

# WATERSIDE

Frogmore, AL2





River Ver

MINISTER COURT



FROGMORE - A5183

**WATERSIDE**  
MINISTER COURT  
AL2 2NF

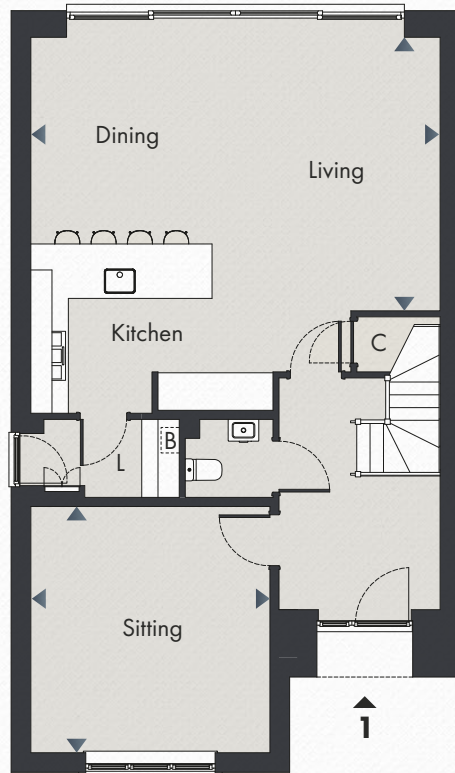
Development Layout is Computer Generated and indicative. Landscaping and finishes are subject to change.



## HOME ONE

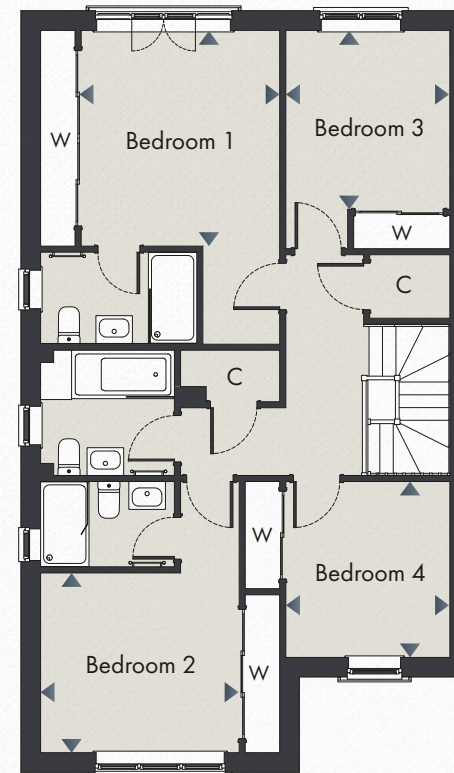
# HOME ONE

FOUR-BEDROOM DETACHED HOME WITH THREE PARKING SPACES



## GROUND FLOOR

Family Room	6765 x 4505mm	22'2" x 14'9"
Sitting Room	4065 x 3950mm	13'4" x 12'11"



## FIRST FLOOR

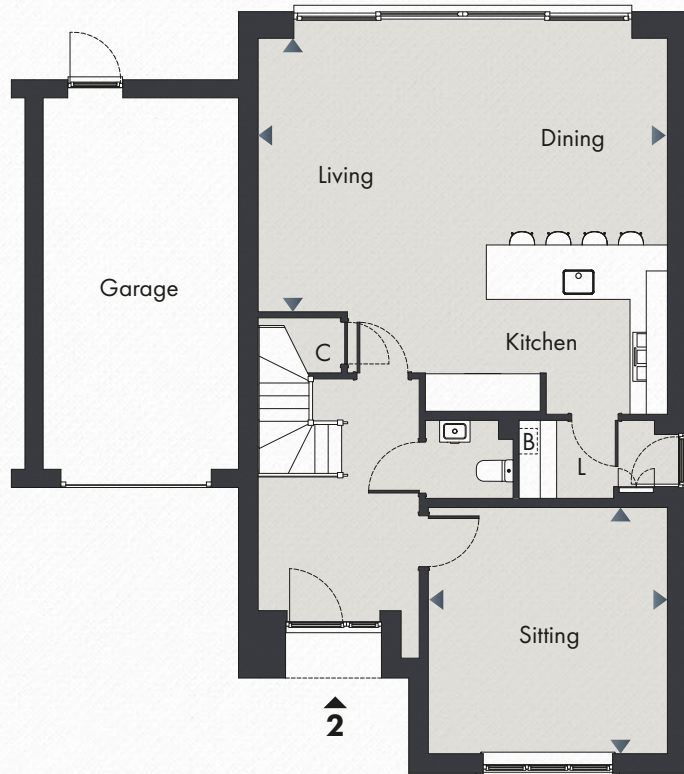
Bedroom 1	3565 x 3280mm	11'8" x 10'9"
Bedroom 2	3280 x 2970mm	10'9" x 9'9"
Bedroom 3	2955 x 2710mm	9'8" x 8'10"
Bedroom 4	2895 x 2710mm	9'6" x 8'10"



