



KINGS COURT

S H E N L E Y





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Kings Court resides in a class of its own, boasting six fabulous two-bedroom lateral apartments offering suburban chic in a quaint country setting

The picturesque village of Shenley in Hertfordshire is the backdrop for these beautiful new apartments — the likes of which the locale has never seen before. With a boutique hotel feel, and breathtaking attention to detail, homes at Kings Court are destined to become the envy of the northern Home Counties.

82 London Road, Shenley, Hertfordshire, WD7 9DX



A village in the country and a home at its heart

With a history going back more than a thousand years, Shenley remains one of Hertfordshire's best kept secrets.

A prime location for a bolthole in the country, with its convenient setting and being within easy reach of London, its fresh air, peaceful lifestyle, country walks, wild woodland and flourishing flora and fauna, make it the perfect rural destination. But don't tell everyone about it! The work of Victorian designer Edward Lutyens

can be seen hereabouts and Baroque architect Nicholas Hawksmoor made his final resting place here too. Other luminaries to have called Shenley "home" include Grand Prix Champion Graham Hill. You'll probably need to be as quick as him to snap up one of these fabulous new homes.





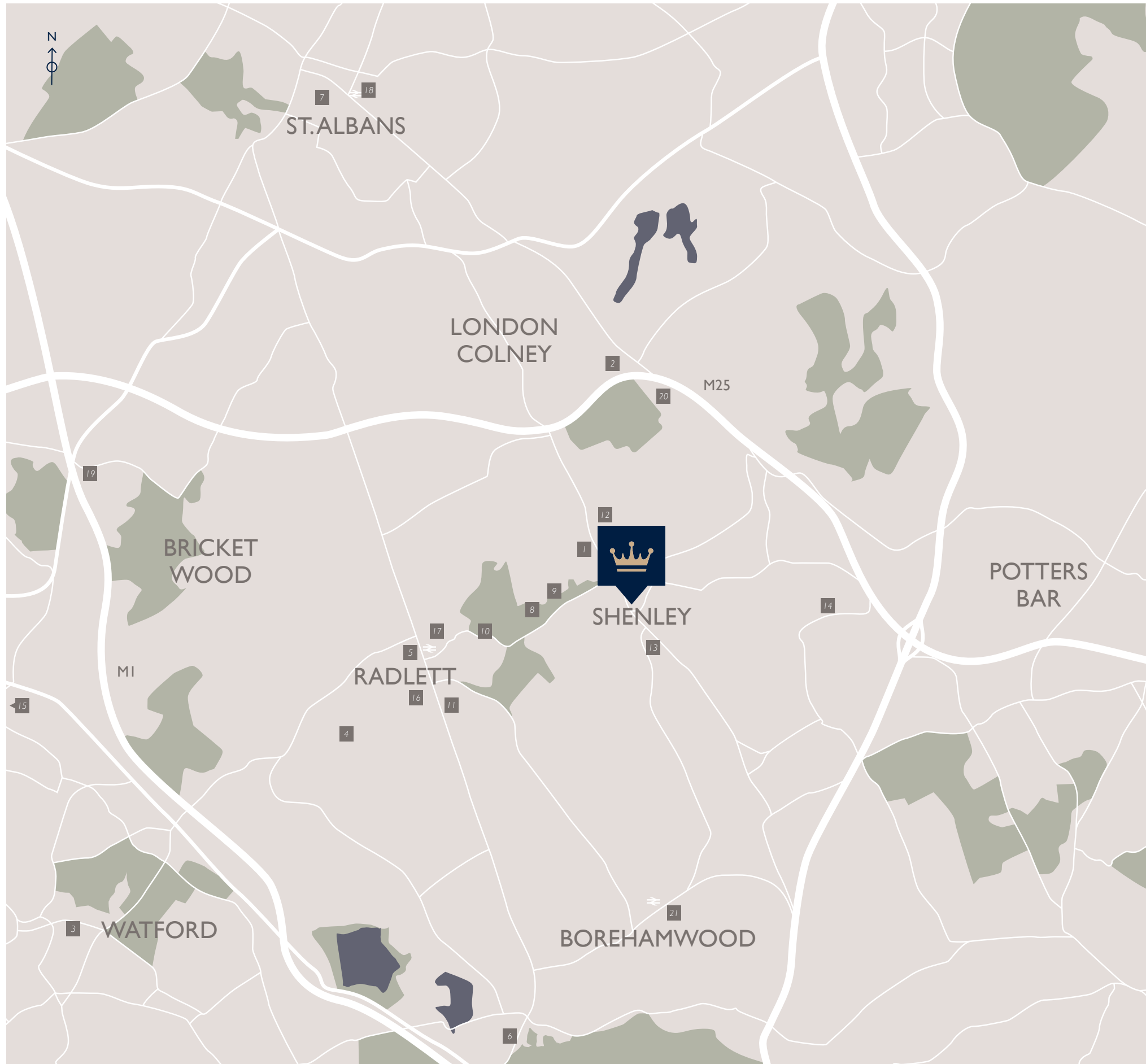
far: Shenley Park (0.7 miles)

