

91-93 VICTORIA STREET ST ALBANS AL1

BALLROOM
APARTMENTS

BALLROOM

APARTMENTS

A brand new development of 14 high specification apartments in a prominent town centre location in St Albans City with fast connections into Central London.

DID YOU KNOW?



THE SITE WAS ONCE HOME
TO AN ART DECO BALLROOM
WHICH HAS INSPIRED THE
DEVELOPERS DESIGN APPROACH
INCORPORATING LOCAL HISTORY
AND SPIRIT.

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FEEL AT HOME IN
Hertfordshire

St Albans is the perfect location for leisure seekers who want easy access to all the shops and restaurants that a bustling local high street has to offer.

With numerous sports clubs and open spaces nearby, Ballroom Apartments is in the perfect spot for combining countryside living with the endless shopping and dining options right on your doorstep.

RICH LOCAL

History

St Albans is a unique market town with a rich history deeply rooted as far back as Roman times.

The Roman Wall of St Albans, which was built around 270 AD can still be traced for most of its two mile circuit.



IN THE HEART OF St Albans

SCHOOLS

- The Abbey CEVA Primary School 1
- St Peter's School 2
- Loreto College 3
- Little Robins Pre-School 4
- Old London Road Pre-School 5
- St Alban & St Stephen Catholic Primary School & Nursery 6

EVERYDAY

- iMED Pharmacy 1
- Sainsbury's Local 2
- Iceland Supermarket 3
- Extreme Kutz Haidresser 4

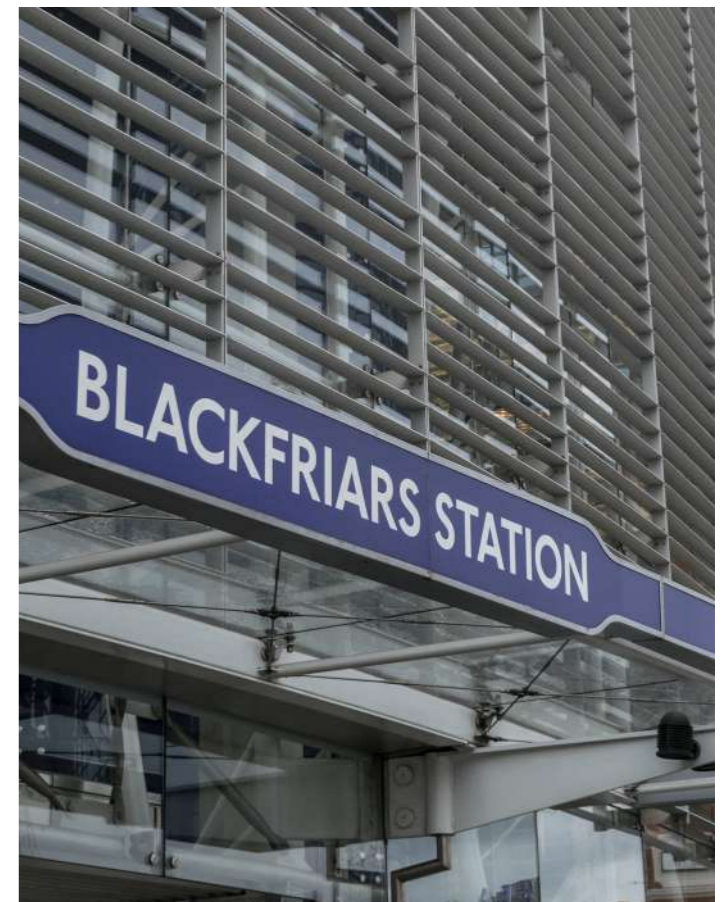
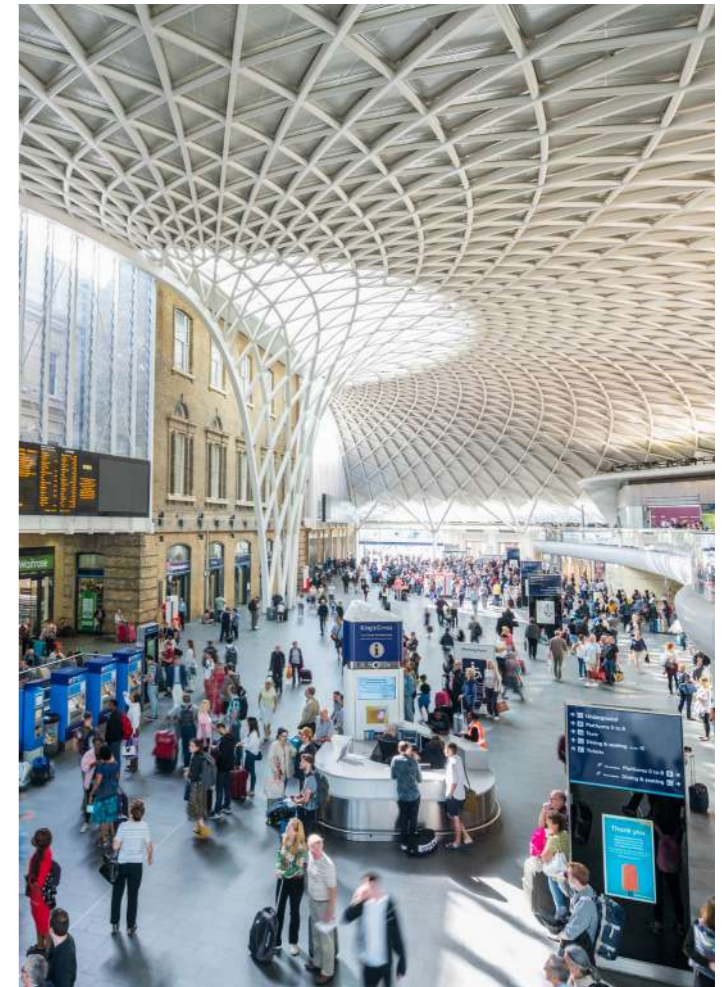
ENTERTAINMENT

