



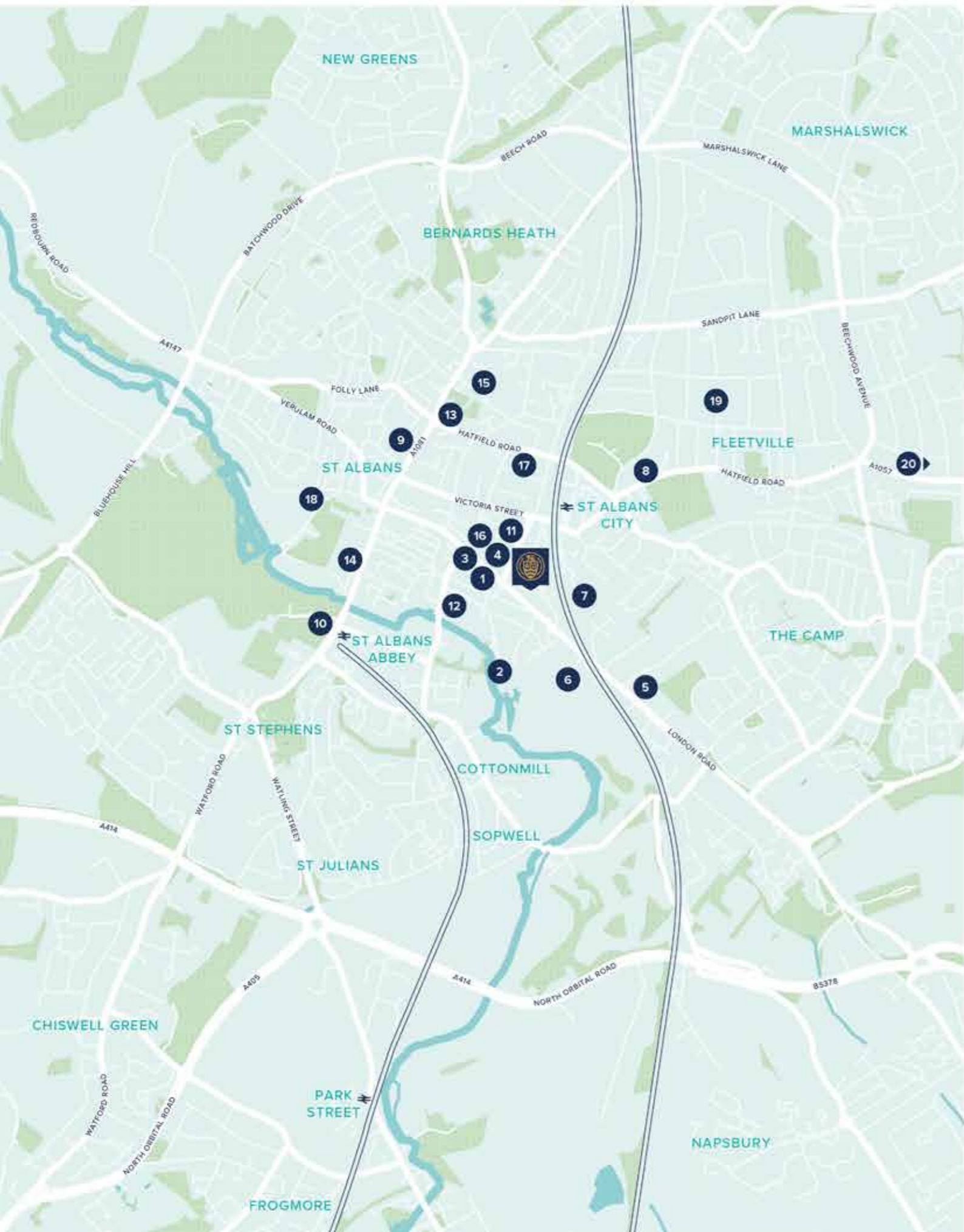
VERLA

GROSVENOR ROAD • ST ALBANS

Contemporary apartments in St Albans city centre.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO ST ALBANS

A convenient community just minutes from the historic heart of St Albans.

On your doorstep

Verla's location, in a quiet crescent adjacent to London Road, provides direct access into the city centre – but also local community with all necessary services, along with a fantastic array of bars and restaurants.

- 1 The Odyssey Cinema
- 2 Watercress Nature Reserve
- 3 Chez Mumtaj
- 4 Great Northern Pub & Kitchen
- 5 ArtShed!
- 6 Verulam Golf Club
- 7 Hatfield Road Surgery
- 8 Tesco Express
- 9 City centre
- 10 Westminster Lodge Leisure Centre

Education

Every year thousands of families choose St Albans for its unrivalled selection of both independent and state schools, many of which are officially 'outstanding'. Early years childcare, designed with commuters in mind, is readily available too.

- 11 Playschool Nursery
- 12 St Peter's School (Primary)
- 13 Alban City School (Primary)
- 14 The Abbey Church of England (Primary)
- 15 Maple Primary School
- 16 St Albans Independent College (Secondary)
- 17 Loreto College (Secondary)
- 18 St Albans School (Secondary)
- 19 Verulam School (Secondary)
- 20 University of Hertfordshire

Travel

With St Albans City station just 10 minutes walk from Verla, you can travel from home to central London in half an hour. In the opposite direction, Luton Airport is accessible in just 8 minutes. Road access is excellent, the A414, AIM, M1 and M25 being located a 10 minute radius.



St Albans City station – 10 minutes



AIM – 10 minutes

M1 and M25 – 10 minutes

Hemel Hempstead – 15 minutes

Luton Airport – 24 minutes



Luton Airport Parkway – 8 minutes

London St Pancras

International – 21 minutes

Gatwick Airport – 66 minutes

Brighton – 1 hour 38 minutes





VERLA

Grosvenor Road, St Albans
Hertfordshire AL1 3AE

For all enquiries please call

01727 701 818

crestnicholson.com/verla

A NEW DESTINATION IN HISTORIC ST ALBANS

In 2020, declaring St Albans the best place to live in the Southeast, the Sunday Times cited its independent shops, bustling markets and 'a pub culture that's second to none'.