## HOME TWO

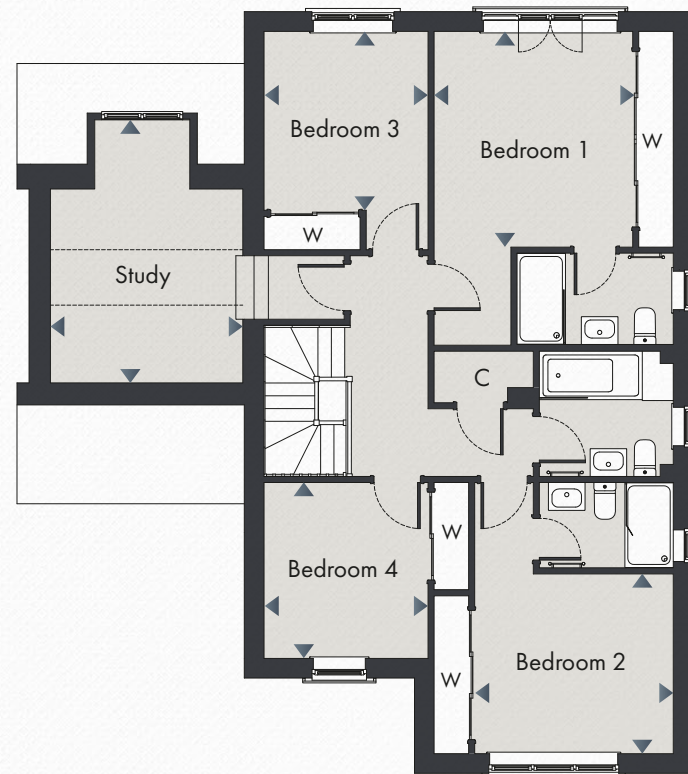
# HOME TWO

FOUR-BEDROOM SEMI-DETACHED HOME WITH STUDY, GARAGE AND TWO FURTHER PARKING SPACES



## GROUND FLOOR

Family Room	6765 x 4505mm	22'2" x 14'9"
Sitting Room	4065 x 3950mm	13'4" x 12'11"



## FIRST FLOOR

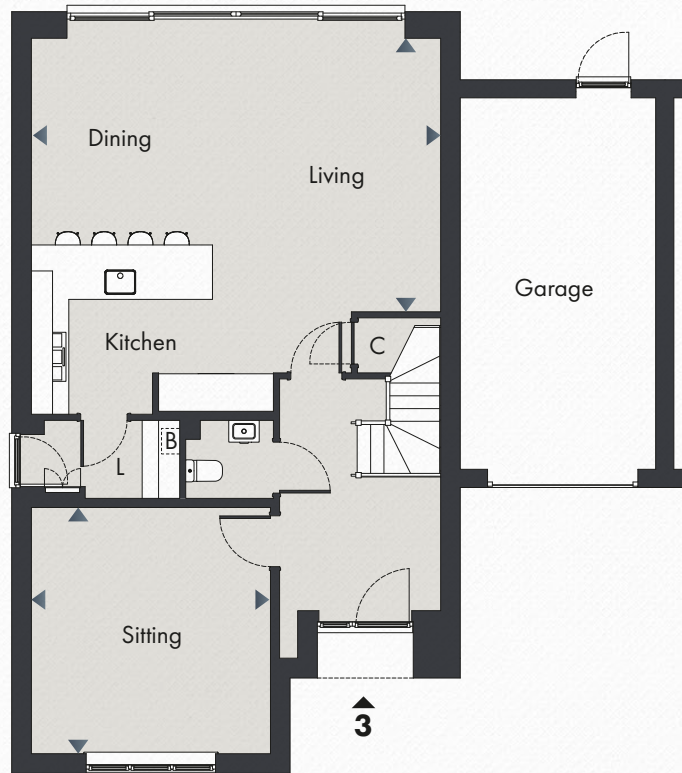
Bedroom 1	3565 x 3280mm	11'8" x 10'9"
Bedroom 2	3280 x 2970mm	10'9" x 9'9"
Bedroom 3	2955 x 2710mm	9'8" x 8'10"
Bedroom 4	2895 x 2710mm	9'6" x 8'10"
Study	4250 x 3180mm	13'11" x 10'5"



