



RM

REGENCY MEWS

LUXURY TOWNHOUSES

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NORTH ROAD
STEVENAGE, SG1 4AL

Anticipated completion - September/October 2024



Regency Mews forms a stunning private gated development of elegant mews townhouses offering generous, flexible accommodation over three floors. At just under 2,000 sq ft, these stylish homes are finished to an outstanding specification with integral garage and branded integrated appliances and flooring included throughout.

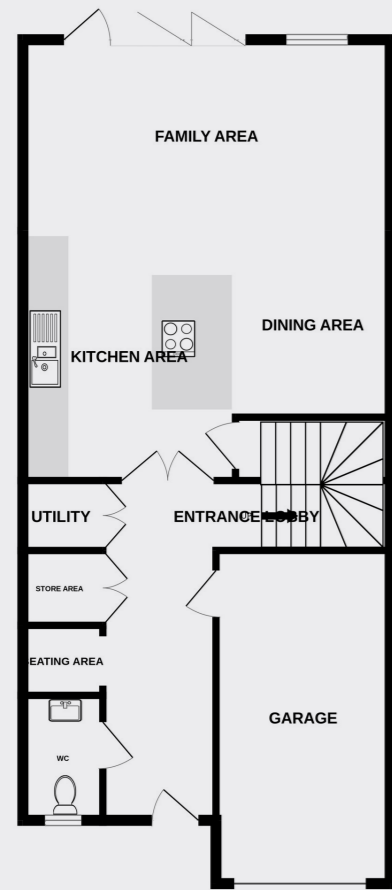
The impressive classic tall ceilings at 2.7m and character sash-style windows create a feeling of space and light. Boasting a stylish, traditional feel with a contemporary twist, they simply must be viewed to appreciate the specification and quality fixtures and fittings.

GENERAL

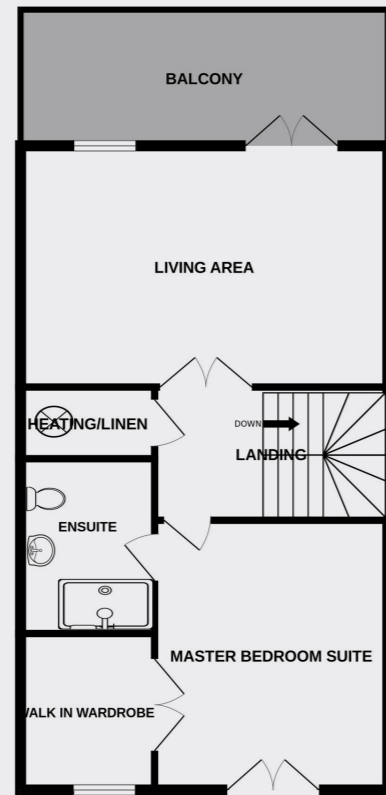
- Highly energy efficient homes with air source heat pumps
- Underfloor heating to ground floor, radiators to other floors
- 10-year New Build warranty
- UPVC Sash windows
- TV points to living room and bedrooms
- Data cabling into garage
- Bi-Fold doors off lounge to walled balcony area
- Large patios, garden sizes approx. 10m x 6m
- Block paved driveways, parking for two vehicles
- Gated development



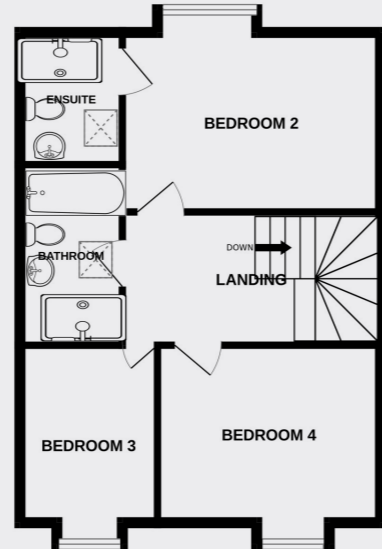
GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



PLOTS 1, 3 & 5
TOTAL FLOOR AREA: 2059 sq.ft. (191.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

On the ground floor, there is a grand entrance hall with bespoke fitted panelled cloaks area with bench and shoe storage, downstairs WC/cloakroom, useful utility cupboard and practical understairs storage. At the rear of the property is a spectacular open-plan kitchen/dining/family room, with shaker style units and quartz work surfaces, a feature island unit and branded integrated appliances. Bi-fold doors open out onto the rear terrace and low maintenance garden, laid to lawn.

