
Signature House, Harpenden



Harpenden

Harpenden is a small, picturesque town in popular Hertfordshire, well positioned north of St. Albans, south of Luton, with excellent connectivity options to the M1 and M25 motorways, plus London Luton Airport just 6-miles away.

The Harpenden railway station serves Luton Airport Parkway and London St Pancras International in under 30-minutes, creating the perfect commuter hotspot.

Harpenden has always felt like a village, and its historic town center retains a beautiful character full of unique shopping and hospitality services which create a welcoming and desirable family environment.

Harpenden's popularity grows year on year, and was named by The Telegraph as Britain's Most Desirable Town in 2023.

Signature House

Signature House was built in the 1980's by a highly regarded building firm, and is located just off the High Street, towards the top of Vaughn Road, and is a very short 4-minute walk to the Harpenden railway station.

Signature House is ideally sited within a short walking distance of the local shops, popular restaurants, and plentiful amenities.

The properties conversion to 6 high-quality apartments started in late 2023, undertaken by M Spindler Construction, a reputable Hertfordshire father and son contracting firm, designed and managed by a Hertfordshire based architectural practice, BBR Design.

This unique property has created an exclusive collection of 6 high-quality apartments, finished to a high-specification using local tradesman, suppliers, and specialists. Spaced over 3 floors, there are 2-apartments per floor, with 1x 1-bedroom apartment and 5x 2-bedroom apartments all for sale. Private off-street parking is provided for each flat, plus indoor secured cycle storage.



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For sales information and further details please contact Country Properties:

01462 452951 or email hitchin@countryproperties.co.uk

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Construction Limited
enquiries@mspindler.co.uk



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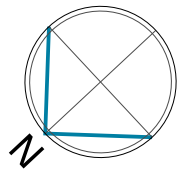
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Site Plan



V A U G H A N R O A D

Private courtyard to apartment 1.

Residents allocated parking (2no spaces).

Visitors parking spaces (1no).

Primary entrance.

Private residents entrance.

Residents allocated parking (4no spaces).

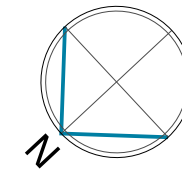


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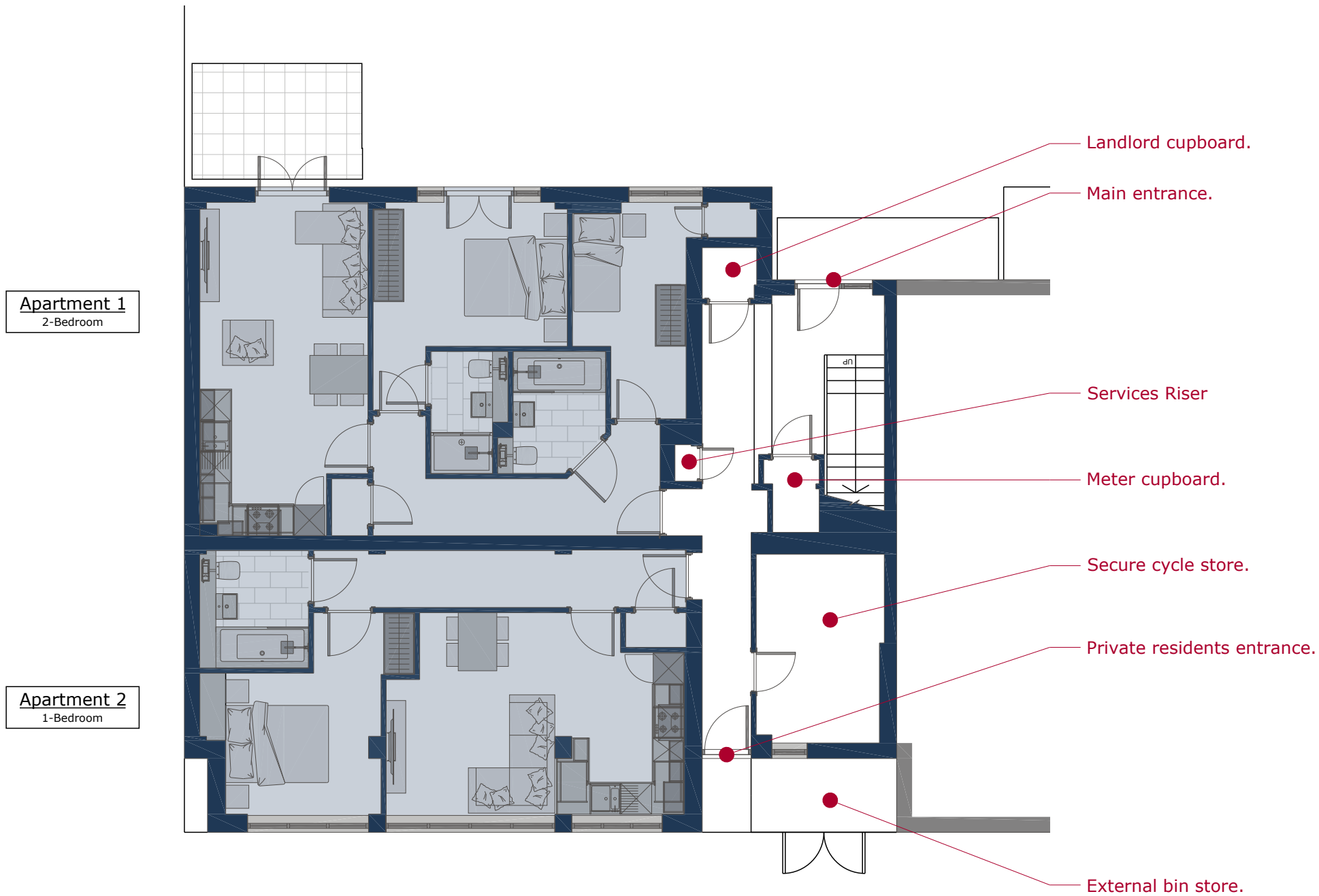