- The Odyssey Cinema 1
- The Alban Arena 2
- St Albans Museum + Gallery 3
- The Maltings Shopping Mall 4

SPORTS & OUTDOOR

- St Albans City Football Club 1
- Pilates in St Albans 2
- Westminster Lodge Leisure Centre 3
- Verulam Golf Club 4
- Verulamium Park 5







ALL LESS
THAN A
10 MINUTE
WALK AWAY

LOCAL Favourites

Ballroom Apartments is just around the corner from all the shops and restaurants of Chequer Street. Connections into Central London are quick and easy, but you'll have plenty to choose from right on your doorstep. Here's a selection of cafés and restaurants all within a 10 minute walk away.

RESTAURANTS

La Casa Nostra (Italian)
Ayos (Turkish)
Prime Steak & Grill (Steak House)
Chez Mumtaj (Indian)
Samrat St Albans (Indian)
Miller & Carter (Steak House)
Bill's (British)
Little Marrakech (Moroccan)

BARS & PUBS

The Victoria
Robin Hood
The Horn
The Beehive
Villa 2 Lounge Bar
White Hart Tap
The Boot

CAFÉS

Baked Nation
Charlie's Coffee
Mulberry's
Costa Coffee
Courtroom Cafe
Joe & The Juice
Caffe Nero
Crepe Affaire



INTERIOR Design

91-93 VICTORIA STREET, ST ALBANS



GROUND FLOOR
1 2
FIRST FLOOR
3 4 5 6 7 8
SECOND FLOOR
9 10 11 12 13 14

Capturing the spirit of the site's Art Deco past, Ballroom Apartments features design influences reminiscent of the old world glamour, while recognising its contemporary presence and current trends.



Our kitchens feature two-tone shaker kitchen cabinets, brass handles and tap, country style sink and fully integrated appliances. Stone worktops and mosaic splashbacks add character and style.





