 London Liverpool Street
 > 51 mins
 London King's Cross
 > 52 mins

BY CAR

Ware
 > 11 mins
 M25 Junction 25
 > 18 mins
 London Stansted Airport
 > 29 mins





DINING & DRINKS

- Anexo Tapas (0.3 miles)
42 Fore Street
- Coffee Lab (0.3 miles)
6 Bull Plain
- Hertford House (0.3 miles)
1 Fore Street
- Salisbury Arms (0.3 miles)
Fore Street
- The Practioner (0.3 miles)
76-78 Fore Street
- Lussmans (0.4 miles)
83 Fore Street
- The Millstreams (1.3 miles)
88 Port Vale

SHOPS

- Gingerlillie (0.3 miles)
7 Market Place
- M&S (0.4 miles)
140-144 Fore Street
- Tesco (0.5 miles)
Ware Road
- Sainsbury's (0.6 miles)
Hartham Lane
- Foxholes Farm Shop (1.8 miles)
London Road

LEISURE

- Hertford Castle (0.4 miles)
The Castle
- Hertford Museum (0.4 miles)
18 Bull Plain
- Hertford Theatre (0.4 miles)
The Wash
- Hertford Cricket Club (0.4 miles)
Mangrove Road
- Nuffield Health (0.7 miles)
Madford Retail Park Ware Road
- Hartham Leisure Centre (0.9 miles)
Hartham Common
- Hertford Tennis Club (1.9 miles)
Hartham Common





TIMELESS LUXURY

Scott House is formed of a collection of spectacular apartments and lodge houses set within gated grounds offering a multitude of superior features.

Each home has been crafted to infuse contemporary touches with timeless, elegant architecture. To name but a few features, all homes will benefit from a private balcony or terrace, access to the beautiful landscaped residents garden, lockable storage units along with bespoke, contemporary kitchens with complimentary stone worktops, quality brand appliances and high quality flooring fitted throughout with underfloor heating.

You will find exquisite décor and luxurious finishes throughout to create a light, calming and elegant backdrop making Scott House the perfect place to call home.





SPECIFICATIONS

KITCHEN

- Contemporary handleless doors and units with complimentary silestone worktops
- Under mounted stainless-steel bowl with chrome mixer
- Siemens Integrated eye-level combination electric oven with electric induction hob
- Siemens Integrated eye-level microwave oven
- Siemens Integrated fridge freezer 70/30
- Siemens Integrated full size dishwasher
- Wine cooler
- Washer/Dryer (located in separate cupboard in hall)
- Glass splash back

MASTER EN-SUITE

- Sanitaryware to be white with chrome taps from Hansgrohe
- Modern style vanity unit basin with mixer taps
- Wall hung WC with concealed cistern push button flush
- Luxury shower compartment with glass door comprising rain forest drench and multifunction
- Shower head on sliding rail
- Feature illuminated mirror with shaver socket
- Wall and floor tiling to en-suites

BATHROOM

- Sanitaryware to be white with chrome taps from Hansgrohe
- Modern style vanity unit basin with mixer taps
- Wall hung WC with concealed cistern push button flush
- Shower bath with screen comprising overflow bath filler with multifunction shower head on sliding rail
- Feature illuminated mirror with shaver socket
- Wall and floor tiling to all bathrooms

INTERNAL FEATURES

- Sound insulated concrete floors
- Front door with secure by design specification
- 44mm solid core doors with designer stainless steel furniture
- Painted skirting and architraves
- White emulsion finish to walls and ceilings
- Satin white finish to woodwork
- Mirror glass sliding doors to wardrobe with light oak interiors
- Amtico flooring to entrance hall and kitchen/living area
- Carpet to bedrooms

EXTERNAL WINDOWS AND DOORS

- Low maintenance high performance aluminium and UPVC double glazed windows and doors with low energy E-glass

ELECTRICAL

- Sockets and switches will be finished in white
- TV/SAT outlets to living room and bedrooms
- Pre-wired for Sky Q
- LED ceiling lighting to all rooms
- USB charging points