top: Shenley Gaol (0.1 miles)

left: The Old Guinea Public House (2.3 miles)

right: The White Horse (0.2 miles)

You will be rather spoilt for choice with the White Horse gastropub or L'Italiana restaurant both just a few short steps along the village "high street" or the Old Guinea restaurant and bar a short drive away in the hamlet of Ridge.



Closer to Home

Much of Shenley is a conservation area and despite its exclusivity and seclusion, it is surprisingly accessible. For serious retail therapy Watford's huge Intu shopping centre is just a short drive, Colney Fields Shopping Park (including a flagship Marks & Spencer's, Next and Sainsbury's hypermarket) is even closer, while the independent boutiques of Radlett and historic St Albans are on the doorstep too.

Shopping

- 1 Tesco Express Shenley (0.5 miles)
- 2 Colney Fields Shopping Park (3.0 miles)
- 3 Intu Shopping Centre Watford (7.9 miles)
- 4 Battlers Green Shopping Village (3.2 miles)
- 5 Radlett High Street (2.2 miles)
- 6 Borehamwood High Street (2.7 miles)
- 7 St. Albans City Centre (5.4 miles)

Leisure & Entertainment

- 8 Shenley Park & Walled Gardens (0.6 miles)
- 9 Café In The Orchard (0.6 miles)
- 10 Porters Park Golf Course (1.6 miles)
- 11 Radlett Lawn and Tennis Club (2.3 miles)
- 12 L'Italiana Restaurant (0.2 miles)
- 13 The White Horse Gastropub (0.2 miles)
- 14 The Old Guinea Restaurant & Bar (2.3 miles)
- 15 The Grove Golf Course & Spa (12.9 miles)
- 16 The Radlett Centre (2.3 miles)

Connections

- 17 Radlett Thameslink Station (2.2 miles)
- 18 St. Albans City Station (5.5 miles)
- 19 M1 Junction 6 (7.2 miles)
- 20 M25 Junction 22 (2.2 miles)
- 21 Borehamwood Station (3.1 miles)
- 22 357 + 358 Bus Route (0.1 miles)
- 23 602 Bus Route (0.4 miles)