SPECIFICATION

KITCHENS

- Bespoke Shaker kitchen with satin brass handles
- 20mm porcelain worktop
- Fully tiled splashback
- Traditional farmhouse sink
- Fully Integrated Bosch appliances: built-in hob, oven, microwave, dishwasher, fridge/freezer and extractor

BATHROOMS

- Fully tiled bathrooms with large format tiles
- Metro tile feature walls
- Matt white basins on bespoke vanity units
- Kaldewei steel baths
- Wall-mounted taps
- Wall hung concealed cistern WCs
- Fitted mirrors
- Feature wall lights
- Heated towel radiators

GENERAL

- Wide plank engineered oak flooring
- Carpeted bedroom areas
- Decorative coving to entrance and living areas
- Painted internal doors with elegant brushed brass ironmongery
- Dimmable spotlights to living rooms and master bedrooms

OTHER

- 10-year structural and defects warranty
- Wiring for TV/Satellite
- Fibre broadband
- Designed to be energy efficient
- Gated landscape rear gardens with seating areas
- Cycle storage

BEDROOMS

- Super soft stain resistant carpets
- Wall mounted lights to principal bedrooms
- Bedside switches
- TV points in all bedrooms

EXTERNAL

- Turfed front garden with low level planting
- Gated landscape rear gardens with seating areas
- Cycle storage

DISCLAIMER

The specification of this development is the anticipated specification as at the date this brochure was prepared, but may be subject to change. The information contained here does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Flat designs and layouts are indicative only and may change.

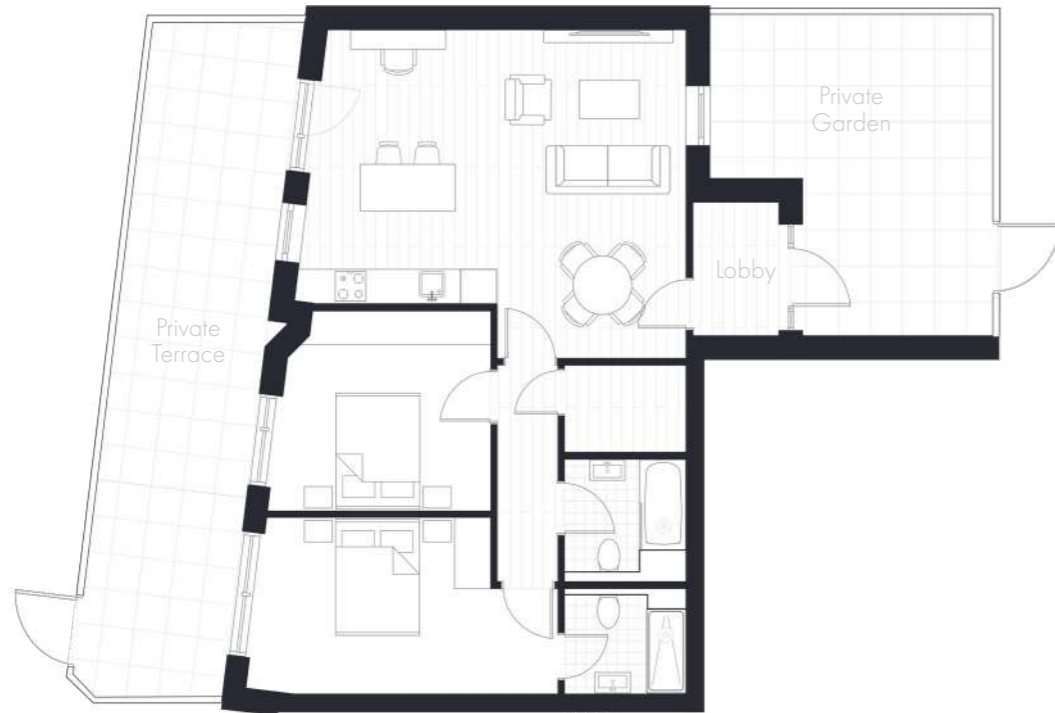






SITE PLAN





APARTMENT

01

2 bed, 2 bath, 81 sqm (872 sqft)



Ground Floor



KITCHEN / LIVING
5.6 x 6.1 m
18'4" x 20'

LOBBY
2.3 x 1.5 m
7'6" x 4'11"