HEATING

- Underfloor wet heating system controlled by digital programmable thermostat
- Ladder style electric radiator in chrome to all bathrooms
- Air source heat pump heating system

SECURITY

- Locks to all windows, 5 lever mortise locks to front entrance and rear doors
- Remote controlled gated entrance with digitally operated side pedestrian gate
- External feature lighting
- Smoke detectors
- Digital alarm system to each apartment

EXTERNAL

- Feature fencing and planting to front boundary
- Low energy lighting controlled by day light sensor and timer
- Secure communal cycle store
- Communal bin store area
- Individual lockable storage lockers for each apartment
- Infrastructure for electrical charging point

COMMUNAL AREA

- Main glazed entrance door with door entry system
- Interior designed and furnished communal entrance
- Tiles to entrance foyer and landings
- Carpet to stairs
- Feature lighting to stairs
- Passenger lift to all floors
- Underfloor heating to landings
- Smoke alarm system

ENERGY EFFICIENCY

- Low energy E-glass to all windows and doors
- Each apartment has been designed to achieve a high SAP rating this is a measurement of energy efficiency and relates to lower running costs

10 YEAR WARRANTY

- Each apartment will be covered by Premier Guarantee 10-year warranty

Hagsdell Properties Limited reserve the right to change designs and specifications as may be found necessary during the construction of the development.

** Purchasers will have the opportunity to bespoke elements of the finish within their homes depending upon the stage of build.*





Computer generated image is indicative only.