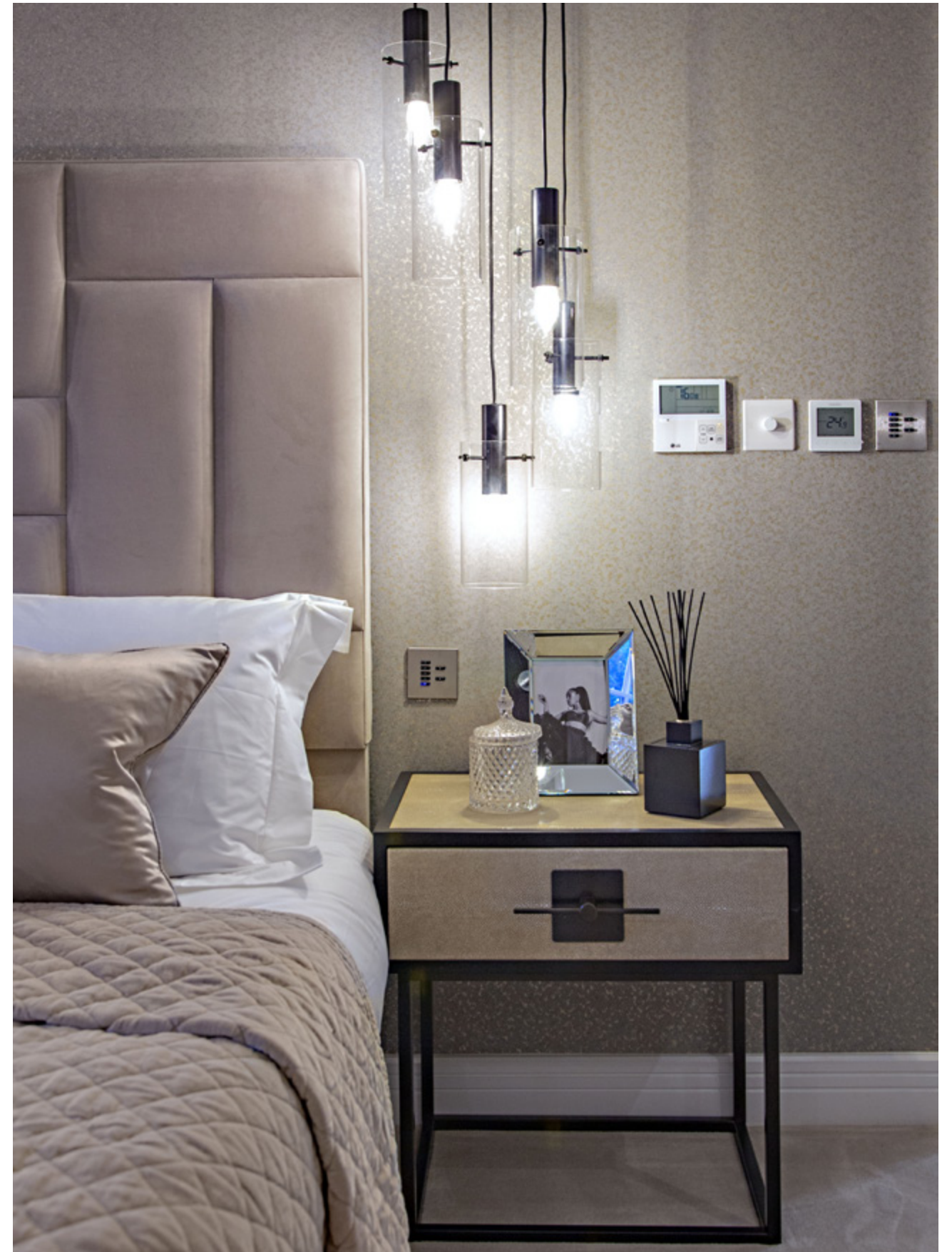
The Grove Golf Resort and Spa (12.9 miles)



If you are going to have a dream home,
you may as well dream big

No expense has been spared in the crafting of these six superbly designed two-bedroom apartments, with the finest fixtures and fittings and bespoke detail and features, these residences

combine practicality with panache, comfort with security, high tech with high spec and wide open sunshine terraces with cozy living spaces. Here, you will be able to live your dream.



Images displayed are of previous Griggs developments and for reference only





Each residence boasts lavish en-suites to the master bedrooms, spacious second bedrooms, shower rooms, fully kitted and fitted kitchens, dreamy open plan reception spaces and heaps of storage.