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Ground Floor

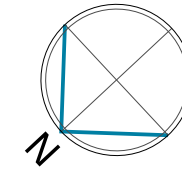


Apartments 1 & 2

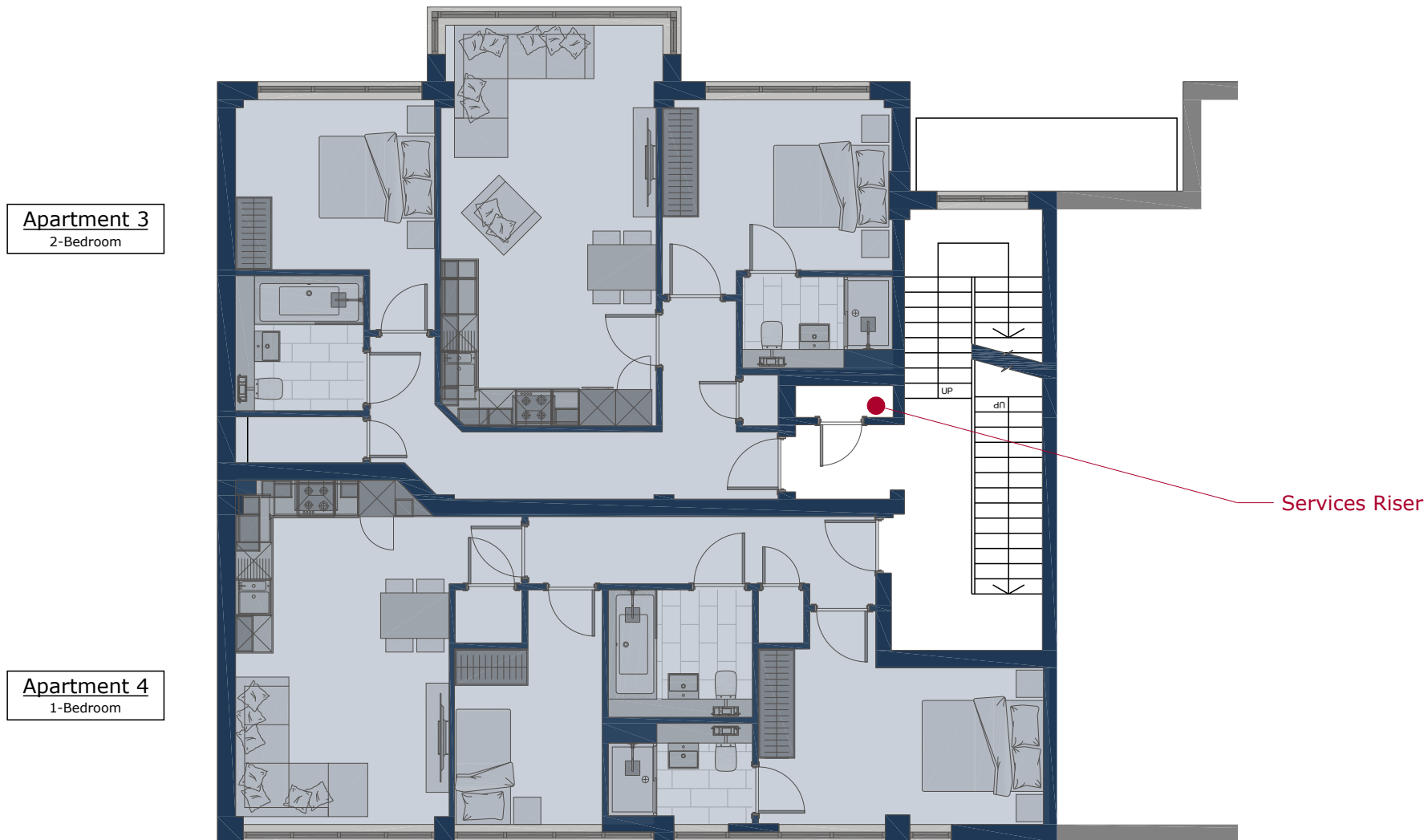


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First Floor



Apartments 3 & 4