SITE PLAN

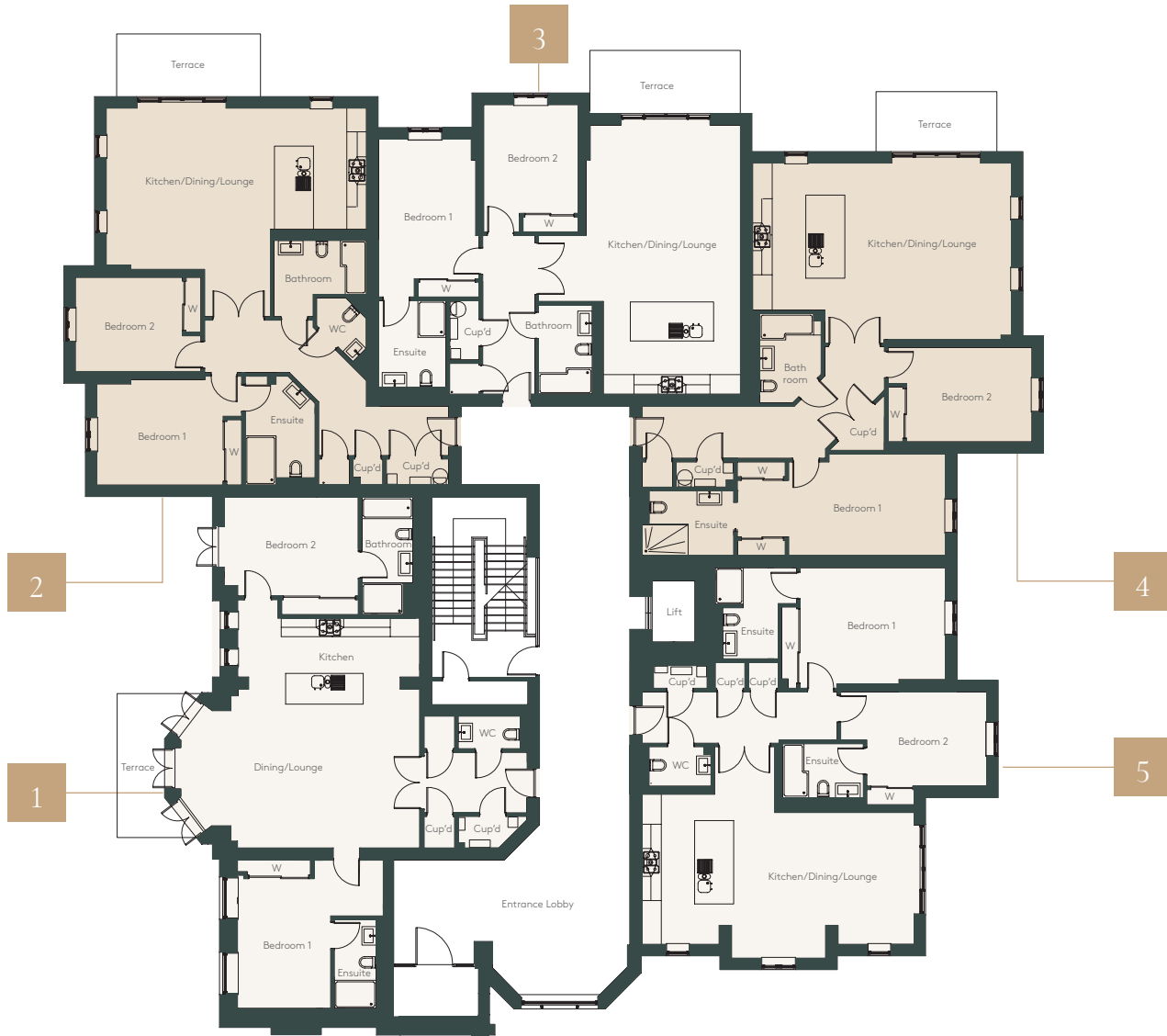
SCOTT HOUSE

- 1 Gated Entrance
- 2 Car parking
- 3 Bin Stores
- 4 Bike Stores
- 5 Communal Gardens



GROUND FLOOR

TWO BEDROOM APARTMENTS



APARTMENT ONE

Apartment area 116sqm / 1,248sqft

Living/Dining/Kitchen	8.05m x 7.78m	26' 4" x 25' 6"
Bedroom 1	4.35m x 3.20m	14' 3" x 10' 5"
Bedroom 2	4.75m x 4.80m	15' 7" x 15' 8"

APARTMENT TWO

Apartment area 115sqm / 1,237sqft

Living/Dining/Kitchen	8.45m x 6.78m	27' 8" x 22' 2"
Bedroom 1	4.70m x 3.53m	15' 5" x 11' 6"
Bedroom 2	4.05m x 3.05m	13' 3" x 10' 0"

APARTMENT THREE

Apartment area 104sqm / 1,119sqft

Living/Dining/Kitchen	8.73m x 6.55m	28' 7" x 21' 5"
Bedroom 1	5.13m x 3.25m	16' 9" x 10' 7"
Bedroom 2	4.13m x 3.05m	13' 6" x 10' 0"

APARTMENT FOUR

Apartment area 120sqm / 1,291sqft

Living/Dining/Kitchen	8.40m x 5.83m	27' 6" x 19' 1"
Bedroom 1	5.08m x 3.28m	16' 8" x 10' 9"
Bedroom 2	4.68m x 3.05m	15' 4" x 10' 0"