BEDROOM 1
3.8 x 3.4 m
12'6" x 11'2"

BEDROOM 2
3.0 x 5.3 m
9'10" x 17'5"

BATHROOM
2.1 x 2.1 m
6'11" x 6'11"

ENSUITE
2.1 x 1.8 m
6'11" x 5'11"

UTILITY
1.5 x 2.1 m
4'11" x 6'10"

GARDEN
5.5 x 4.8 m
18' x 15'9"

TERRACE
2.6 x 11.5 m
8'6" x 37'9"

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APARTMENT

02

2 bed, 2 bath, 78 sqm (840 sqft)



Ground Floor



KITCHEN / LIVING
5.1 x 6.3 m
16'9" x 20'8"

LOBBY
1.5 x 2.3 m
4'11" x 7'6"

BEDROOM 1
3.3 x 4.1 m
10'10" x 13'5"

BEDROOM 2
3.1 x 4.1 m
10'2" x 13'5"

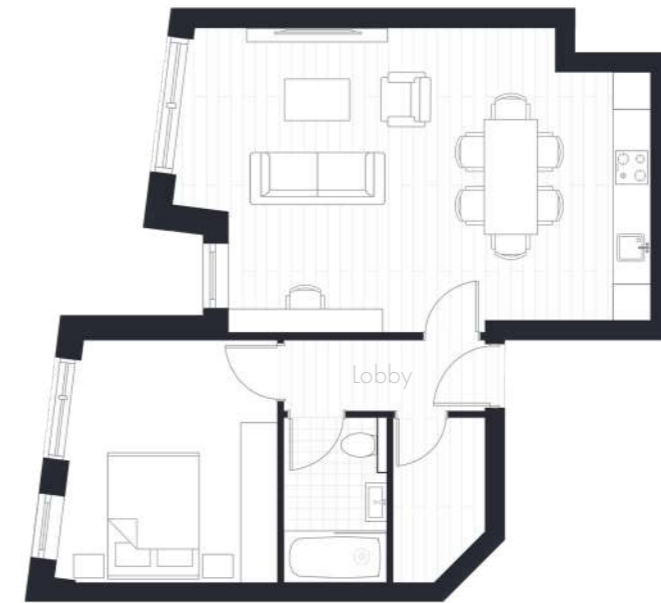
BATHROOM
2.1 x 1.9 m
6'11" x 6'3"

ENSUITE
1.3 x 2.1 m
4'3" x 6'11"

UTILITY
0.8 x 2.7 m
2'7" x 8'10"

GARDEN
10.6 x 2.8 m
34'9" x 9'2"

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APARTMENT 03

1 bed, 1 bath, 55 sqm (592 sqft)

KITCHEN / LIVING
4.6 x 6.1 m
15'1" x 20'

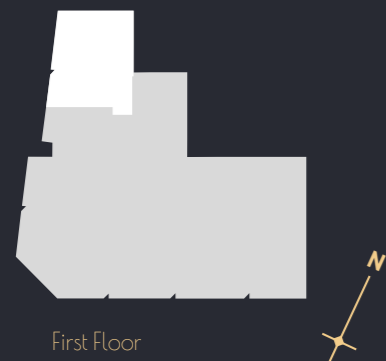
BATHROOM
2.3 x 1.9 m
7'6" x 6'3"

LOBBY
2.5 x 2.8 m
8'2" x 9'2"

UTILITY
2.1 x 1.7 m
6'11" x 5'7"

BEDROOM
3.8 x 3.5 m
12'6" x 11'6"

BALCONY
5.5 x 1.4 m
18' x 4'7"



First Floor

APARTMENT 04

1 bed, 1 bath, 58 sqm (624 sqft)

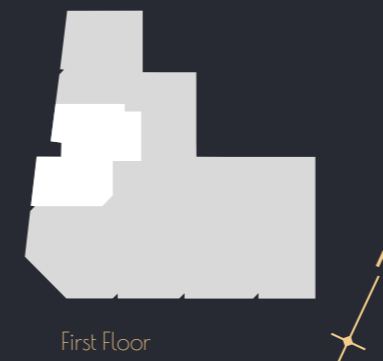
KITCHEN / LIVING
4.8 x 7.5 m
15'9" x 24'7"