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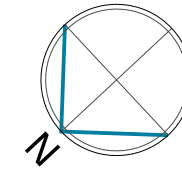
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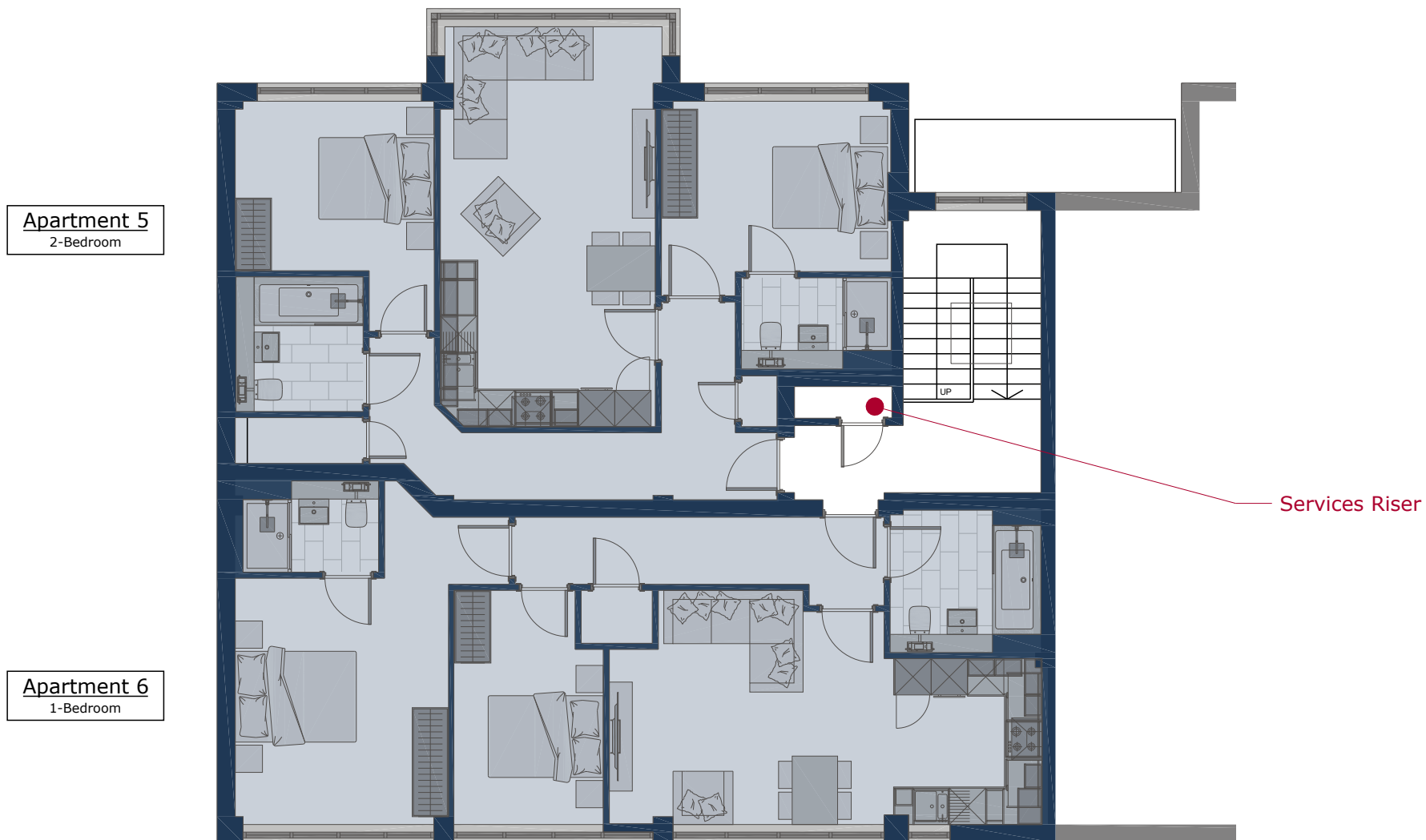
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Second Floor