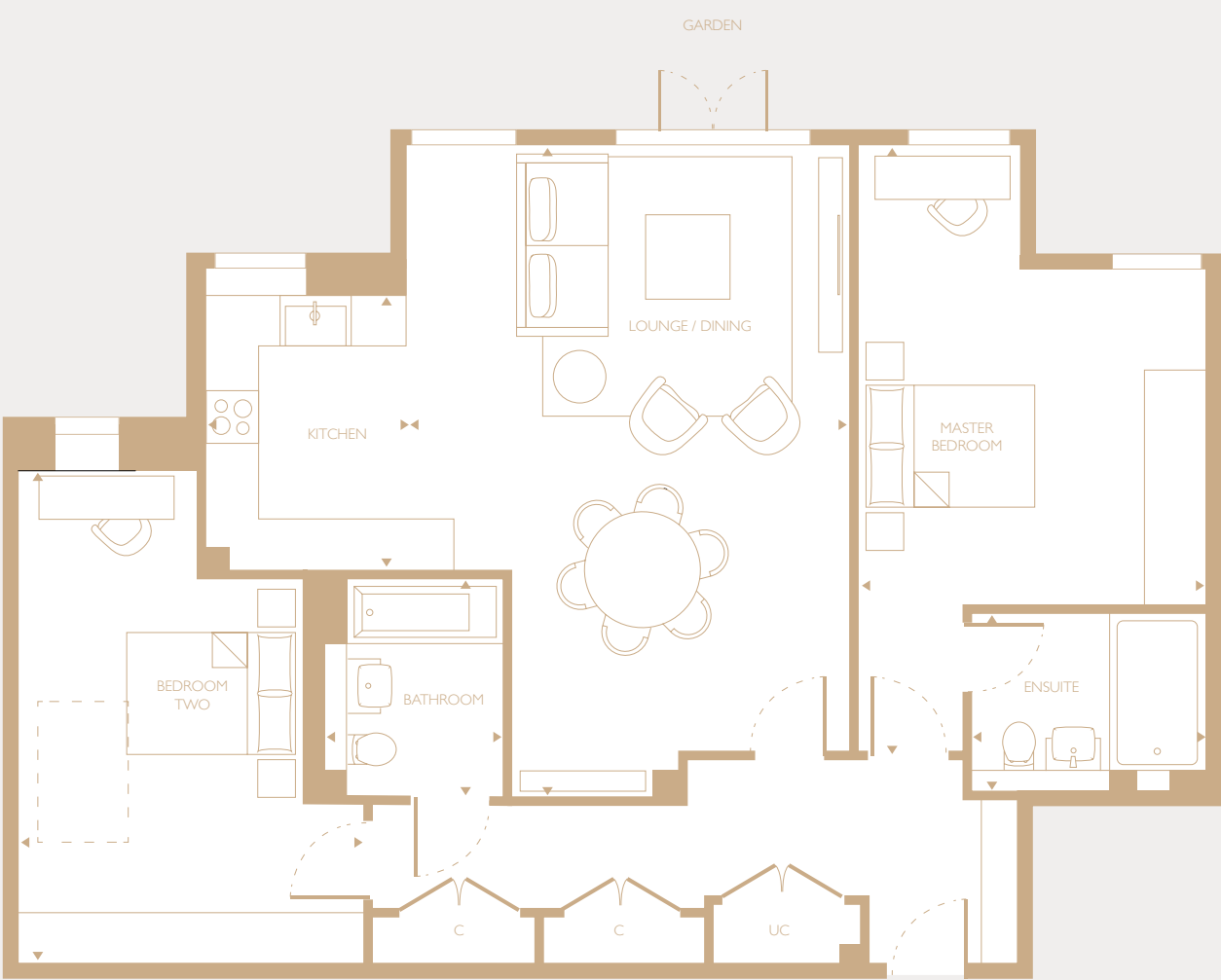
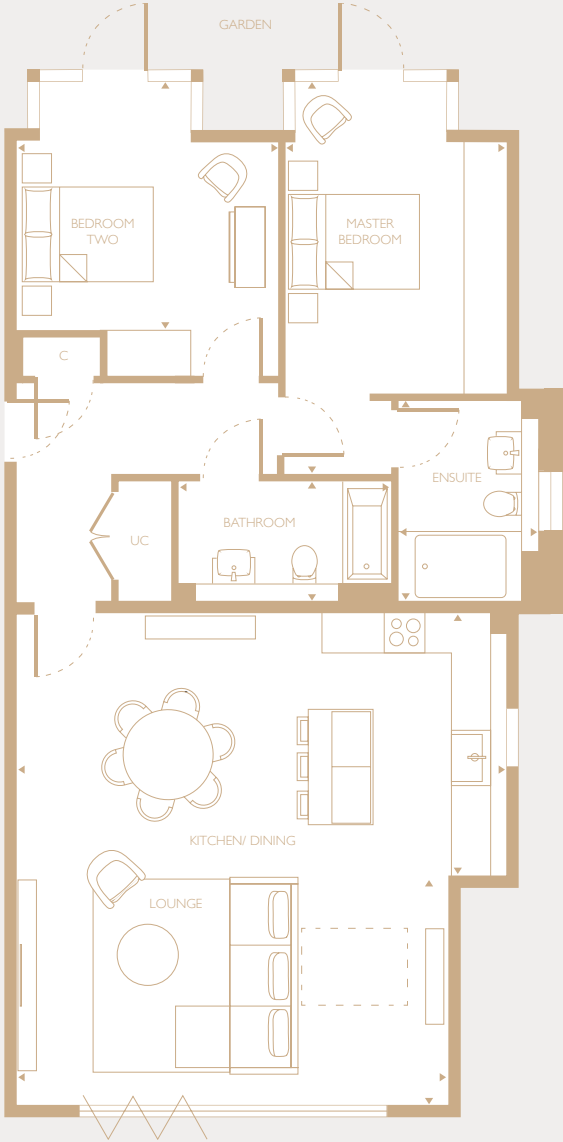


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Sitemap

All residents at Kings Court will benefit from a private garden or terrace and a private external storage unit. There are two designated parking bays per apartment within the secure gated car park at the rear of the development plus two additional visitor bays located in Monarch Walk. Video Entry phone systems will ensure all residents have peace of mind and security and the first floor apartments will have easy access via a staircase or lift.