BATHROOM
2.6 x 1.6 m
8'6" x 5'3"

LOBBY
3.2 x 1.1 m
10'6" x 3'7"

UTILITY
1.4 x 2.6 m
4'7" x 8'6"

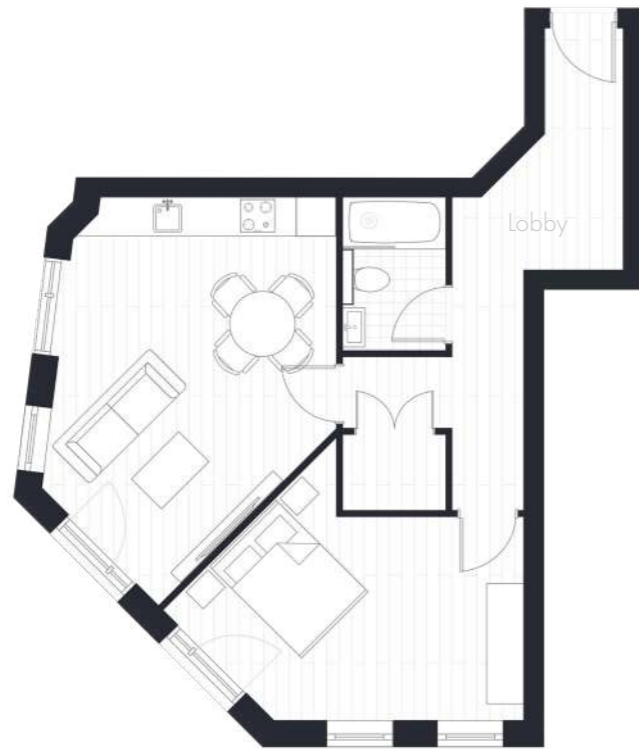
BEDROOM
3.8 x 3.5 m
12'6" x 11'6"



First Floor

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APARTMENT 05

1 bed, 1 bath, 58 sqm (624 sqft)

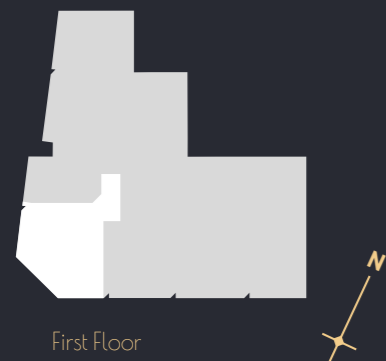
KITCHEN / LIVING
4.2 x 6.3 m
13'9" x 20'8"

BATHROOM
2.3 x 1.6 m
7'6" x 5'3"

LOBBY
4.8 x 2.6 m
15'9" x 8'6"

UTILITY
1.2 x 1.6 m
3'11" x 5'3"

BEDROOM
5.5 x 3.1 m
18' x 10'2"



First Floor

APARTMENT 06

1 bed, 1 bath, 59 sqm (635 sqft)

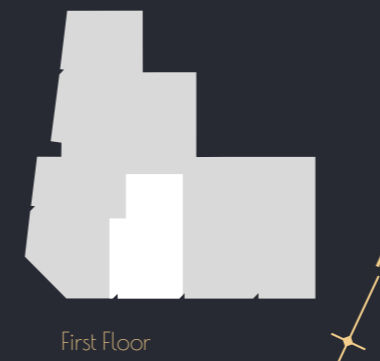
KITCHEN / LIVING
3.1 x 8.4 m
10'2" x 27'7"

BATHROOM
2.6 x 1.7 m
8'6" x 5'7"

LOBBY/HOME OFFICE
5.7 x 2.6 m
18'8" x 8'6"

UTILITY
2.1 x 1.9 m
6'11" x 6'3"