APARTMENT FIVE

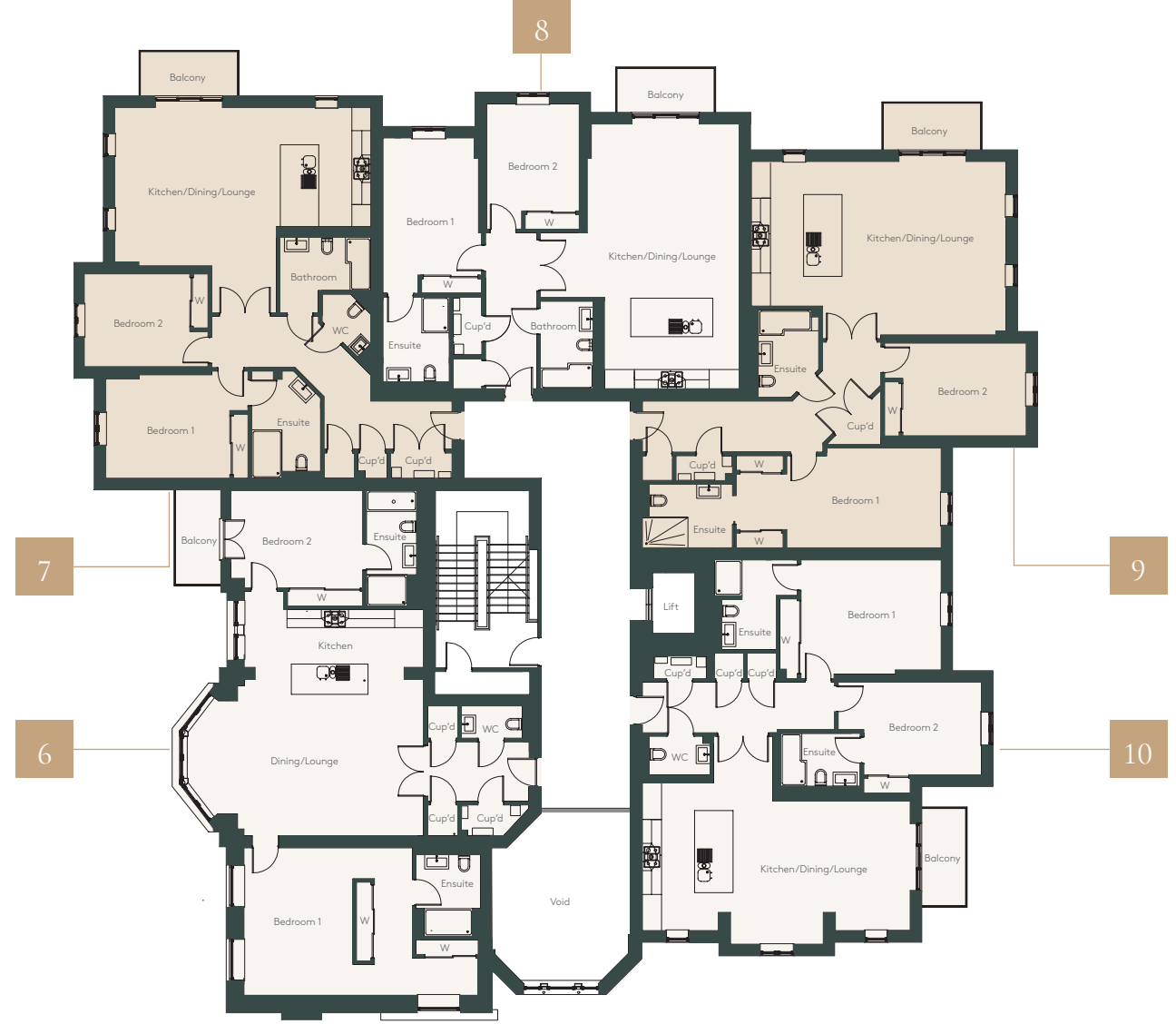
Apartment area 114sqm / 1,232sqft

Living/Dining/Kitchen	8.80m x 6.85m	28' 10" x 22' 5"
Bedroom 1	5.32m x 3.90m	17' 5" x 12' 9"
Bedroom 2	4.73m x 3.65m	15' 6" x 11' 11"

Maximum measurements taken throughout.

FIRST FLOOR

TWO BEDROOM APARTMENTS



APARTMENT SIX

Apartment area 132sqm / 1,420sqft

Living/Dining/Kitchen	8.05m x 7.78m	26' 4" x 25' 6"
Bedroom 1	4.85m x 4.13m	15' 10" x 13' 6"
Bedroom 2	4.25m x 3.20m	13' 11" x 10' 5"

APARTMENT SEVEN

Apartment area 115sqm / 1,237sqft

Living/Dining/Kitchen	8.45m x 6.78m	27' 8" x 22' 2"
Bedroom 1	4.70m x 3.53m	15' 5" x 11' 6"
Bedroom 2	4.05m x 3.05m	13' 3" x 10' 0"

APARTMENT EIGHT

Apartment area 104sqm / 1,119sqft

Living/Dining/Kitchen	8.73m x 6.55m	28' 7" x 21' 5"
Bedroom 1	5.13m x 3.25m	16' 10" x 10' 7"
Bedroom 2	4.13m x 3.05m	13' 6" x 10' 0"