KITCHEN/UTILITY ROOM

- Grey Shaker style fitted kitchens
- Karndean flooring or similar
- Quartz worktops
- Integrated appliances to include oven, microwave, induction hob, wine cooler, extractor fan
- Integrated dishwasher
- Integrated Fridge and Freezer
- Utility cupboard to house washing machine and tumble dryer (*not included*)



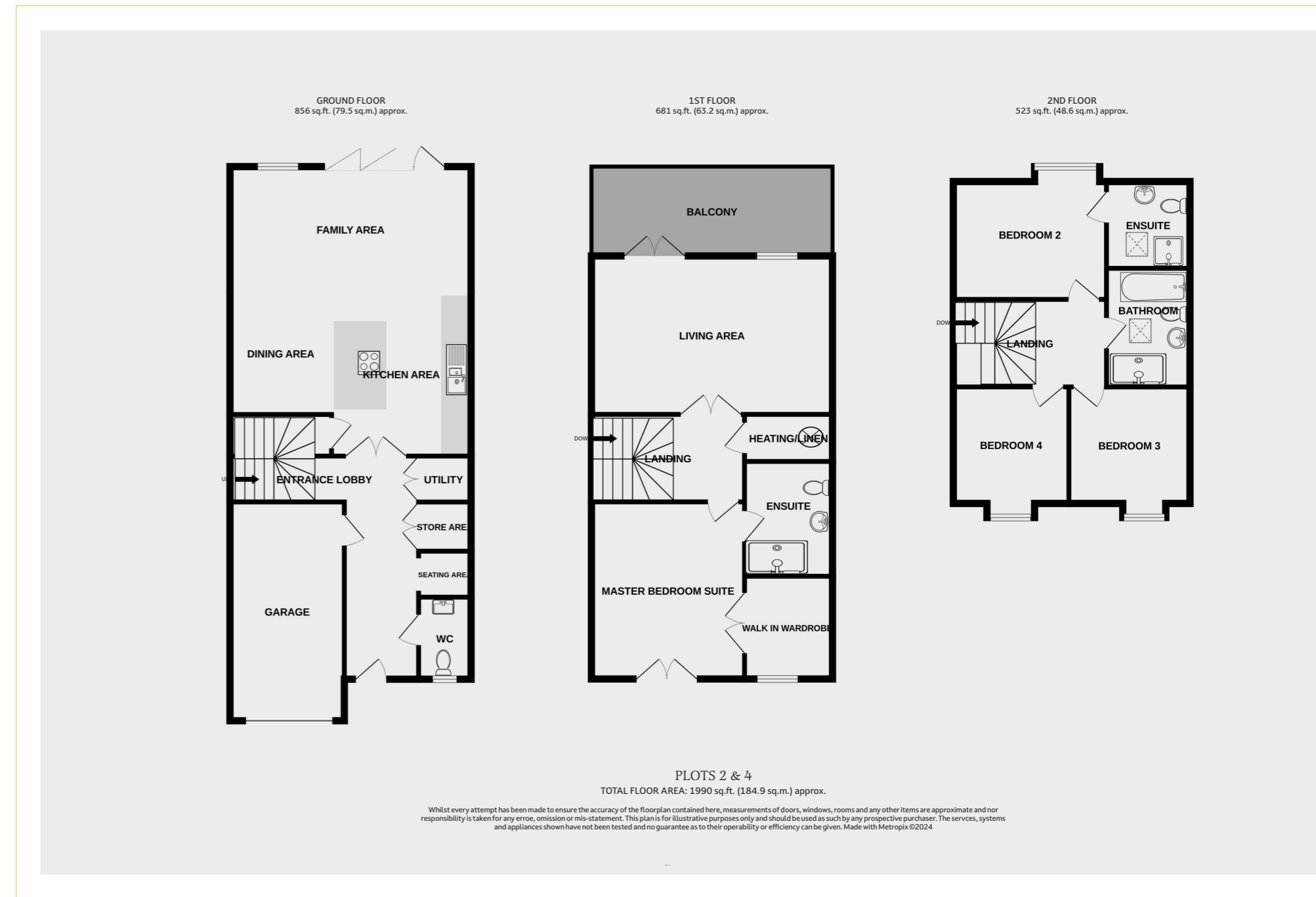


On the first floor is a generous, bright formal lounge with fitted media unit and contemporary feature inset fire. This room also benefits from a generous private walled balcony overlooking the rear garden. The principal bedroom is also located on this floor, with a luxury en-suite and large walk-in-wardrobe area. On the top floor there are three additional double bedrooms, one with en-suite, and a beautifully appointed family bathroom.