St Albans is a top choice for counter-urbanising Londoners, not only because of its enviable transport links and schools but the healthy work life balance that it so aptly delivers. It simply offers everything to an exceptionally high standard. Shops and markets thrive, the arts scene bustles, spectacular countryside is within easy reach and a fantastic calendar of events gives this small city a true sense of community.

St Albans has over 2000 years of history: a grand cathedral, which is Norman in parts and boasts the longest nave of any UK cathedral, is surrounded by streets of picturesque medieval buildings, a 9th century market, elegant coaching inns (including England's oldest pub) and a fully excavated Roman amphitheatre.

Local artisans' trade continues to flourish, with shops specialising in restored furniture, art and sculpture, many specialists and a popular farmers' market along with high street favourites.

The city's rich cultural fabric encompasses wide-ranging forms of entertainment with a cosmopolitan flare. The city boasts more pubs per square mile than anywhere else in the UK, an art deco cinema, two theatres and an active classical music scene. Residents also enjoy the Hertfordshire Festival of Music, St Albans Film Festival, Tom Kerridge's Pub in the Park and plenty more.

The varied selection of good restaurants includes the Ivy St Albans Brasserie, Lussmanns Sustainable Fish & Grill and just five minutes' walk from Verla, the popular French-Asian Chez Mumtaj.

Verulamium Park, 100 acres of green space in the city centre, attracts a few hundred people to its weekly Parkrun, and the many other sports facilities include rowing, golf, scuba diving, a skate park and a climbing wall.

From the city centre it's a short walk to rolling hills at the Gorhambury Estate and beyond, into the Chilterns, lies Whipsnade, Ashridge, Wendover Woods and many more attractions.





**CREST
NICHOLSON**

VERLA HOUSE

DEVELOPMENT PLAN

A mixture of 1,2 & 3 bed contemporary apartments situated in the cathedral city of St Albans.

1, 2 & 3 BEDROOM HOMES





VERLA

Grosvenor Road, St Albans,
Hertfordshire, AL1 3AE

For all enquiries please call

07500 911 862

crestnicholson.com/verla



APARTMENTS

- Block A
Plots 56 - 74
- Block B1 & B2
Plots 1 - 55

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**CREST
NICHOLSON**

VERLA • ST ALBANS

DEVELOPMENT PLAN AND PLOT LOCATORS

A mixture of 1, 2 & 3 bed contemporary apartments
situated in the cathedral city of St Albans.