APARTMENT NINE

Apartment area 120sqm / 1,291sqft

Living/Dining/Kitchen	8.40m x 5.83m	27' 6" x 19' 1"
Bedroom 1	5.08m x 3.28m	16' 8" x 10' 9"
Bedroom 2	4.68m x 3.05m	15' 4" x 10' 0"

APARTMENT TEN

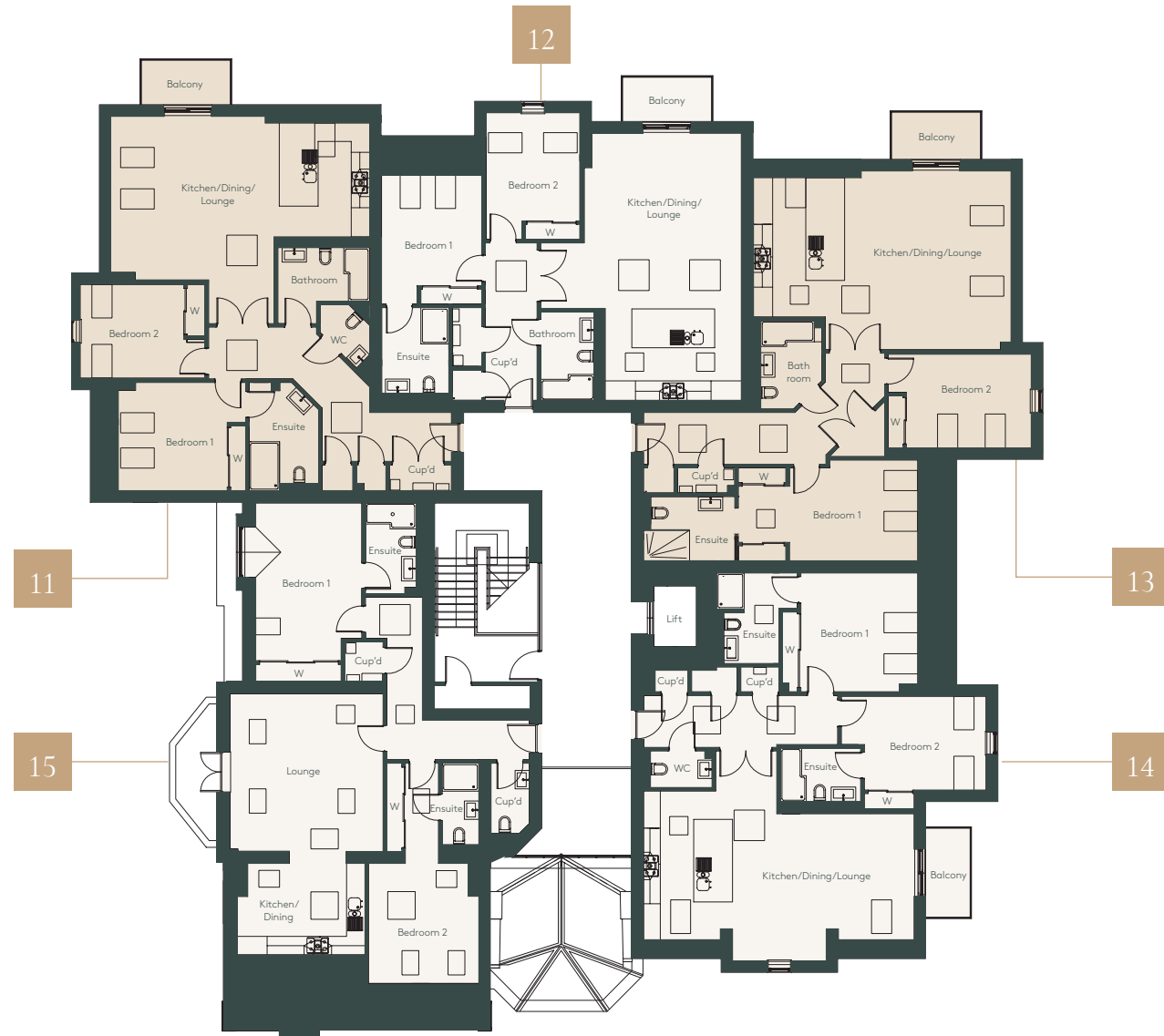
Apartment area 114sqm / 1,232sqft

Living/Dining/Kitchen	8.80m x 6.85m	28' 10" x 22' 5"
Bedroom 1	5.32m x 3.90m	17' 5" x 12' 9"
Bedroom 2	4.73m x 3.65m	15' 6" x 11' 11"

Maximum measurements taken throughout.