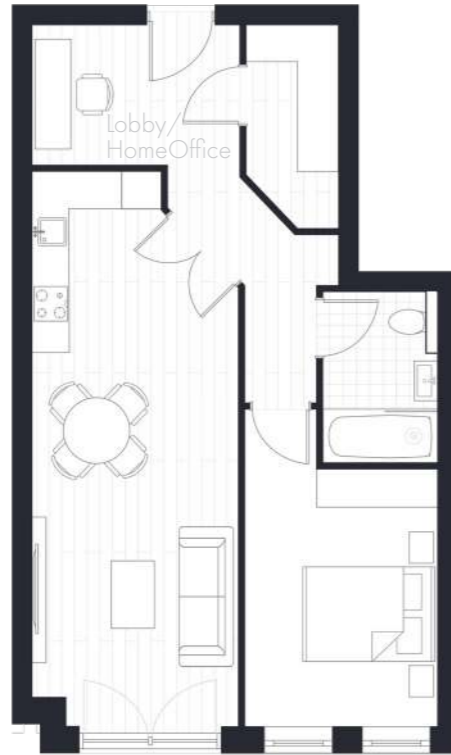
BEDROOM
2.9 x 4.8 m
9'6" x 15'9"



First Floor

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APARTMENT

07

1 bed, 1 bath, 59 sqm (635 sqft)

KITCHEN / LIVING
3.1 x 8.4 m
10'2" x 27'7"

BATHROOM
2.6 x 1.7 m
8'6" x 5'7"

LOBBY/HOME OFFICE
3.1 x 2.5 m
10'2" x 8'2"

UTILITY
1.4 x 3.1 m
4'7" x 10'2"

BEDROOM
2.9 x 4.8 m
9'6" x 15'9"



First Floor



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APARTMENT

08

2 bed, 2 bath, 74 sqm (797 sqft)

KITCHEN / LIVING
6.8 x 5.2 m
22'4" x 17'1"

BATHROOM
1.5 x 1.9 m
4'11" x 6'3"

LOBBY
1.9 x 4.1 m
6'3" x 13'5"

ENSUITE
1.8 x 1.7 m
5'11" x 5'7"

BEDROOM 1
2.6 x 4.9 m
8'6" x 16'1"

UTILITY
1.4 x 2.0 m
4'7" x 6'7"

BEDROOM 2
2.6 x 4.7 m
8'6" x 15'5"

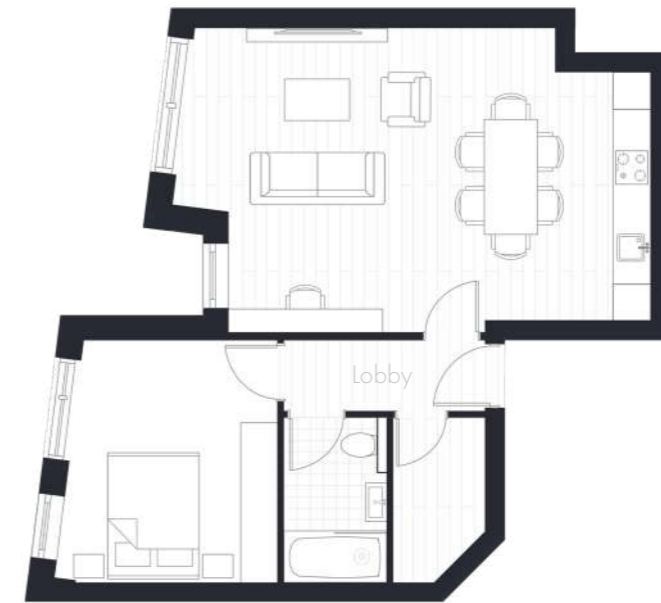
BALCONY
1.4 x 7.5 m
4'7" x 24'7"



First Floor



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APARTMENT

09

1 bed, 1 bath, 54 sqm (581sqft)

KITCHEN / LIVING
4.6 x 6.1 m
15'1" x 20'

BATHROOM
2.3 x 1.9 m
7'6" x 6'3"

LOBBY
2.5 x 2.8 m
8'2" x 9'2"

UTILITY
2.1 x 1.7 m
6'11" x 5'7"

BEDROOM
3.8 x 3.5 m
12'6" x 11'6"