Plot 01

Ground Floor – 97 m², 1044 ft²

| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 6.95m x 3.67m | 22'10" x 12' |
| Lounge | 6.12m x 3.25m | 20'1" x 10'8" |
| Master Bedroom | 2.98m x 5.49m | 9' 9" x 18' |
| Bedroom Two | 3.83m x 3.45m | 12' 7" x 11' 4" |
| Ensuite | 1.94m x 2.80m | 6' 4" x 9' 2" |
| Shower Room | 3.01m x 1.65m | 9'10" x 5'5" |

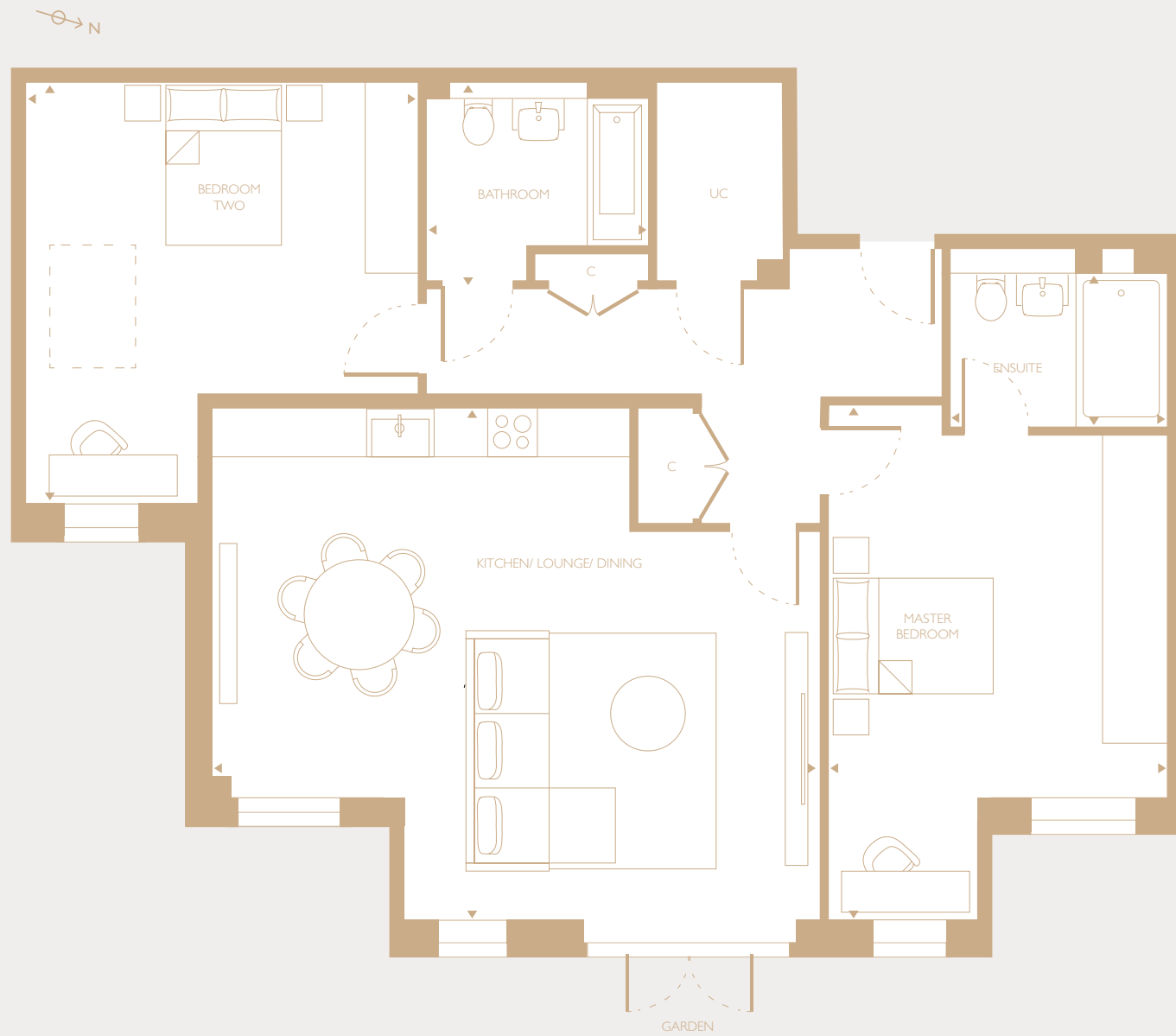


Plot 02

Ground Floor – 97.5 m², 1050 ft²

| | | |
|----------------|---------------|------------------|
| Kitchen | 2.18m x 2.98m | 7' 2" x 9' 9" |
| Lounge/Dining | 4.78m x 6.93m | 15' 8" x 22' 9" |
| Master Bedroom | 3.74m x 6.38m | 12' 3" x 20' 11" |
| Bedroom Two | 3.74m x 5.49m | 12' 3" x 18' |
| Ensuite | 2.44m x 1.94m | 8' x 6' 4" |
| Bathroom | 1.94m x 2.33m | 6' 4" x 7' 8" |

