

THE
| F | O | U | N | D | R | Y |
A P A R T M E N T S

COOKS WAY - HITCHIN
HERTFORDSHIRE - SG4 0JE



Market Place, Hitchin

Stylish one and two bedroom apartments set in the heart of this historic and busy town.

THE AREA



Hitchin Town Centre



Park, Hitchin



The Foundry is a small exclusive development offering a choice of stylish one and two bedroom apartments.

These exceptional turnkey apartments will be finished with a superb internal specification to include quality kitchens with integrated appliances.

Contemporary bathrooms and en-suites (where applicable) will also be supplied as well as gas central heating, floor coverings and the added benefit of allocated car parking. There will also be provision for visitor parking.

THE FOUNDRY APARTMENTS



Computer Visual

Conveniently located close to the busy town centre with an array of activities, sports facilities and leisure pursuits a short distance away.

THE DEVELOPMENT

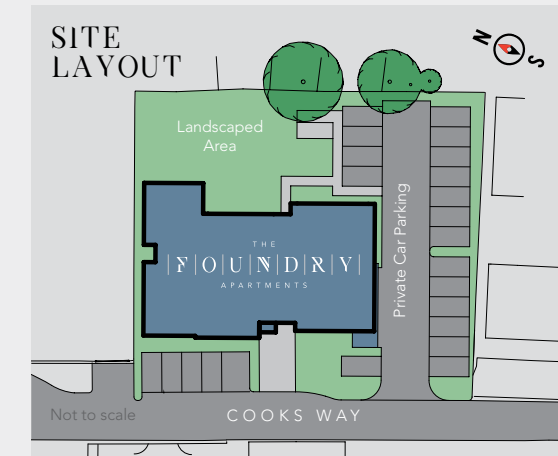


Hitchin Town Centre



The development is ideally located within a few minutes walk of Hitchin main line station which offers a fast and frequent 30 minute service to London Kings Cross. Junction 8 of the A1, Letchworth and Stevenage are only a short drive away.

The historic and busy Hitchin town centre is conveniently situated close by too, with a wide choice of shopping, individual specialist shops, theatres, schools, famous twice weekly market, pubs, bars, cafes, restaurants as well as many other sports facilities and leisure pursuits.





GROUND FLOOR



All dimensions are approximate and 3D computer generated images are for illustration purposes only, both of which may be subject to change.

FIRST FLOOR



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SECOND FLOOR



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SPECIFICATION

- Quality kitchen units with stone effect worktops
- Porcelain floor tiles to bathroom & en-suites (where applicable)
- Amtico / Karndean equivalent flooring to lounge area and hallways
- Carpet to bedrooms
- Integrated fan oven
- Ceramic hob with extractor hood over
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer / dryer (space provided in hall cupboards for washer / dryer, by negotiation)
- Built in microwave
- Concealed low energy under pelmet lighting to kitchen
- Chrome effect sockets and switches in kitchens
- White sanitary ware with mirror above basin to bathroom & ensuite (where applicable)
- Thermostatic mains pressure shower to en-suites
- Over bath mains pressure shower and screen
- Full height tiling to shower cubicle, where applicable
- Half height tiling to bathroom and en-suites and full height to bath walls
- Vanity units to bathroom and en-suites where possible
- Chrome finish towel rail to bathroom and en-suites if applicable
- Wardrobes according to floor plan (fitted wardrobes by negotiation)
- PVCu double glazed lockable windows
- PVCu fascias/barge boards
- Colour Video entry system
- BS Mortice lock to front door
- Moulded skirtings and architraves painted white
- Recessed lighting to hall, kitchen area, bathroom, ensuite (if applicable)
- Contemporary interior doors with chrome effect fittings
- Smoke detector mains powered
- BT point to lounge
- TV point to lounge and all bedrooms
- Wiring for SKY communal TV system
- Alarm system Wiring only
- Gas radiator central heating
- Allocated car park space
- Front door bell
- White matt emulsion to walls and smooth finish ceilings
- The lease for each apartment will be 125 years
- 10 year build warranty



Computer Visual



The images above reflect the style of finish at The Foundry Apartments and are used for illustrative purposes.