BALCONY
5.5 x 1.4 m
18' x 4'7"



Second Floor



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APARTMENT

10

1 bed, 1 bath, 58 sqm (624 sqft)

KITCHEN / LIVING
4.8 x 7.5 m
15'9" x 24'7"

BATHROOM
2.6 x 1.6 m
8'6" x 5'3"

LOBBY
3.2 x 1.1 m
10'6" x 3'7"

UTILITY
1.4 x 2.6 m
4'7" x 8'6"

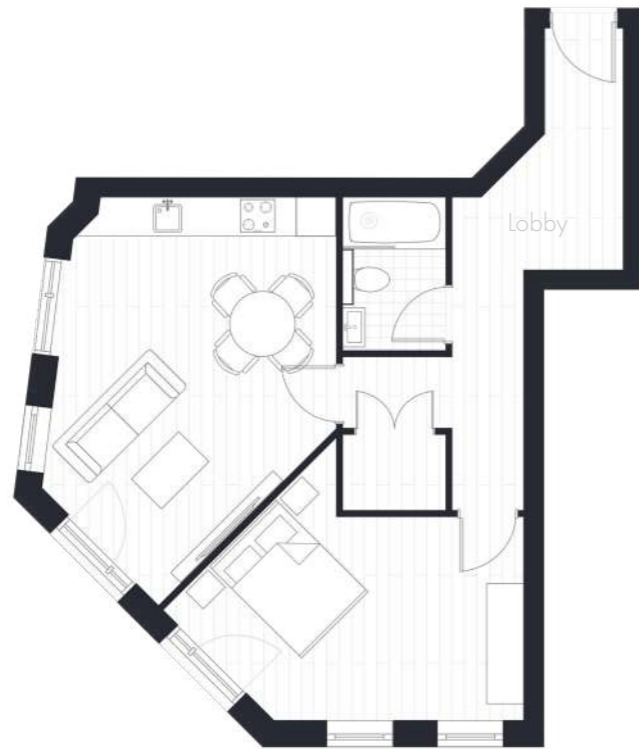
BEDROOM
3.8 x 3.5 m
12'6" x 11'6"



Second Floor



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APARTMENT

11

1 bed, 1 bath, 57 sqm (613 sqft)

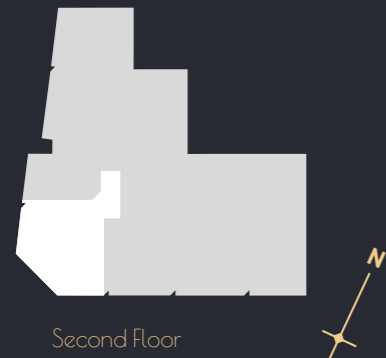
KITCHEN / LIVING
4.2 x 6.3 m
13'9" x 20'8"

BATHROOM
2.3 x 1.6 m
7'6" x 5'3"

LOBBY
4.8 x 2.6 m
15'9" x 8'6"

UTILITY
1.2 x 1.6 m
3'11" x 5'3"

BEDROOM
5.5 x 3.1 m
18' x 10'2"



Second Floor



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APARTMENT

12

1 bed, 1 bath, 59 sqm (635 sqft)

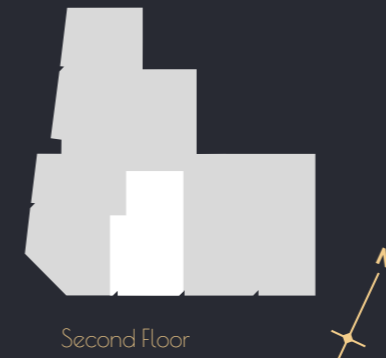
KITCHEN / LIVING
3.1 x 8.4 m
10'2" x 27'7"

BATHROOM
2.6 x 1.7 m
8'6" x 5'7"

LOBBY/HOME OFFICE
5.7 x 2.6 m
18'8" x 8'6"

UTILITY
2.1 x 1.9 m
6'11" x 6'3"