1 2 & 3 BEDROOM APARTMENTS





← TOWARDS ST ALBANS
CITY TRAIN STATION

GROSVENOR ROAD

BLOCK A

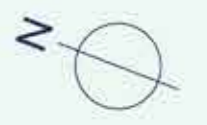
BLOCK B1

BLOCK B2

LONDON ROAD

← TOWARDS CITY CENTRE

- APARTMENTS**
- Block A
Plots 56-74
 - Block B1-B2
Plots 1-55



**VERLA HOUSE
LOWER GROUND FLOOR**



**VERLA HOUSE
FIRST FLOOR**



**VERLA HOUSE
GROUND FLOOR**



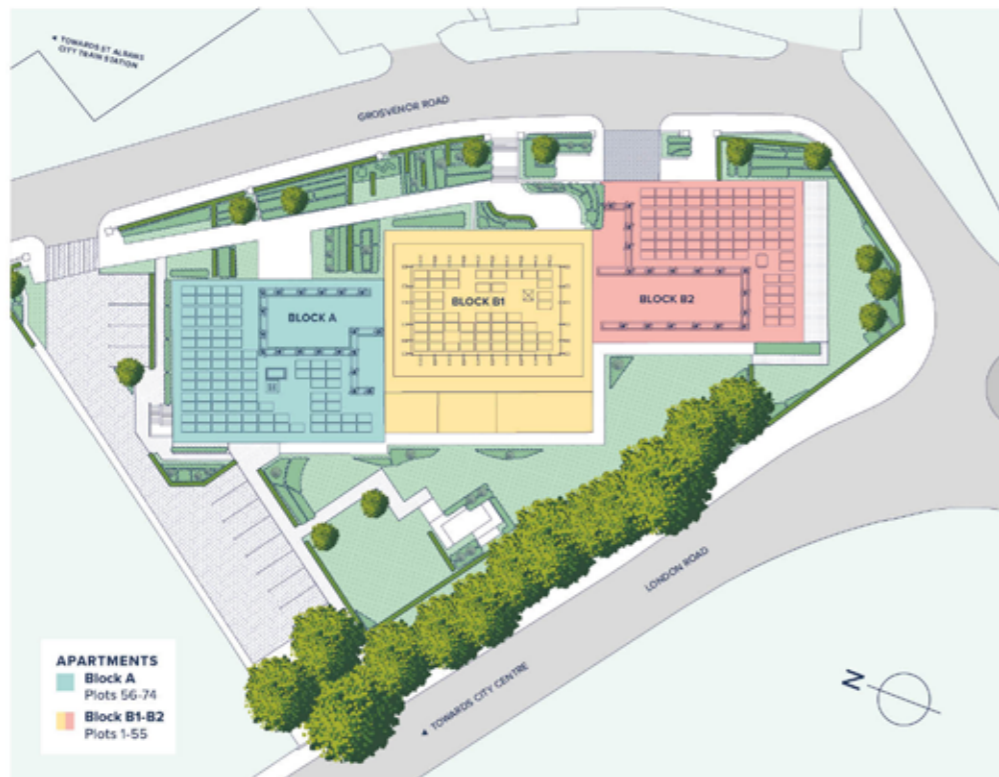
**VERLA HOUSE
SECOND FLOOR**



APARTMENT TYPE

- FLAT TYPE FT29A**
Plot 1
846.05 sq ft
- FLAT TYPE FT29**
Plot 2
879.20 sq ft
- FLAT TYPE FT20A**
Plots 59, 61, 66, 71
*775.33 sq ft
- FLAT TYPE FT10E**
Plot 56
602.03 sq ft
- FLAT TYPE FT21**
Plots 58, 60, 65, 70
*788.24 sq ft
- FLAT TYPE FT22A**
Plot 57
771.45 sq ft
- FLAT TYPE FT23**
Plots 12, 22, 33, 44
*814.94 sq ft
- FLAT TYPE FTST**
Plot 47
437.23 sq ft
- FLAT TYPE FT11**
Plot 11
603.86 sq ft
- FLAT TYPE FT26**
Plot 10
587.92 sq ft
- FLAT TYPE FT13**
Plot 9
1044.75 sq ft
- FLAT TYPE FT10B**
Plots 3, 13, 24, 35
*526.57 sq ft
- FLAT TYPE FT10F**
Plots 4, 14, 25, 36
*509.24 sq ft
- FLAT TYPE FT20**
Plots 5, 6, 15, 16, 26, 27, 37, 38
*750.68 sq ft
- FLAT TYPE FT10C**
Plot 8
592.34 sq ft
- FLAT TYPE FT10**
Plots 7, 17, 20, 28, 31, 39, 42, 62, 72
*499.45 sq ft
- FLAT TYPE FT10D**
Plots 63, 68, 73
*543.47 sq ft
- FLAT TYPE FT22**
Plots 64, 69, 74
*767.15 sq ft
- FLAT TYPE FT24**
Plots 23, 34, 45
*720.97 sq ft
- FLAT TYPE FT12**
Plots 21, 32, 43
*525.92 sq ft
- FLAT TYPE FT25**
Plots 19, 30, 41
*961.97 sq ft
- FLAT TYPE FT10A**
Plots 18, 29, 40, 67
*556.50 sq ft