Apartments 5 & 6



Apartment 5
2-Bedroom

Apartment 6
1-Bedroom

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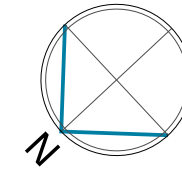
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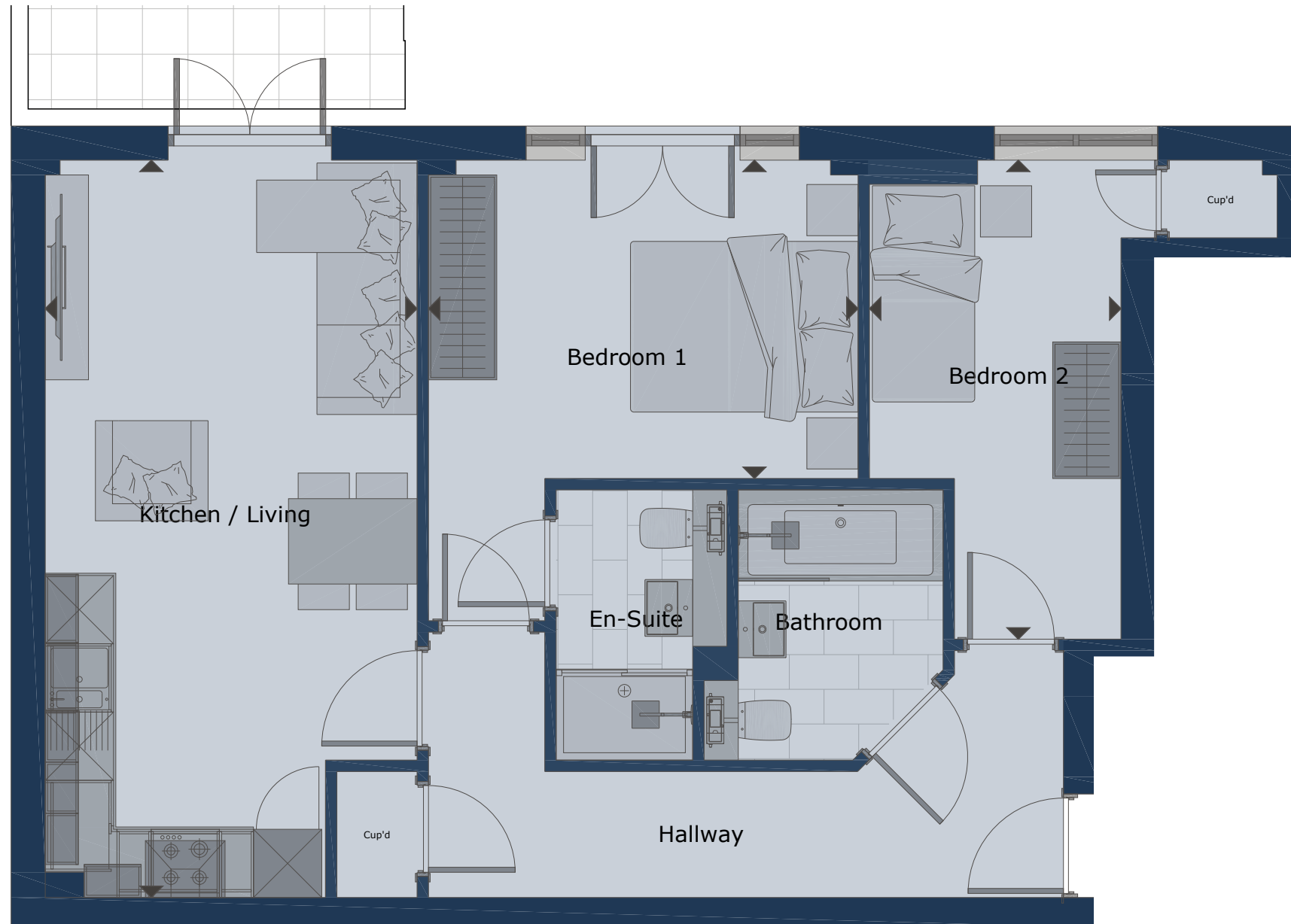