SECOND FLOOR

TWO BEDROOM APARTMENTS



APARTMENT ELEVEN

Apartment area 112sqm / 1,205sqft

Living/Dining/Kitchen	8.45m x 6.78m	27' 8" x 22' 2"
Bedroom 1	4.15m x 3.53m	13' 7" x 11' 6"
Bedroom 2	4.05m x 3.05m	13' 3" x 10' 0"

APARTMENT TWELVE

Apartment area 103sqm / 1,108sqft

Living/Dining/Kitchen	8.73m x 6.55m	28' 7" x 21' 5"
Bedroom 1	4.22m x 3.25m	13' 10" x 10' 7"
Bedroom 2	4.13m x 3.11m	13' 6" x 10' 2"

APARTMENT THIRTEEN

Apartment area 117sqm / 1,259sqft

Living/Dining/Kitchen	8.40m x 5.83m	27' 6" x 19' 1"
Bedroom 1	4.20m x 3.28m	13' 9" x 10' 9"
Bedroom 2	4.68m x 3.05m	15' 4" x 10' 0"

APARTMENT FOURTEEN

Apartment area 113sqm / 1,216qft

Living/Dining/Kitchen	8.80m x 6.85m	28' 10" x 22' 5"
Bedroom 1	4.40m x 3.90m	14' 5" x 12' 9"
Bedroom 2	4.73m x 3.60m	15' 6" x 11' 9"

APARTMENT FIFTEEN

Apartment area 107sqm / 1,150sqft

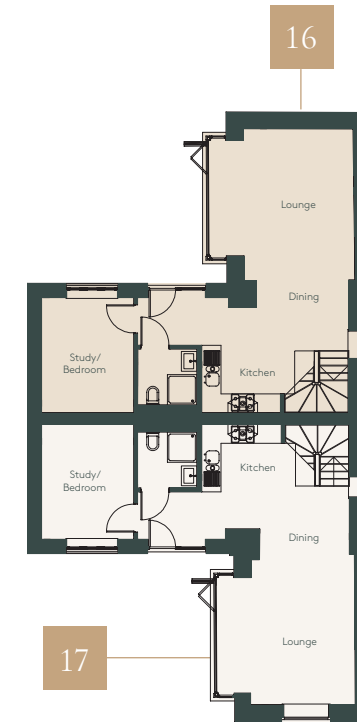
Living	5.15m x 5.00m	16' 10" x 16' 4"
Kitchen/Dining	4.15m x 3.00m	13' 7" x 9' 10"
Bedroom 1	5.83m x 3.80m	19' 1" x 12' 5"
Bedroom 2	3.90m x 3.60m	12' 9" x 11' 9"

Maximum measurements taken throughout.

THE LODGE HOUSES

TWO BEDROOM HOUSES

GROUND FLOOR



FIRST FLOOR



NUMBER SIXTEEN

Total area 88sqm / 950sqft

Living/Dining/Kitchen	8.51m x 4.19m	27' 11" x 13' 9"
Study/Bedroom	3.48m x 2.80m	11' 5" x 9' 2"
Bedroom	7.18m x 3.48m	23' 6" x 11' 5"

NUMBER SEVENTEEN

Total area 89sqm / 965sqft

Living/Dining/Kitchen	8.60m x 4.38m	28' 2" x 14' 4"
Study/Bedroom	3.48m x 2.80m	11' 5" x 9' 2"
Bedroom	7.18m x 3.48m	23' 6" x 11' 5"



SCOTT HOUSE

HAGSDELL ROAD, HERTFORD, SG13 8WA



01992 940955

lanesexclusivehomes.co.uk

herts@lanesexclusivehomes.co.uk

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Fresh Lemon