*sq ft measurement may vary



APARTMENTS
■ Block A
 Plots 56-74
■ Block B1-B2
 Plots 1-55

**VERLA HOUSE
THIRD FLOOR**



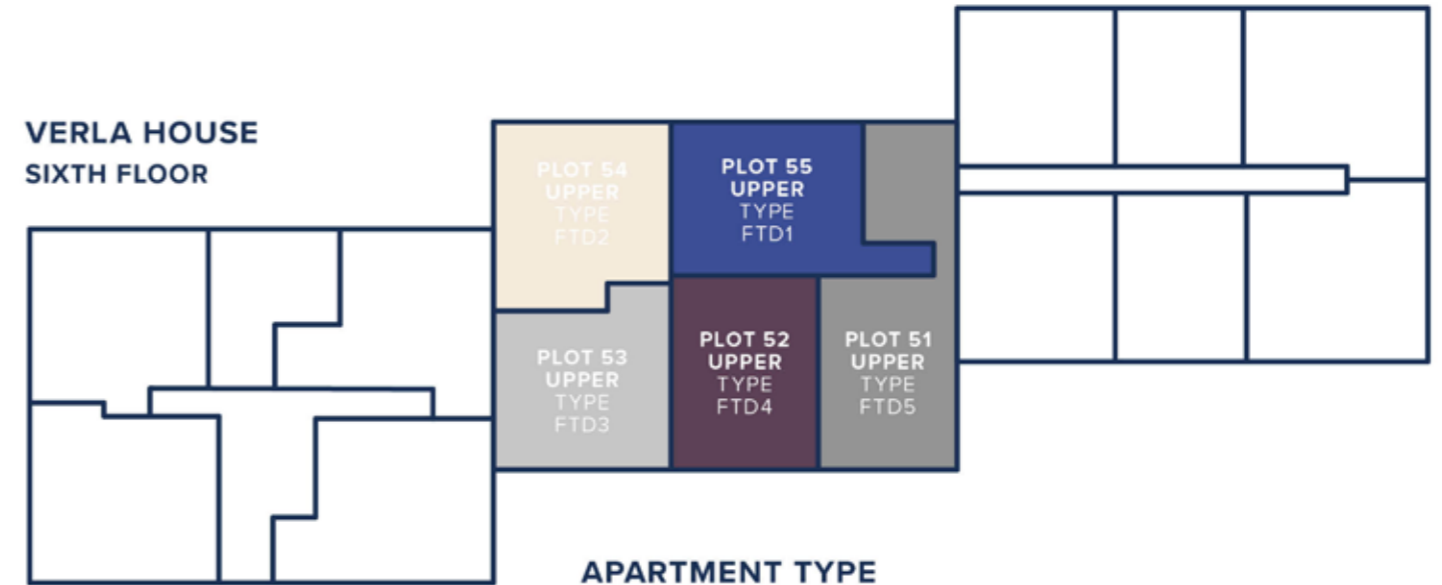
**VERLA HOUSE
FOURTH FLOOR**



**VERLA HOUSE
FIFTH FLOOR**



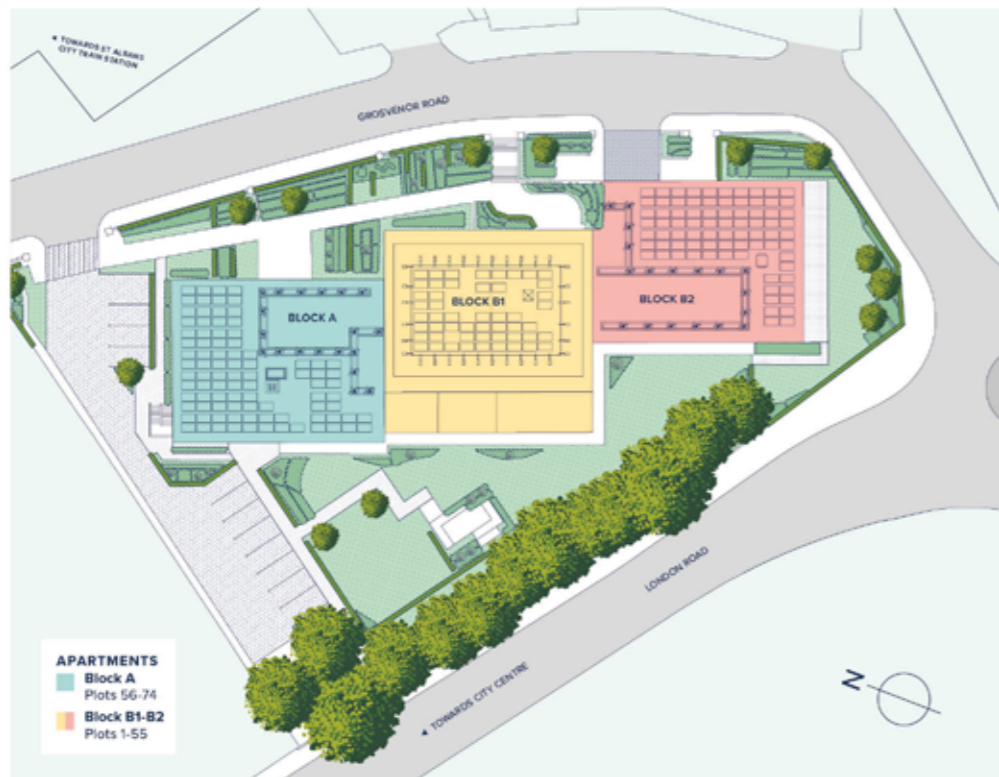
**VERLA HOUSE
SIXTH FLOOR**



APARTMENT TYPE

- FLAT TYPE FT20A**
Plots 59, 61, 66, 71
*775.33 sq ft
- FLAT TYPE FT10**
Plots 7, 17, 20, 28, 31, 39, 42, 62, 72
*499.45 sq ft
- FLAT TYPE FT10D**
Plots 63, 68, 73
*543.47 sq ft
- FLAT TYPE FT21**
Plots 58, 60, 65, 70
*788.24 sq ft
- FLAT TYPE FT22**
Plots 64, 69, 74
*767.15 sq ft
- FLAT TYPE FT23**
Plots 12, 22, 33, 44
*814.94 sq ft
- FLAT TYPE FT24**
Plots 23, 34, 45
*720.97 sq ft
- FLAT TYPE FT12**
Plots 21, 32, 43
*525.92 sq ft
- FLAT TYPE FT25**
Plots 19, 30, 41
*961.97 sq ft
- FLAT TYPE FT10B**
Plots 3, 13, 24, 35
*526.57 sq ft
- FLAT TYPE FT10F**
Plots 4, 14, 25, 36
*509.24 sq ft
- FLAT TYPE FT20**
Plots 5, 6, 15, 16, 26, 27, 37, 38
*750.68 sq ft
- FLAT TYPE FT10A**
Plots 18, 29, 40, 67
*556.50 sq ft
- FLAT TYPE FT27**
Plot 49
735.61 sq ft
- FLAT TYPE FT28**
Plot 50
790.61 sq ft
- FLAT TYPE FT26A**
Plot 48
867.25 sq ft
- FLAT TYPE FT30**
Plot 46
959.39 sq ft
- FLAT TYPE FTD1**
Plot 55
1,276.39 sq ft
- FLAT TYPE FTD2**
Plot 54
1,321.06 sq ft
- FLAT TYPE FTD3**
Plot 53
1,036.57 sq ft
- FLAT TYPE FTD4**
Plot 52
1,036.57 sq ft
- FLAT TYPE FTD5**
Plot 51
1,562.71 sq ft

*sq ft measurement may vary





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VERLA HOUSE

BLOCK A

Verla offers a selection of spacious one, two and three bedroom properties, the majority of which feature outside space in the form of a terrace or balcony.

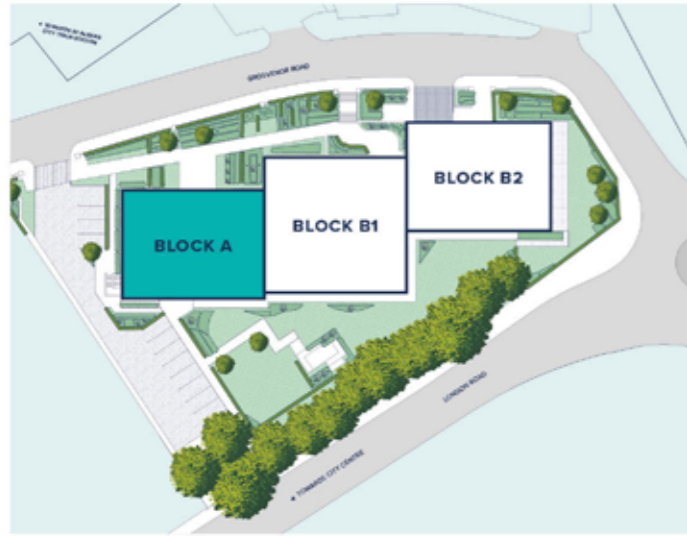
These apartments have a genuine sense of space throughout, with flexible open plan kitchen, living and dining rooms and double bedrooms. Many of the larger properties also benefit from an en suite

shower room to the master bedroom in addition to a main bathroom. Fitted wardrobes and large built-in cupboard space is provided.

Careful attention has been paid to the distribution of natural light. Many properties are dual aspect and access to outside spaces is through glazed doors, providing bright and airy living rooms.

1 & 2 BEDROOM APARTMENTS





TYPE FT10E - PLOT 56

KITCHEN / LIVING AREA	8.21m x 5.66m	26'11" x 18'7"
BEDROOM	3.73m x 3.40m	12'3" x 11'2"

TYPE FT22A - PLOT 57

KITCHEN / LIVING AREA	6.19m x 4.65m	20'4" x 15'3"
BEDROOM 1	5.99m x 2.78m	19'8" x 9'1"
BEDROOM 2	3.88m x 2.71m	12'9" x 8'11"

TYPE FT21 - PLOT 58

KITCHEN / LIVING AREA	9.08m x 5.02m	29'10" x 16'6"
BEDROOM 1	3.60m x 3.23m	11'10" x 10'7"
BEDROOM 2	3.60m x 2.86m	11'10" x 9'9"

TYPE FT20A - PLOT 59

KITCHEN / LIVING AREA	6.77m x 4.72m	22'3" x 15'6"
BEDROOM 1	6.11m x 2.86m	20'1" x 9'5"
BEDROOM 2	4.79m x 2.67m	15'9" x 8'10"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT21 - PLOT 60

KITCHEN / LIVING AREA	9.08m x 5.02m	29'9" x 16'5"
BEDROOM 1	3.60m x 3.23m	11'10" x 10'7"
BEDROOM 2	3.60m x 2.86m	11'10" x 9'8"