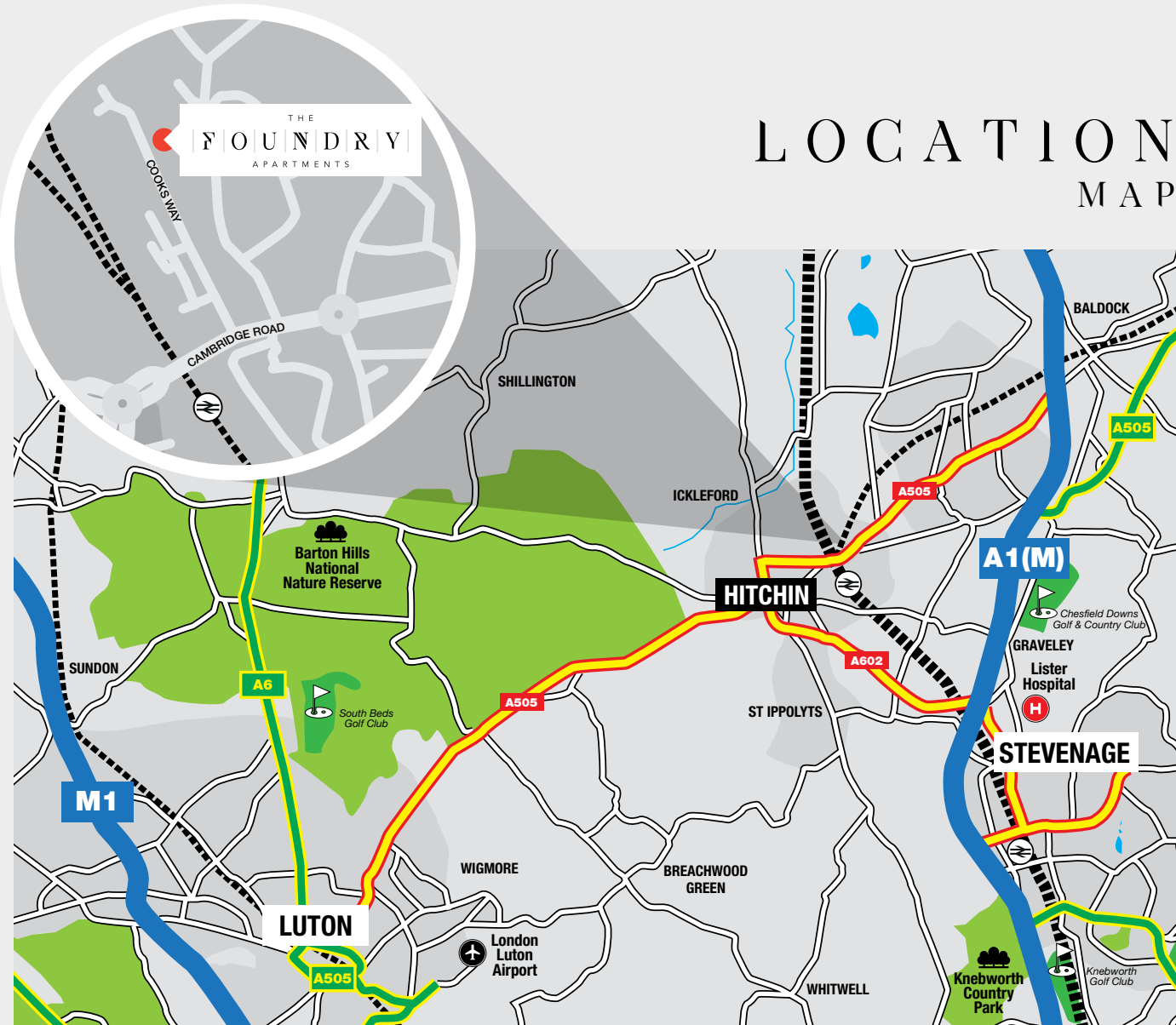
E & OE – Specification subject to stage of construction. Details correct as at 14/2/2017 – but may change without prior notice.

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LOCATION MAP



Maps are not to scale.