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Apartment 1



Ground Floor – 2 Bedroom



Living / Dining / Kitchen	6.40m x 3.20m	20'11" x 10'6"
Bedroom 1	3.77m x 2.78m	12'4" x 9'2"
Bedroom 2	2.06m x 4.10m	6'9" x 13'5"
Gross Internal Area	61.7 sq m	664.1 sq ft

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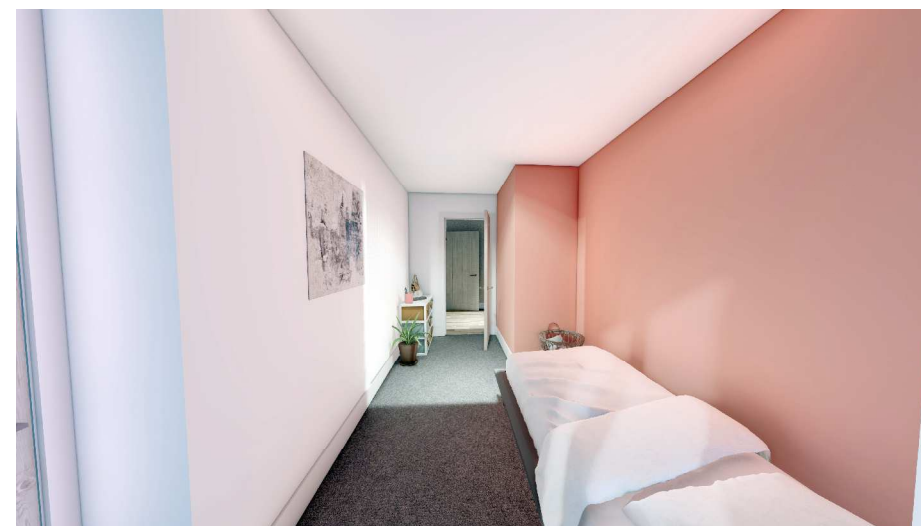
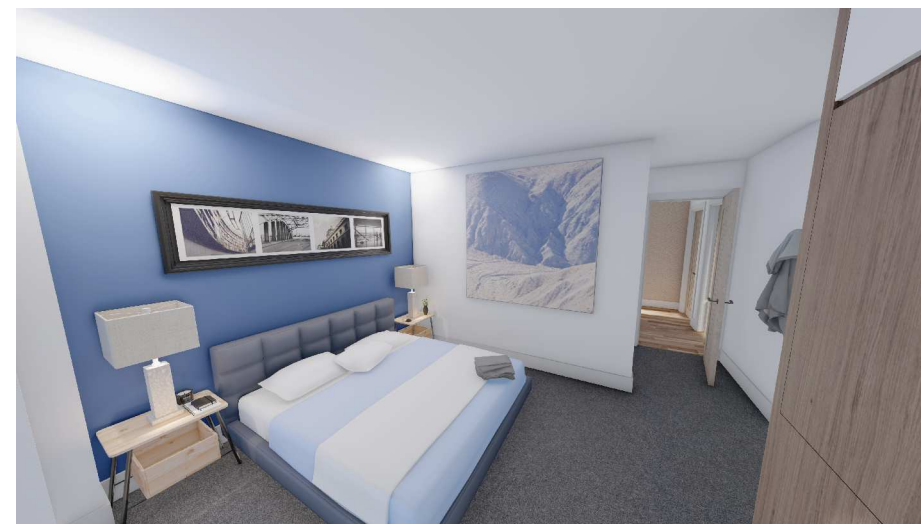
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Signature House,
Harpenden

Apartment 1

Ground Floor – 2 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

Note: All dimensions are subject to a ± 100 mm tolerance. Kitchen and bathroom layouts are indicative only and subject to change. This information is provided for guidance only and does not form any part of any contract or constitute a warranty. Specifications noted are subject to change without notification.