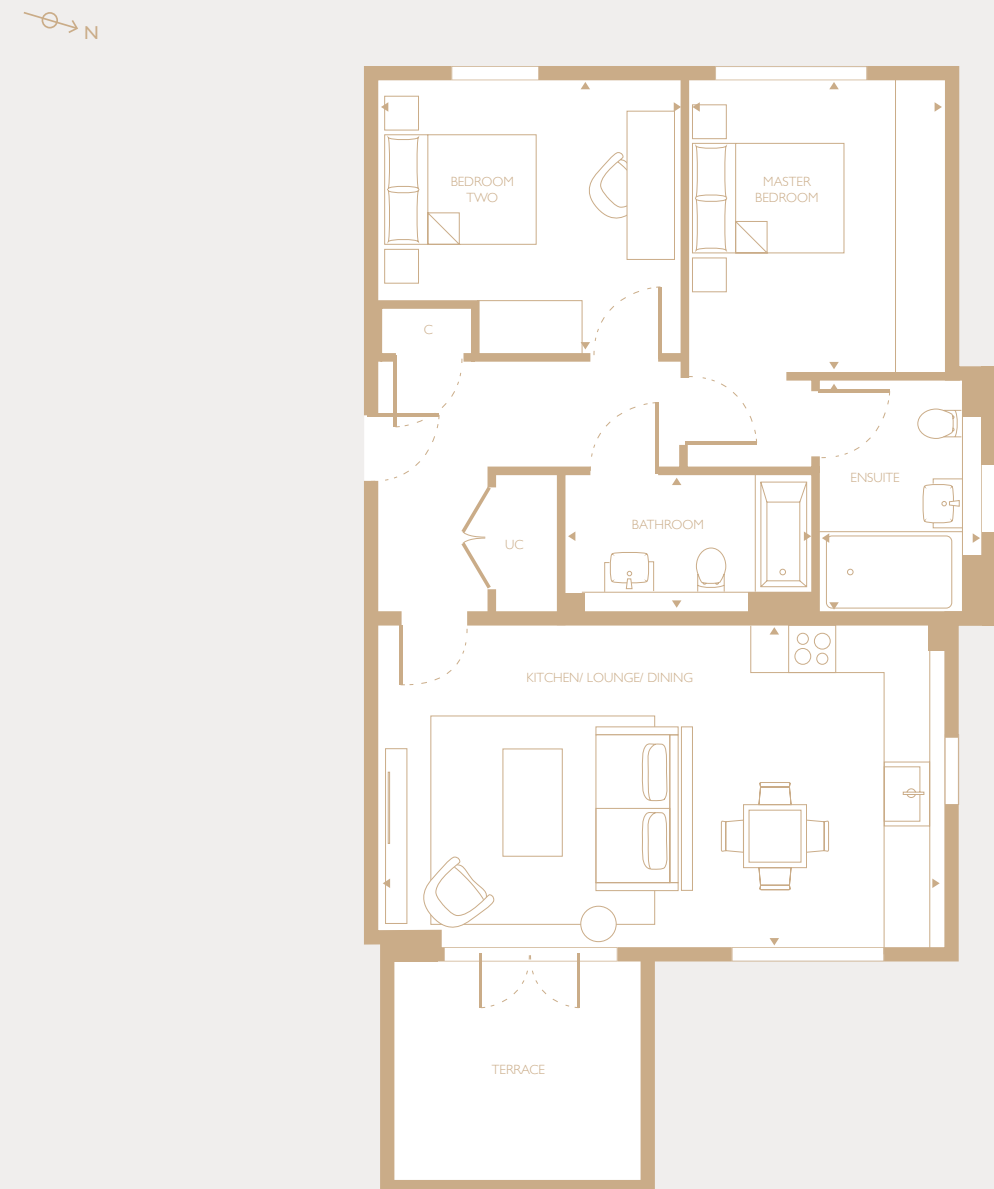




Plot 03

Ground Floor – 103.5 m², 1114 ft²

| | | |
|-------------------------|---------------|------------------|
| Kitchen/ Lounge/ Dining | 7.07m x 5.92m | 23' 2" x 19' 5" |
| Master Bedroom | 3.85m x 5.92m | 12' 8" x 19' 5" |
| Bedroom Two | 4.53m x 4.96m | 14' 10" x 16' 3" |
| Ensuite | 2.43m x 1.94m | 8' x 6' 4" |
| Bathroom | 2.53m x 2.35m | 8' 4" x 7' 8" |