TYPE FT20A - PLOT 61

KITCHEN / LIVING AREA	6.77m x 4.72m	22'2" x 15'6"
BEDROOM 1	6.11m x 2.86m	20'0" x 9'4"
BEDROOM 2	4.79m x 2.67m	15'8" x 8'9"

TYPE FT10 - PLOT 62

KITCHEN / LIVING AREA	8.21m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'10"

TYPE FT10D - PLOT 63

KITCHEN / LIVING AREA	8.21m x 3.27m	26'11" x 10'8"
BEDROOM	3.73m x 3.40m	12'3" x 11'1"

TYPE FT22 - PLOT 64

KITCHEN / LIVING AREA	6.19m x 4.65m	20'4" x 15'3"
BEDROOM 1	5.99m x 3.90m	19'8" x 12'9"
BEDROOM 2	3.88m x 2.71m	12'9" x 8'11"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT21 - PLOT 65

KITCHEN / LIVING AREA	29'9" x 16'5"
9.08m x 5.02m	
BEDROOM 1	11'10" x 10'7"
3.60m x 3.23m	
BEDROOM 2	11'10" x 9'8"
3.60m x 2.86m	

TYPE FT20A - PLOT 66

KITCHEN / LIVING AREA	22'5" x 15'6"
6.77m x 4.72m	
BEDROOM 1	20'0" x 9'4"
6.11m x 2.86m	
BEDROOM 2	15'8" x 8'9"
4.79m x 2.67m	

TYPE FT10 - PLOT 67

KITCHEN / LIVING AREA	26'11" x 11'1"
8.21m x 3.39m	
BEDROOM	12'7" x 10'10"
3.84m x 3.31m	

TYPE FT10D - PLOT 68

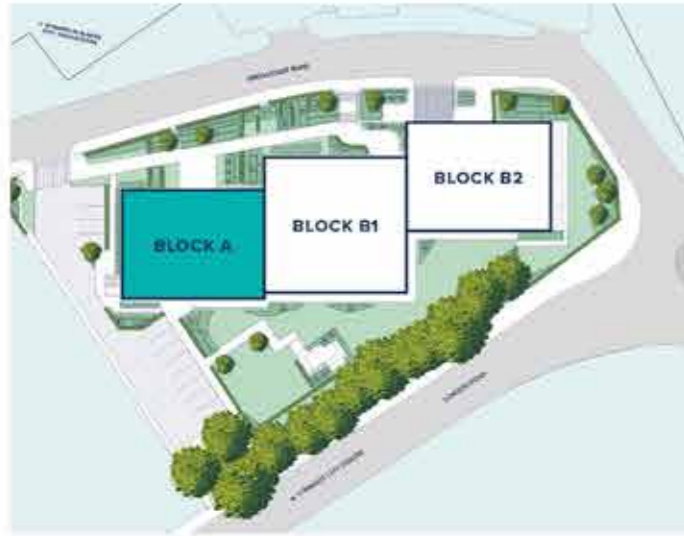
KITCHEN / LIVING AREA	26'11" x 11'1"
8.21m x 3.27m	
BEDROOM	12'3" x 11'1"
3.73m x 3.40m	

TYPE FT22 - PLOT 69

KITCHEN / LIVING AREA	20'4" x 15'3"
6.19m x 4.65m	
BEDROOM 1	12'9" x 19'8"
5.99m x 3.90m	
BEDROOM 2	12'9" x 8'11"
3.88m x 2.71m	

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT21 - PLOT 70

KITCHEN / LIVING AREA	9.08m x 5.02m	29'9" x 16'5"
BEDROOM 1	3.60m x 3.23m	11'10" x 10'7"
BEDROOM 2	3.60m x 2.86m	11'10" x 9'8"

TYPE FT20A - PLOT 71

KITCHEN / LIVING AREA	6.77m x 4.72m	22'2" x 15'6"
BEDROOM 1	6.11m x 2.86m	20'0" x 9'4"
BEDROOM 2	4.79m x 2.67m	15'8" x 8'9"

TYPE FT10 - PLOT 72

KITCHEN / LIVING AREA	8.21m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'10"

TYPE FT10D - PLOT 73

KITCHEN / LIVING AREA	8.21m x 3.27m	26'11" x 10'8"
BEDROOM	3.73m x 3.40m	12'3" x 11'1"

TYPE FT22 - PLOT 74

KITCHEN / LIVING AREA	6.19m x 4.65m	20'4" x 15'3"
BEDROOM 1	5.99m x 3.90m	19'8" x 12'9"
BEDROOM 2	3.88m x 2.71m	12'9" x 8'11"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





**CREST
NICHOLSON**

VERLA • ST ALBANS

VERLA HOUSE

BLOCK B1

Verla offers a selection of spacious one, two and three bedroom properties, the majority of which feature outside space in the form of a terrace or balcony.

These apartments have a genuine sense of space throughout, with flexible open plan kitchen, living and dining rooms and double bedrooms. Many of the larger properties also benefit from an en suite

shower room to the master bedroom in addition to a main bathroom. Fitted wardrobes and large built-in cupboard space is provided.

Careful attention has been paid to the distribution of natural light. Many properties are dual aspect and access to outside spaces is through glazed doors, providing bright and airy living rooms.