# HOME THREE

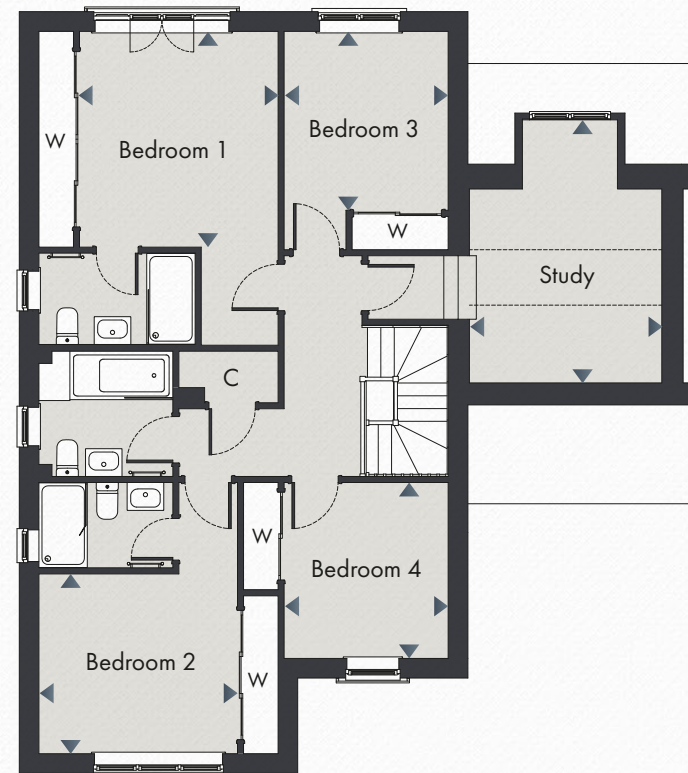
# HOME THREE

FOUR-BEDROOM SEMI-DETACHED HOME WITH STUDY, GARAGE AND TWO FURTHER PARKING SPACES



## GROUND FLOOR

Family Room	6765 x 4505mm	22'2" x 14'9"
Sitting Room	4065 x 3950mm	13'4" x 12'11"



## FIRST FLOOR

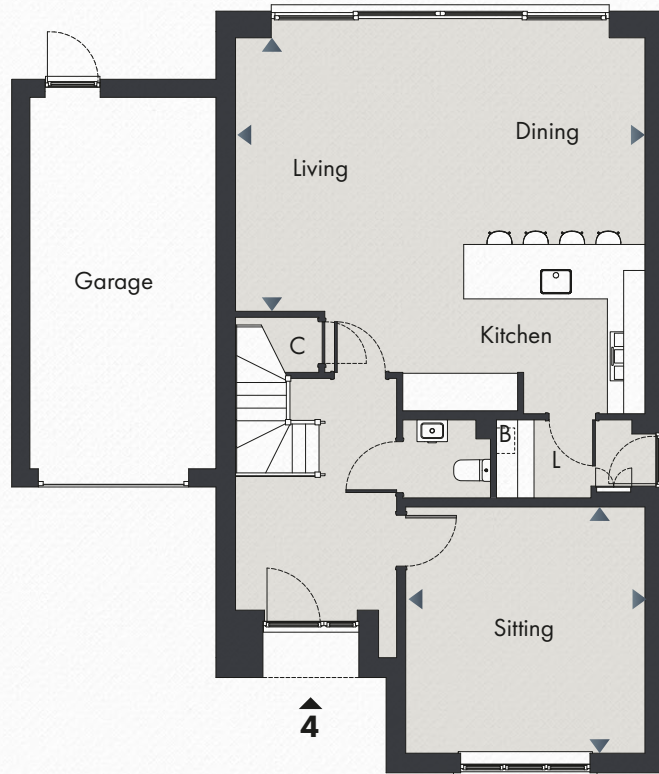
Bedroom 1	3565 x 3280mm	11'8" x 10'9"
Bedroom 2	3280 x 2970mm	10'9" x 9'9"
Bedroom 3	2955 x 2710mm	9'8" x 8'10"
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Study	4250 x 3180mm	13'11" x 10'5"