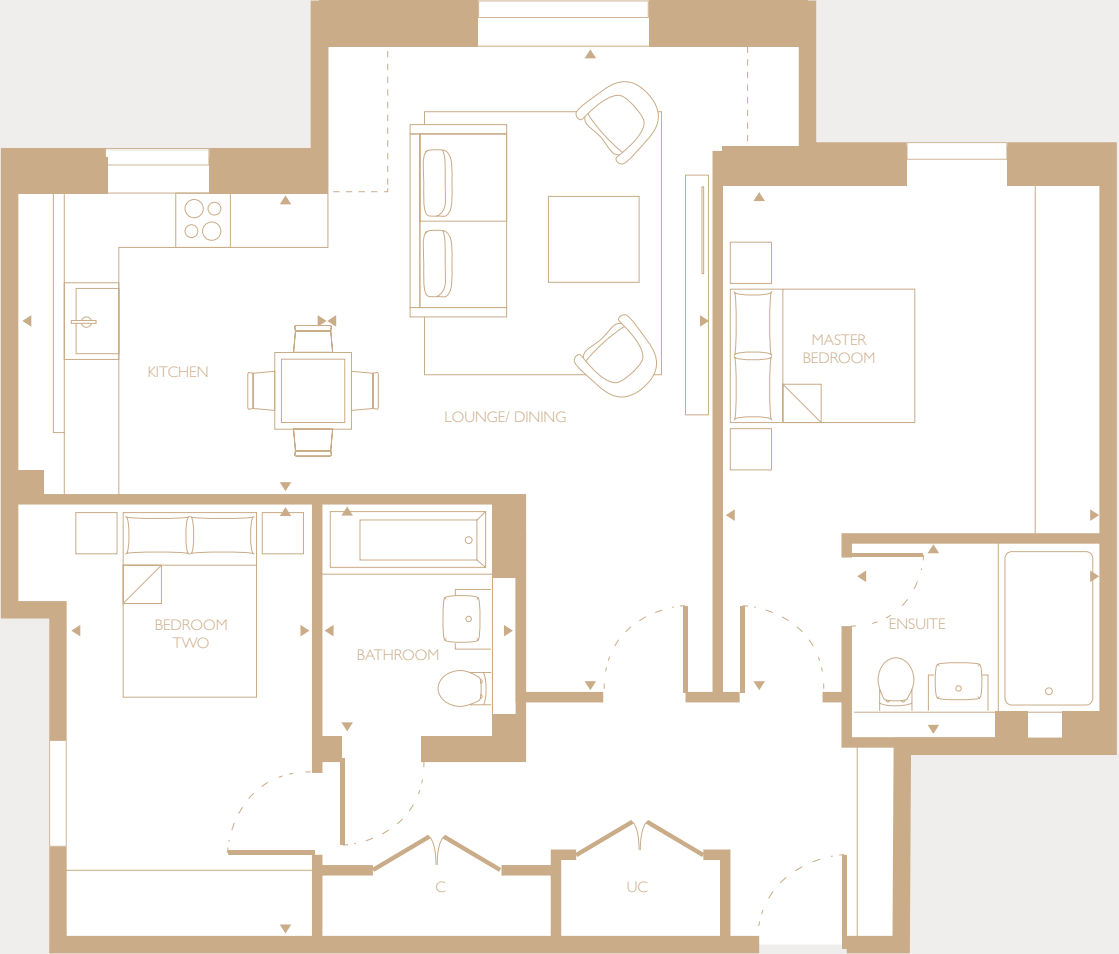


Plot 04

First Floor – 73.8 m², 794 ft²

| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Lounge/Dining | 6.95m x 3.67m | 22' 10" x 12' |
| Master Bedroom | 3.16m x 4.72m | 10' 4" x 15' 6" |
| Bedroom Two | 3.65m x 3.32m | 12' x 10' 11" |
| Ensuite | 1.94m x 2.80m | 6' 4" x 9' 2" |
| Shower Room | 2.78m x 1.65m | 9' 1" x 5' 5" |