STUDIO, 1. & 2 BEDROOM APARTMENTS





TYPE FT13 - PLOT 9

KITCHEN / LIVING AREA	9.89m x 5.60m	32'6" x 18'5"
BEDROOM 1	6.22m x 3.84m	20'5" x 12'7"
BEDROOM 2	4.33m x 2.98m	14'4" x 9'9"

TYPE FT26 - PLOT 10

KITCHEN / LIVING AREA	8.32m x 3.05m	27'4" x 10'0"
BEDROOM	5.43m x 3.45m	17'8" x 11'3"

TYPE FT11 - PLOT 11

KITCHEN / LIVING AREA	8.31m x 3.42m	27'3" x 11'2"
BEDROOM	6.12m x 3.25m	20'1" x 10'8"

TYPE FT23 - PLOT 12

KITCHEN / LIVING AREA	7.45m x 4.29m	24'5" x 14'1"
BEDROOM 1	4.49m x 3.43m	14'9" x 11'3"
BEDROOM 2	4.49m x 2.62m	14'9" x 8'7"

TYPE FTST - PLOT 47

KITCHEN / LIVING / BEDROOM AREA	8.17m x 6.10m	26'9" x 20'0"
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B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT25 - PLOT 19

KITCHEN / LIVING AREA	7.73m x 6.84m	25'4" x 22'5"
BEDROOM 1	6.22m x 3.84m	20'5" x 12'7"
BEDROOM 2	4.33m x 3.06m	14'2" x 10'0"

TYPE FT10 - PLOT 20

KITCHEN / LIVING AREA	8.21m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'10"

TYPE FT12 - PLOT 21

KITCHEN / LIVING AREA	8.32m x 3.42m	27'3" x 11'2"
BEDROOM	3.96m x 3.26m	12'11" x 10'8"

TYPE FT23 - PLOT 22

KITCHEN / LIVING AREA	7.45m x 4.29m	24'5" x 14'1"
BEDROOM 1	4.49m x 3.43m	14'8" x 11'3"
BEDROOM 2	4.49m x 2.61m	14'8" x 8'7"

TYPE FT24 - PLOT 23

KITCHEN / LIVING AREA	5.98m x 4.39m	19'7" x 14'5"
BEDROOM 1	2.83m x 5.68m	9'4" x 18'8"
BEDROOM 2	2.83m x 3.84m	9'4" x 12'8"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT25 - PLOT 30	
KITCHEN / LIVING AREA	
7.73m x 6.84m	25'4" x 22'5"
BEDROOM 1	
6.22m x 3.84m	20'5" x 12'7"
BEDROOM 2	
4.33m x 3.06m	14'2" x 10'0"
TYPE FT10 - PLOT 31	
KITCHEN / LIVING AREA	
8.21m x 3.39m	26'11" x 11'2"
BEDROOM	
3.84m x 3.31m	12'7" x 10'11"
TYPE FT12 - PLOT 32	
KITCHEN / LIVING AREA	
8.32m x 3.42m	27'3" x 11'2"
BEDROOM	
3.96m x 3.26m	12'11" x 10'8"
TYPE FT23 - PLOT 33	
KITCHEN / LIVING AREA	
7.45m x 4.29m	24'5" x 14'1"
BEDROOM 1	
4.49m x 3.43m	14'8" x 11'3"
BEDROOM 2	
4.49m x 2.61m	14'8" x 8'7"
TYPE FT24 - PLOT 34	
KITCHEN / LIVING AREA	
5.99m x 4.39m	19'7" x 14'5"
BEDROOM 1	
2.83m x 5.68m	9'4" x 18'8"
BEDROOM 2	
2.84m x 3.84m	9'4" x 12'8"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT25 - PLOT 41

KITCHEN / LIVING AREA	7.73m x 6.84m	25'4" x 22'5"
BEDROOM 1	6.22m x 3.84m	20'5" x 12'7"
BEDROOM 2	4.33m x 3.06m	14'2" x 10'0"

TYPE FT10 - PLOT 42

KITCHEN / LIVING AREA	8.21m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'10"

TYPE FT12 - PLOT 43

KITCHEN / LIVING AREA	8.32m x 3.42m	27'3" x 11'2"
BEDROOM	3.96m x 3.26m	12'11" x 10'8"

TYPE FT23 - PLOT 44

KITCHEN / LIVING AREA	7.45m x 4.29m	24'5" x 14'1"
BEDROOM 1	4.49m x 3.43m	14'8" x 11'3"
BEDROOM 2	4.49m x 2.61m	14'8" x 8'7"

TYPE FT24 - PLOT 45

KITCHEN / LIVING AREA	5.98m x 4.39m	19'7" x 14'5"
BEDROOM 1	2.83m x 5.68m	9'4" x 18'8"
BEDROOM 2	2.83m x 3.84m	9'4" x 12'7"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT30 - PLOT 46

KITCHEN / LIVING AREA	8.31m x 4.50m	27'3" x 14'9"
BEDROOM 1	5.57m x 4.41m	18'3" x 14'5"
BEDROOM 2	4.73m x 4.09m	15'6" x 13'5"

TYPE FT26A - PLOT 48

KITCHEN / LIVING AREA	6.14m x 4.68m	20'2" x 15'4"
BEDROOM 1	5.72m x 4.33m	18'9" x 14'2"
BEDROOM 2	4.44m x 3.36m	14'6" x 11'0"

TYPE FT27 - PLOT 49

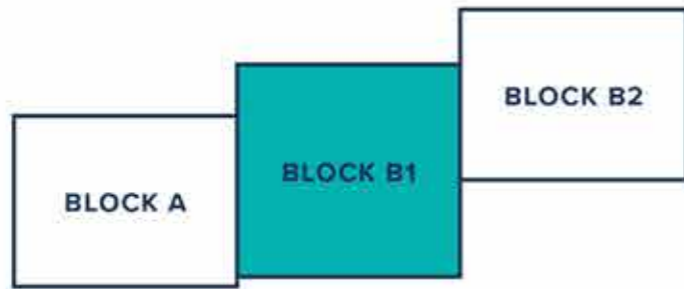
KITCHEN / LIVING AREA	7.47m x 3.43m	24'6" x 11'3"
BEDROOM 1	4.28m x 3.62m	14'0" x 11'10"
BEDROOM 2	4.49m x 2.62m	14'8" x 8'7"

TYPE FT28 - PLOT 50

KITCHEN / LIVING AREA	6.60m x 4.19m	21'8" x 13'9"
BEDROOM 1	3.97m x 4.09m	13'1" x 13'5"
BEDROOM 2	2.99m x 4.31m	9'10" x 14'2"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FTD5 - PLOT 51

KITCHEN / DINING AREA	4.57m x 4.00m	14'11" x 13'1"
LIVING ROOM	5.87m x 4.53m	19'3" x 14'10"
STUDY	1.70m x 3.11m	5'6" x 10'2"
BEDROOM 1	5.49m x 4.99m	18'0" x 16'4"
BEDROOM 2	4.89m x 2.94m	16'0" x 9'8"
BEDROOM 3	6.24m x 3.96m	20'6" x 13'0"