## HOME FOUR

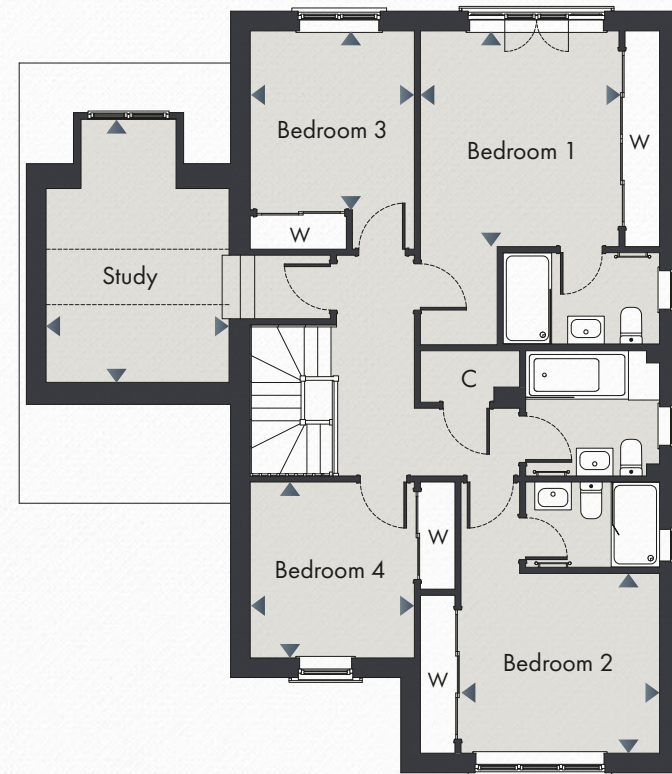
# HOME FOUR

FOUR-BEDROOM DETACHED HOME WITH STUDY, GARAGE AND TWO FURTHER PARKING SPACES



## GROUND FLOOR

Family Room	6765 x 4505mm	22'2" x 14'9"
Sitting Room	4065 x 3950mm	13'4" x 12'11"



## FIRST FLOOR

Bedroom 1	3565 x 3280mm	11'8" x 10'9"
Bedroom 2	3280 x 2970mm	10'9" x 9'9"
Bedroom 3	2955 x 2710mm	9'8" x 8'10"
Bedroom 4	2895 x 2710mm	9'6" x 8'10"
Study	4250 x 3025mm	13'11" x 9'11"

# The Specification, Designed to Exceed Expectations...

## Kitchen

- Contemporary and bespoke kitchen with soft close doors and drawers together with feature under-unit lighting
- Composite stone worktops, upstand and splashback behind the hob area
- All homes feature appliances by Bosch:
  - Fully integrated fridge-freezer
  - Fully integrated dishwasher
- And the following Siemens appliances:
  - Five-zone induction hob
  - Built-in single oven with multiple cooking modes
  - Built-in combination microwave oven
- Along with a built in wine cooler
- Integrated storage solutions provided in corner and larder cupboards

## Utility Area

- Each home benefits from a separate utility area accessed internally from the kitchen as well as externally
- Provided with freestanding Bosch condensing tumble dryer and washing machine
- Composite stone worktop with wall unit storage, as well as integrated boiler housing