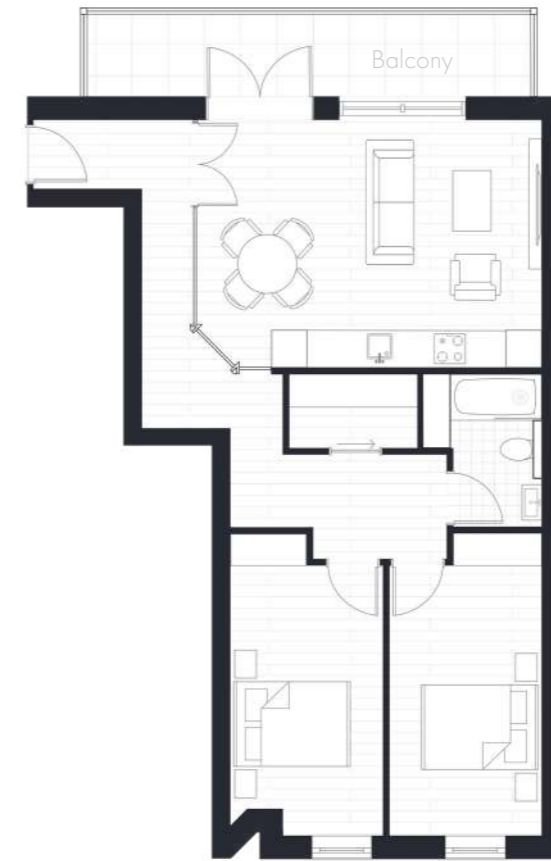
BEDROOM
2.9 x 4.8 m
9'6" x 15'9"



Second Floor



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APARTMENT 13

1 bed, 1 bath, 59 sqm (635 sqft)

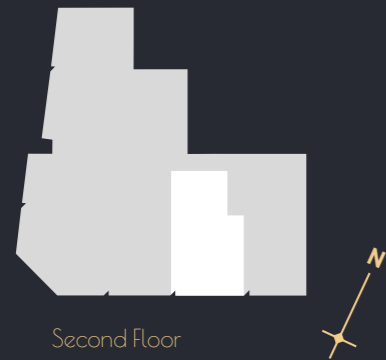
KITCHEN / LIVING
3.1 x 8.4 m
10'2" x 27'7"

BATHROOM
2.6 x 1.7 m
8'6" x 5'7"

LOBBY/HOME OFFICE
3.1 x 2.5 m
10'2" x 8'2"

UTILITY
1.4 x 3.1 m
4'7" x 10'2"

BEDROOM
2.9 x 4.8 m
9'6" x 15'9"



Second Floor



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APARTMENT 14

2 bed, 1 bath, 74 sqm (797 sqft)

KITCHEN / LIVING
5.8 x 4.2 m
19' x 13'9"

BATHROOM
2.0 x 2.6 m
6'7" x 8'6"

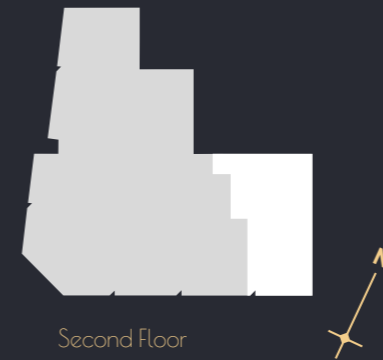
LOBBY
5.2 x 3.7 m
17'1" x 12'2"

UTILITY
2.2 x 1.2 m
7'3" x 3'11"

BEDROOM 1
5.1 x 2.6 m
16'9" x 8'6"

BALCONY
1.4 x 7.5 m
4'7" x 24'7"

BEDROOM 2
5.1 x 2.6 m
16'9" x 8'6"



Second Floor



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For all enquiries please contact the selling agent

01462 453195
newhomes@ashtons.co.uk

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BROCHURE DESIGN AND CGI
www.olio-design.co.uk



Treasure Assets is a community focused development company building homes for Londoners in and around the M25. We are passionate about the homes we deliver and have a strong focus on quality, design and comfort. We have enjoyed the journey of bringing Ballroom Apartments to you and we are certain that these homes will provide their owners with a lifetime of happy memories.

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