TYPE FTD4 - PLOT 52

KITCHEN	3.66m x 1.97m	12'0" x 6'5"
LIVING AREA	6.43m x 3.98m	21'1" x 13'0"
BEDROOM 1	3.82m x 3.24m	12'6" x 10'7"
BEDROOM 2	3.95m x 3.62m	12'11" x 11'10"

TYPE FTD3 - PLOT 53

KITCHEN	3.70m x 2.31m	12'1" x 7'7"
LIVING AREA	3.98m x 7.45m	13'1" x 24'5"
BEDROOM 1	4.42m x 3.30m	14'6" x 10'10"
BEDROOM 2	4.05m x 3.01m	13'3" x 9'10"

TYPE FTD2 - PLOT 54

KITCHEN / DINING AREA	4.30m x 4.89m	14'1" x 16'0"
LIVING ROOM	7.73m x 3.27m	25'4" x 10'9"
BEDROOM 1	7.45m x 4.69m	24'5" x 15'5"
BEDROOM 2	4.60m x 2.62m	15'1" x 8'7"
BEDROOM 3	3.08m x 3.39m	10'1" x 11'1"

TYPE FTD1 - PLOT 55

KITCHEN / LIVING AREA	8.01m x 3.85m	26'3" x 12'7"
BEDROOM 1	4.32m x 2.98m	16'5" x 9'9"
BEDROOM 2	4.19m x 3.83m	13'8" x 12'6"
BEDROOM 3	3.77m x 2.84m	12'4" x 9'4"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe

GROSVENOR ROAD



FIFTH FLOOR



SIXTH FLOOR

LONDON ROAD



**CREST
NICHOLSON**

VERLA • ST ALBANS

VERLA HOUSE

BLOCK B2

Verla offers a selection of spacious one, two and three bedroom properties, the majority of which feature outside space in the form of a terrace or balcony.

These apartments have a genuine sense of space throughout, with flexible open plan kitchen, living and dining rooms and double bedrooms. Many of the larger properties also benefit from an en suite

shower room to the master bedroom in addition to a main bathroom. Fitted wardrobes and large built-in cupboard space is provided.

Careful attention has been paid to the distribution of natural light. Many properties are dual aspect and access to outside spaces is through glazed doors, providing bright and airy living rooms.

2 BEDROOM APARTMENTS





TYPE FT29A - PLOT 1

KITCHEN / LIVING AREA	9.00m x 4.82m	29'7" x 15'9"
BEDROOM 1	6.19m x 2.79m	20'4" x 9'2"
BEDROOM 2	4.23m x 2.97m	13'10" x 9'9"

TYPE FT29 - PLOT 2

KITCHEN / LIVING AREA	9.00m x 4.82m	29'6" x 15'9"
BEDROOM 1	6.19m x 3.45m	20'3" x 11'4"
BEDROOM 2	4.30m x 2.88m	14'1" x 9'5"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT10B - PLOT 3		
KITCHEN / LIVING AREA	8.29m x 3.41m	27'2" x 11'2"
BEDROOM	3.74m x 3.16m	12'3" x 10'4"
TYPE FT10 - PLOT 7		
KITCHEN / LIVING AREA	8.20m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'11"
TYPE FT20 - PLOT 5, 6		
KITCHEN / LIVING AREA	6.84m x 4.82m	22'5" x 15'9"
BEDROOM 1	6.19m x 2.69m	20'4" x 9'0"
BEDROOM 2	4.30m x 2.82m	14'1" x 9'3"
TYPE FT10C - PLOT 8		
KITCHEN / LIVING AREA	8.28m x 3.43m	27'2" x 11'3"
BEDROOM	4.26m x 3.82m	14'0" x 12'7"
TYPE FT10F - PLOT 4		
KITCHEN / LIVING AREA	8.29m x 3.38m	27'3" x 11'1"
BEDROOM	3.74m x 3.28m	12'4" x 10'9"