## Decoration and Internal Finish

- Matt painted walls and ceilings
- Contemporary skirting and architrave is provided with a complementary coloured satin finish
- Internal doors are solid timber and provided with a satin finish matching the wall colour along with chrome furniture
- Multipoint locking timber composite front door with chrome furniture
- The hallway, cloakroom and open plan living area floors are finished with contemporary porcelain tiles warmed with underfloor heating (ground floor only)
- Other areas feature luxurious carpet, refer to a sales advisor for further details
- All bedrooms feature fitted wardrobes with sliding mirrored doors, shelf and hanging rail

## Bathroom, En-suites and Cloakroom

- Premium sanitaryware by 'Roca' features in the bathroom, en-suites and cloakroom
- Under basin vanity units provide storage throughout
- Luxury 'Hansgrohe' taps ensure premium performance
- All en-suites feature thermostatically controlled 'Hansgrohe' showers with multi-function shower heads
- Chrome heated towel rails are fitted in all en-suites, plumbed to allow all year use
- Porcelain tiles by 'Minoli' provide the perfect contemporary back-drop
- Heated mirror in the principal en-suite and bathroom ensure a steam free experience

## Electrical and Home Entertainment

- Warm white LED downlights and low energy pendant light fittings are fitted throughout
- Contemporary chrome sockets and switches provided to the hallway and kitchen area
- Sleek white sockets and switches fitted elsewhere
- Mains operated smoke and heat detectors are installed for peace of mind
- Power point for a future wireless alarm system, by purchaser
- Mid-height TV points with HDMI cabling to low level are provided in the living area and sitting room
- The TV point in the living area is wired to be compatible with Sky Q
- CAT5 wiring is located at the TV points, in the principal bedroom and at dedicated position for potential wifi extender (by purchaser), all wired to a central point to allow data sharing, connection to the internet and Smart TV services, including Sky Q. Additional hardware may be required.
- All the homes benefit from full fibre to the property, by BT
- Connection points are provided for installation of aerial and/or satellite dish by purchaser
- Dedicated router point is located in a cupboard, with socket and master BT point.
- An electric car charger is pre-installed on or adjacent to each home's parking.

## Heating and Energy Efficiency

- Gas fired central heating system featuring underfloor heating to the Ground Floor. Radiators are provided in upper rooms.
- Mains pressure hot water system with large storage capacity.

- PVCu double glazed windows are provided throughout, with large sliding doors located in the Living Room.
- Insulation is installed to exceed industry standards within all homes, further insulation is installed surrounding the Utility Area.
- All homes feature on roof photovoltaic solar panels, with sunlight generating electricity as a contribution to the home's energy use.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.

## External Finishes

- The rear gardens feature large sandstone patio areas and high-quality turf.
- Homes 2-4 feature an attached garage with electrically operated door, along with two further driveway parking spaces. Home 1 has three dedicated parking spaces.
- Garages are installed with light and power
- All homes have side access to their garden along with shared refuse storage areas.
- Contemporary black finished LED lighting is provided to the rear of the homes with motion sensing lighting installed at the entrances.
- The front of the properties are thoughtfully landscaped and feature LED up-lighting.
- An external tap is provided to each home

## Buying New

- Each home is sold with the benefit of a 10 year insurance backed warranty, provided by ICW

*Specification details are subject to change. Fibre, SkyQ and other service provider subscriptions along with supplementary hardware is the responsibility of the homeowner. Please refer to a Sales Adviser for specific details.*