Air source heating, with underfloor to the ground floor and conventional radiators to other floors. These homes also benefit from a 10-year new homes warranty for low maintenance and peace of mind.

BATHROOM/EN-SUITES

- Contemporary bathrooms with freestanding bath and separate shower cubicle to family bathroom
- 1800 and 1600 size shower trays to ensuites
- Sky light window to bathrooms on top floor
- Wall hung vanity units with storage drawer
- Porcelain tiles
- Chrome towel warmers
- Shaver socket



THE LOCATION

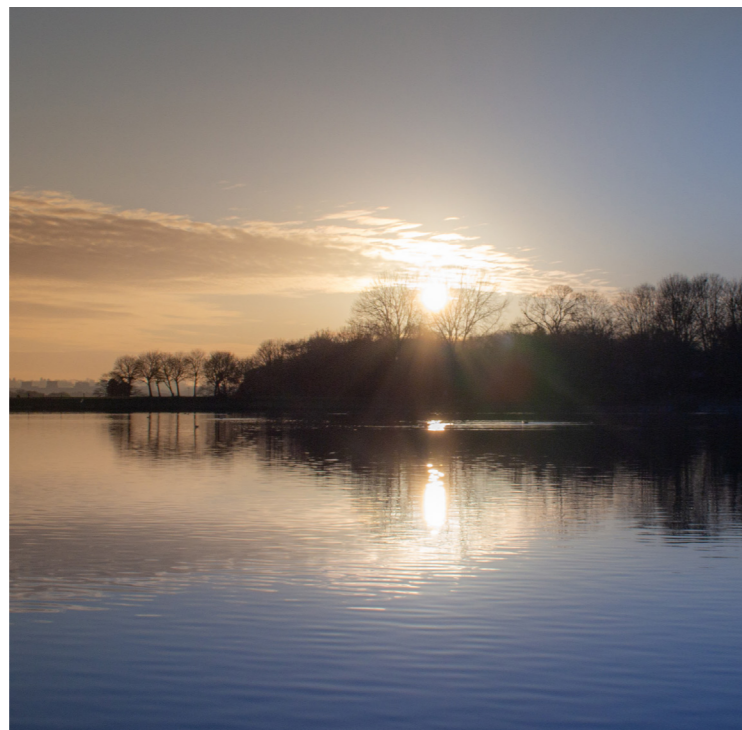
Regency Mews is tucked off North Road, a sought after, mature residential road with easy access to the historic pretty Old Town.

Stevenage Old Town offers charm and character, with its thriving High Street and picturesque Bowling Green, complemented by a choice of restaurants, cafes, boutiques and shops including Ask, Pizza Express, Prezzo, Costa Coffee and a selection of supermarkets. The Old Town is within a short walking distance from Regency Mews. Graveley village is a 15-minute walk where there are two reputable gastro pubs serving delicious food and a village hall.

For the commuter, Old Stevenage is very well connected via junction 8 of the A1(M), just under a mile from Regency Mews, offering easy access to London and the M25 and also to the North. Local road links provide access to adjacent towns including Hitchin, Letchworth, Baldock, Welwyn Garden City and Hertford.

CLOCKWISE FROM TOP LEFT

Fairlands Valley Park, cafe dining in Stevenage Old Town, St Mary's Trinity church, Stevenage train station in the heart of the Stevenage.