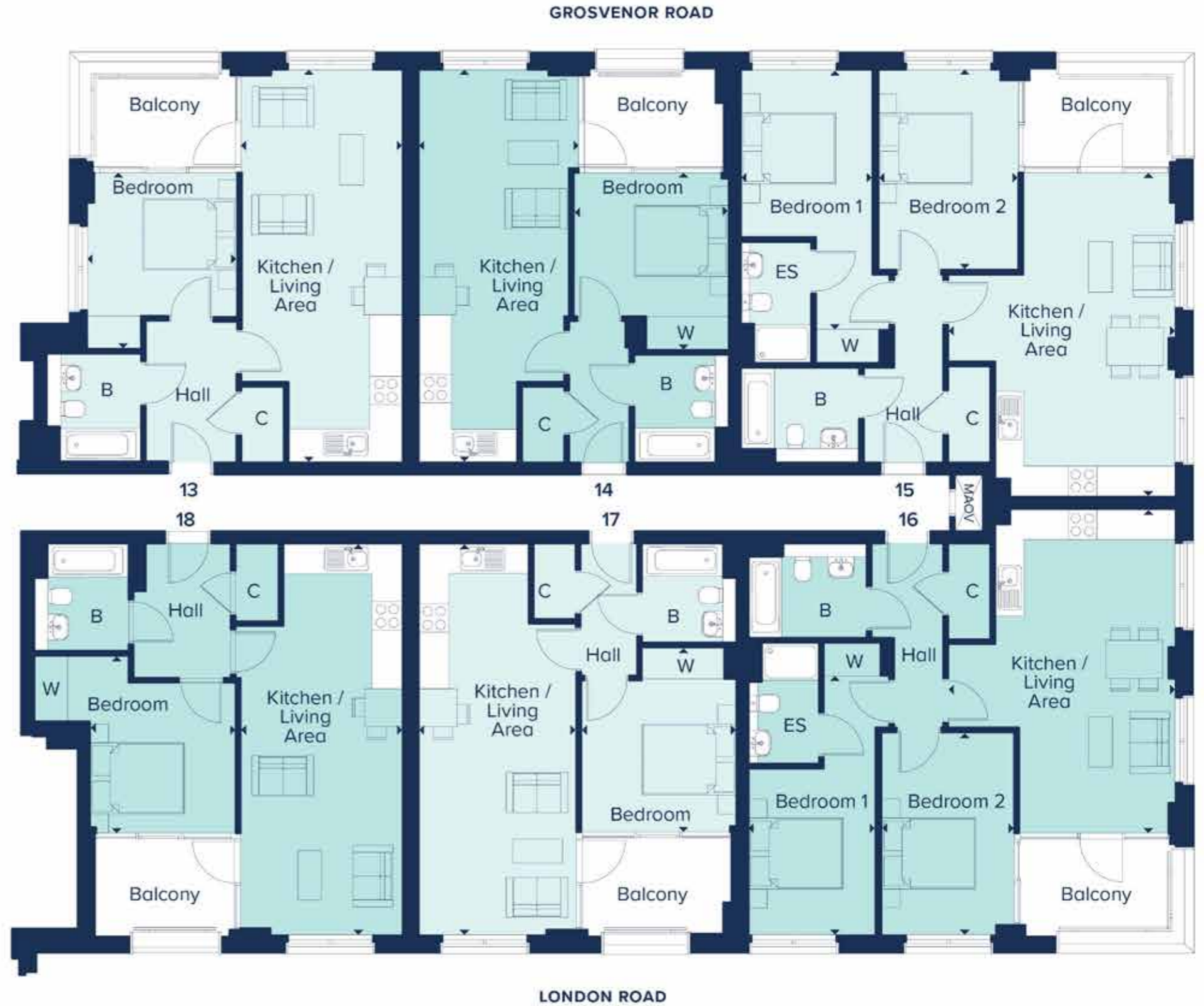
B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT10 - PLOT 17		
KITCHEN / LIVING AREA		
8.21m x 3.39m	26'11" x 11'1"	
BEDROOM		
3.84m x 3.31m	12'7" x 10'10"	
TYPE FT10A - PLOT 18		
KITCHEN / LIVING AREA		
8.28m x 3.43m	27'2" x 11'3"	
BEDROOM		
3.74m x 4.26m	13'11" x 12'4"	
TYPE FT10B - PLOT 13		
KITCHEN / LIVING AREA		
8.29m x 3.41m	27'2" x 11'2"	
BEDROOM		
3.74m x 3.16m	12'3" x 10'4"	
TYPE FT10F - PLOT 14		
KITCHEN / LIVING AREA		
8.29m x 3.38m	27'2" x 11'1"	
BEDROOM		
3.74m x 3.28m	12'3" x 10'9"	
TYPE FT20 - PLOT 15, 16		
KITCHEN / LIVING AREA		
6.84m x 4.82m	22'5" x 15'9"	
BEDROOM 1		
6.19m x 2.69m	20'3" x 8'9"	
BEDROOM 2		
4.30m x 2.82m	14'1" x 9'3"	

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





TYPE FT10B - PLOT 24		
KITCHEN / LIVING AREA		
8.29m x 3.41m	27'2" x 11'2"	
BEDROOM		
3.74m x 3.16m	12'3" x 10'4"	
TYPE FT10F - PLOT 25		
KITCHEN / LIVING AREA		
8.29m x 3.38m	27'2" x 11'1"	
BEDROOM		
3.74m x 3.28m	12'3" x 10'9"	
TYPE FT20 - PLOT 26, 27		
KITCHEN / LIVING AREA		
6.84m x 4.82m	22'5" x 15'9"	
BEDROOM 1		
6.19m x 2.69m	20'3" x 8'9"	
BEDROOM 2		
4.30m x 2.82m	14'1" x 9'3"	
TYPE FT10 - PLOT 28		
KITCHEN / LIVING AREA		
8.20m x 3.39m	26'11" x 11'1"	
BEDROOM		
3.84m x 3.31m	12'7" x 10'10"	
TYPE FT10A - PLOT 29		
KITCHEN / LIVING AREA		
8.28m x 3.43m	27'2" x 11'3"	
BEDROOM		
3.74m x 4.26m	12'3" x 13'11"	



B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe



TYPE FT10B - PLOT 35

KITCHEN / LIVING AREA	8.29m x 3.41m	27'2" x 11'2"
BEDROOM	3.74m x 3.16m	12'3" x 10'5"

TYPE FT10F - PLOT 36

KITCHEN / LIVING AREA	8.29m x 3.38m	27'2" x 11'1"
BEDROOM	3.74m x 3.28m	12'3" x 10'9"

TYPE FT20 - PLOT 37, 38

KITCHEN / LIVING AREA	6.84m x 4.82m	22'5" x 15'9"
BEDROOM 1	6.19m x 2.69m	20'3" x 8'9"
BEDROOM 2	4.30m x 2.82m	14'1" x 9'3"

TYPE FT10 - PLOT 39

KITCHEN / LIVING AREA	8.21m x 3.39m	26'11" x 11'1"
BEDROOM	3.84m x 3.31m	12'7" x 10'10"

TYPE FT10A - PLOT 40

KITCHEN / LIVING AREA	8.28m x 3.43m	27'2" x 11'3"
BEDROOM	3.74m x 3.20m	11'3" x 10'5"

B Bathroom
 ES En-suite
 C Cupboard
 W Fitted Wardrobe





SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•	•	•
4 ring ceramic hob	•	•	•
Stainless steel splashback behind hob	•	•	•
Integrated extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Single bowl sink and drainer in stainless steel	•	•	•
Single lever chrome mixer tap	•	•	•
Energy efficient integrated washing machine in kitchen	•	•	•
BATHROOM & EN SUITE			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathroom and en suite	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•



ELECTRICAL

	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment
Low energy LED 4-light spotlight bar to kitchen	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•

JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	•	•	•
Aluminium/timber composite doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobe to master bedroom with soft close sliding mirror fronted doors	•	•	•

HEATING

Electric immersion heater and electric radiators	•	•	•
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SECURITY AND PEACE OF MIND

Smoke and heat detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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