Plot 05

First Floor – 81 m², 872 ft²

| | | |
|----------------|---------------|------------------|
| Kitchen | 3.18m x 2.98m | 10' 5" x 9' 9" |
| Lounge/Dining | 3.78m x 6.38m | 12' 5" x 20' 11" |
| Master Bedroom | 3.74m x 4.91m | 12' 3" x 16' 1" |
| Bedroom Two | 2.36m x 4.26m | 7' 9" x 14' |
| Ensuite | 2.44m x 1.94m | 8' x 6' 4" |
| Bathroom | 1.94m x 2.33m | 6' 4" x 7' 8" |



Plot 06

First Floor – 86.2 m², 928 ft²

| | | |
|-------------------------|---------------|------------------|
| Kitchen/ Lounge/ Dining | 7.07m x 5.92m | 23' 2" x 19' 5" |
| Master Bedroom | 3.85m x 4.49m | 12' 8" x 14' 9" |
| Bedroom Two | 3.85m x 3.62m | 12' 8" x 11' 11" |
| Ensuite | 2.43m x 1.94m | 8' x 6' 4" |
| Bathroom | 1.94m x 2.35m | 6' 4" x 7' 8" |



Specification

General

- › Gas fired underfloor heating throughout
- › Timber double glazed windows
- › 10 year warranty

Living/Kitchen/Dining Room

- › Professionally designed shaker style kitchen with soft closing cabinetry and drawer unit
- › Stone worktop and upstand
- › Glass splashback
- › Stainless steel sink with Quooker Flex 3 in 1 tap
- › Siemens appliances including single oven, microwave, touch control induction hob, extractor hood, integrated fridge/freezer and integrated dishwasher
- › Washing Machine & Tumble Dryer located in Utility Cupboards

Bedrooms

- › Wardrobes to Master and Bedroom 2

Decoration

- › Bespoke designed architrave and skirting
- › Bespoke designed featured LED lit cornice to hallways and lounges in select plots

Internal Doors

- › Oversized doors with brushed stainless-steel ironmongery
- › Glazed Panel doors to the Kitchen/ Living/Dining Room

Bathrooms & Ensuites

- › Beautifully designed contemporary bathrooms and en-suites
- › Wall mounted basin with drawer unit and mixer tap
- › Mirror above basins
- › Fitted bath with exofil, handheld shower, wall mounted shower with fitted glass screen
- › Wall hung W/C with soft closing seat
- › Tiled feature niches with LED lighting
- › Thermostatically controlled electrical towel rails
- › Fully tiled walls

Flooring

- › Wood flooring to the hallway & Kitchen/Living/Dining Room (Plus utility room in Plot 3)
- › Carpets to bedrooms
- › Tiled floors in Bathrooms

Electrical

- › Brushed stainless steel sockets and light switches.
- › LED downlights to all rooms
- › CAT5 and coax cabling to AV sockets
- › Data network cabling installed adjacent to telephone locations
- › Telephone connections – BT Master point to hall cupboard
- › Full TV/Sky compatible multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription.
- › Discrete ceiling speakers to Kitchen/ Lounge/Dining Room

Security

- › Video Entry Phone System
- › NACOSS approved alarm system.
- › Mains operated smoke, heat and carbon monoxide detectors.

Communal Areas

- › Communal Post Boxes
- › Lift and stair access to all floors

External

- › Private Garden or Terrace for all apartments
- › Gardens laid to lawn with patio area
- › External tap
- › External wall lighting
- › External storage unit for each apartment.
- › Secure gated parking for each apartment (2 spaces)
- › Visitor parking
- › Bin Store



Images displayed are of previous Griggs developments and for reference only



A Name you can Trust

A peerless pursuit for perfection in everything we do

Founded in 1968 as John E. Griggs & Sons, three generations and more than half a century later the company is still growing strong and in safe family hands.

The cornerstone of the business has always been a desire to exceed client expectations. This is achieved by acquiring prime locations for sympathetic development, and combining imaginative architecture with sensuous interior design, the finest materials, and an unwavering attention to detail.

Today, we have built countless prestigious homes and enjoy a quite enviable reputation within North London and the surrounding home counties. Our recent prestigious local projects include: Hawtrees Place, High Firs, Homefield House and Newberries House in Radlett; Hanstead House, Hanstead Park

Lodge and The Collection in Bricket Wood as well as Rest Harrow and Old Nursery Close in Shenley.

We work hard to develop long and lasting relationships with clients, often across multiple projects and multiple generations. The relationship and mutual trust continues long after point of sale as clients experience unrivalled after-sales care. Which includes a comprehensive handover pack, with full new home specification, together with warranties for the building and appliances. At Griggs we believe our personal service and attention to detail reassures clients that if there is a problem, whatever the problem, we will be on hand to help.

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