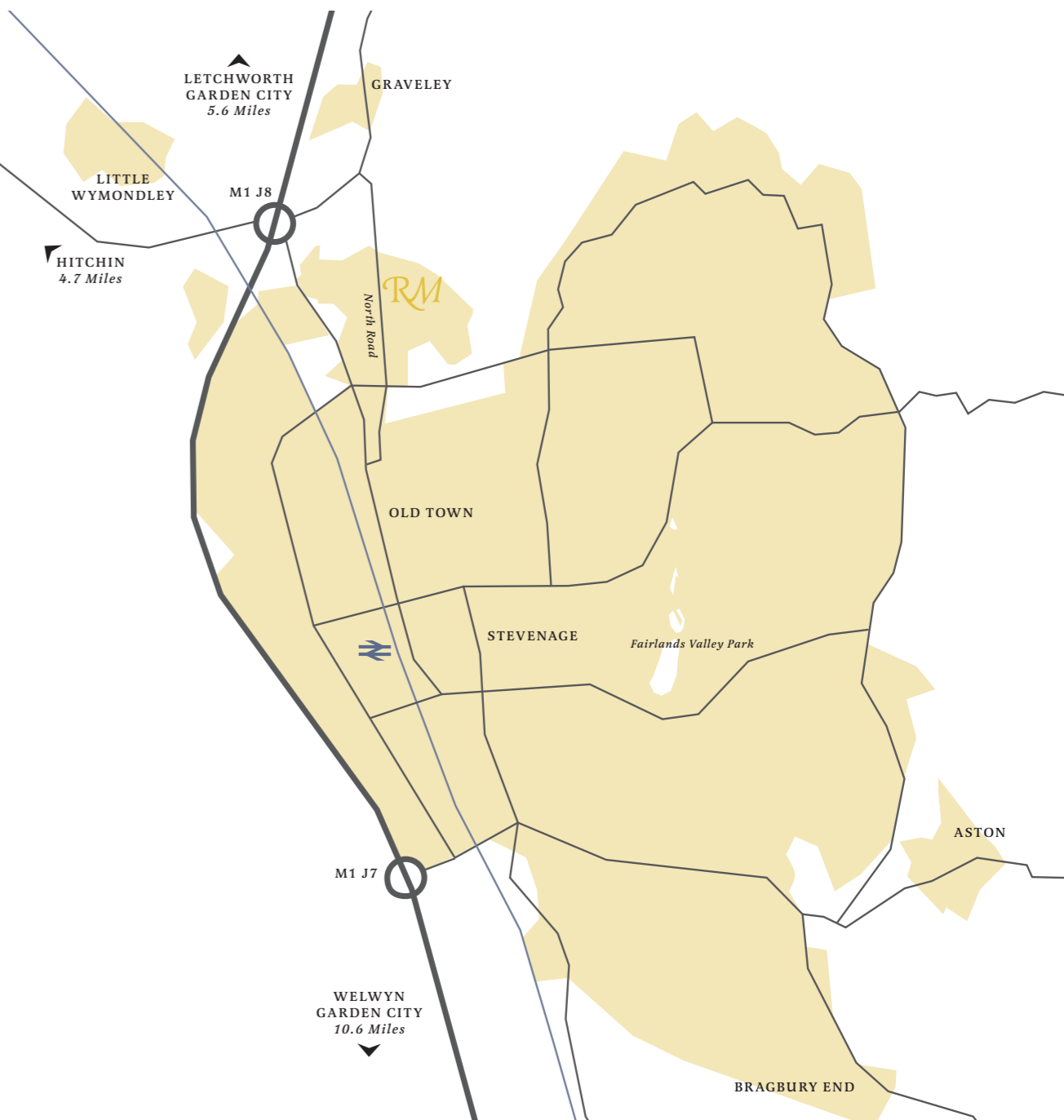


Stevenage main line Railway Station offers fantastic connections to London, with a fast, frequent service to London Kings Cross and St Pancras and a direct journey time of only 23 minutes! The station is approximately 25-minute walk through the Old Town and over the pedestrian bridge.

The new town, close by, is conveniently situated, with excellent transport links, all the comprehensive amenities you would expect from a modern town, yet it is surrounded by some of the County's most scenic countryside. There is a large shopping centre and a selection of Retail Parks.

TRANSPORT LINKS

Stevenage Train Station	2.1 miles
<i>(offering fast, frequent service to London Kings Cross, St Pancras, Gatwick and Brighton)</i>	
A1 Junction 8	1 mile
M1 Junction 10	14.7 miles
M25 Junction 23	18.8 miles
Luton Airport	13.2 miles
Stansted Airport	30.4 miles





For further details please contact



32 Bridge Street,
Hitchin,
Hertfordshire SG5 2DF

01462 453195

newhomes@ashtons.co.uk

ashtons.co.uk/land-and-new-homes

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