**hansgrohe**

**Roca**

**SIEMENS**

**minoli**

**BOSCH**



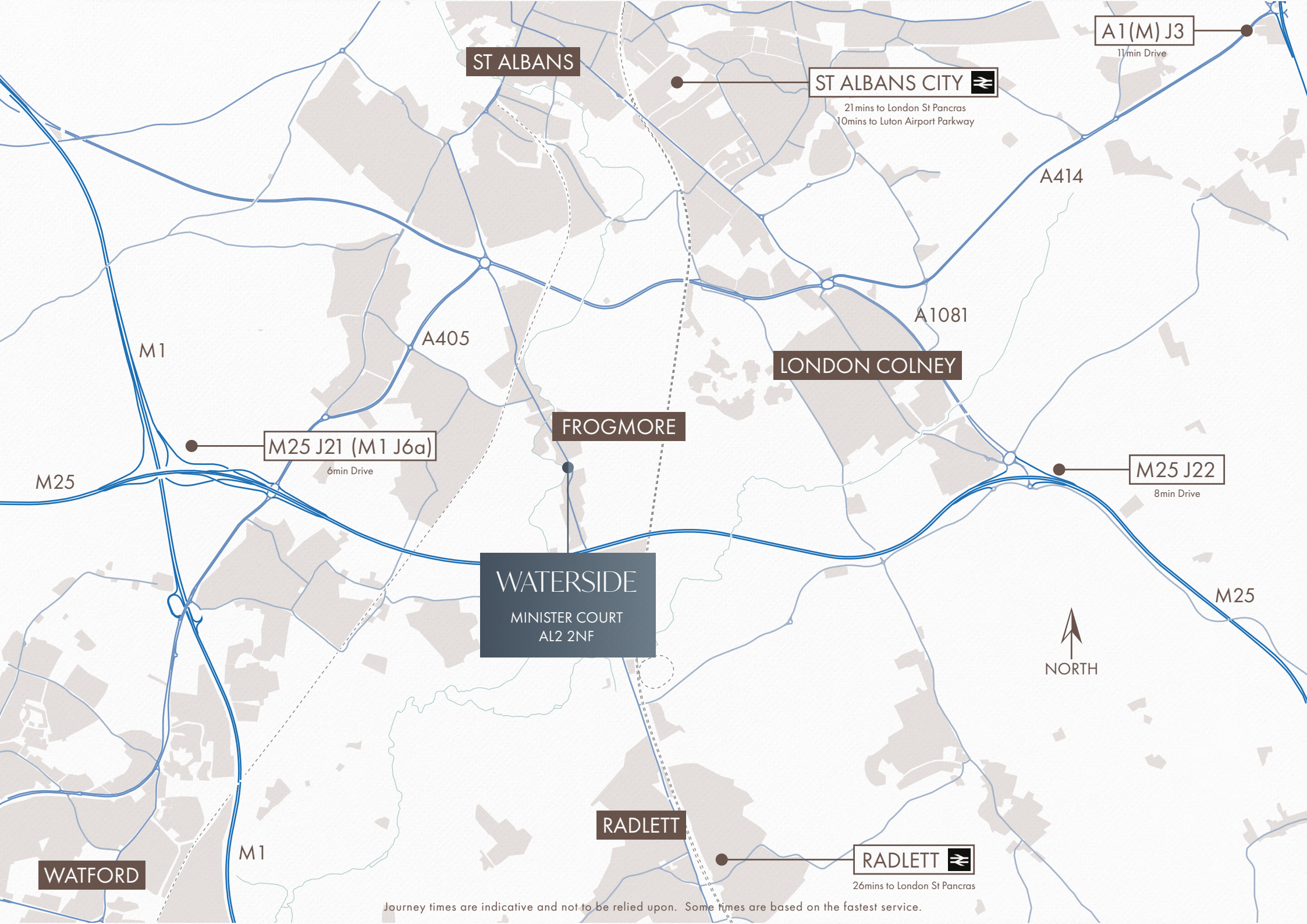
# nascot

HOMES

A private housebuilder with a proven pedigree in delivering exceptional quality homes in highly desirable locations.

Designed to exceed expectation at every stage, make your next home a Nascot Home and experience the difference.

Imagery is of previous developments and may not be indicative of current development.



ST ALBANS

ST ALBANS CITY

21 mins to London St Pancras  
10mins to Luton Airport Parkway

A1(M) J3

11min Drive

A414

A1081

A405

LONDON COLNEY

FROGMORE

M25 J21 (M1 J6a)

6min Drive

M25 J22

8min Drive

WATERSIDE

MINISTER COURT  
AL2 2NF

M25



RADLETT

RADLETT

26mins to London St Pancras

WATFORD

M1

Journey times are indicative and not to be relied upon. Some times are based on the fastest service.

Contact the selling agents now...



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**nascot**  
HOMES

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