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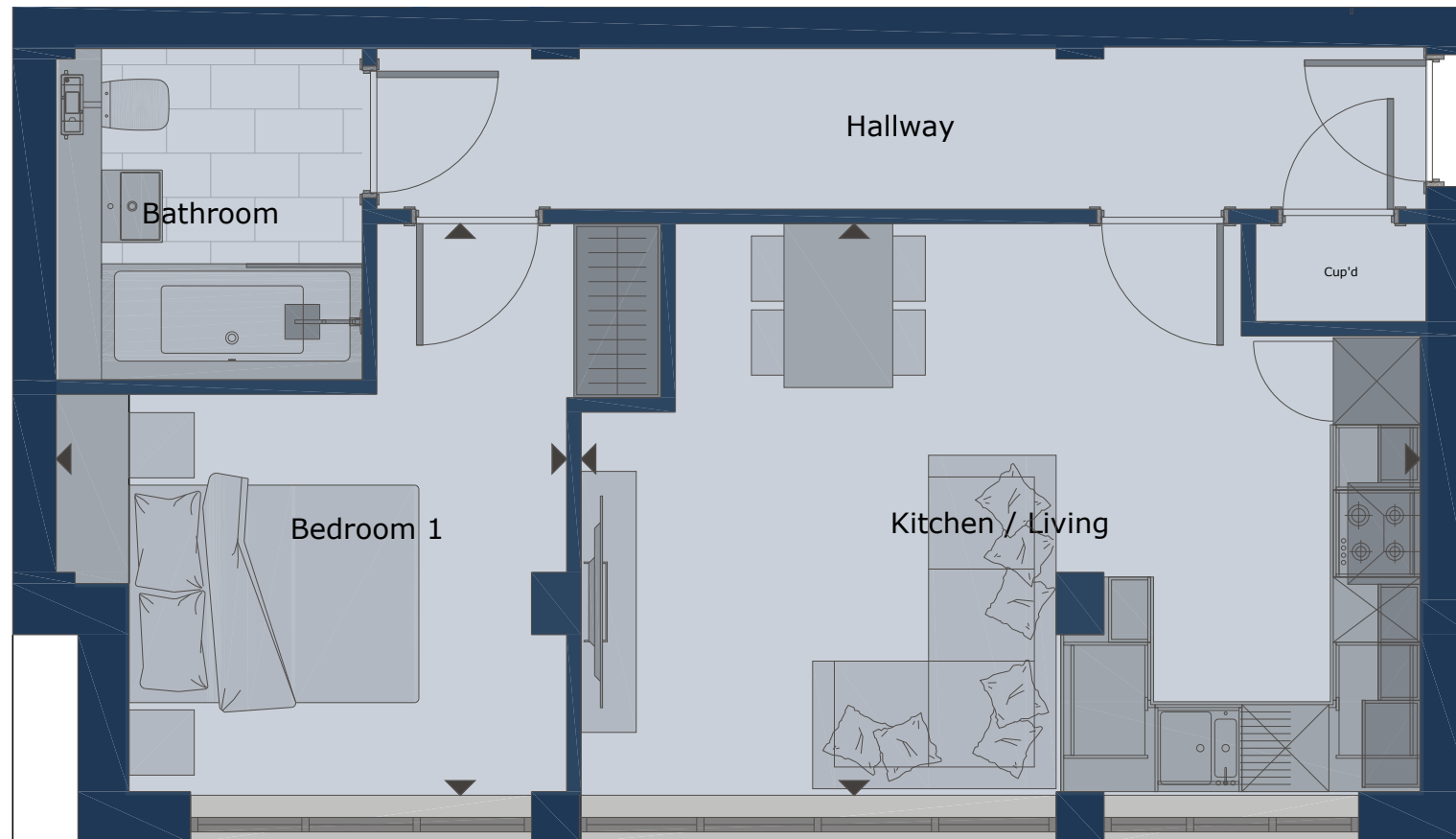
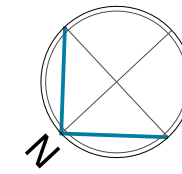
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Apartment 2

Ground Floor – 1 Bedroom



Living / Dining / Kitchen	5.62m x 3.94m	18'5" x 12'11"
Bedroom 1	3.52m x 3.94m	11'6" x 12'11"
Gross Internal Area	48.2 sq m	518.8 sq ft

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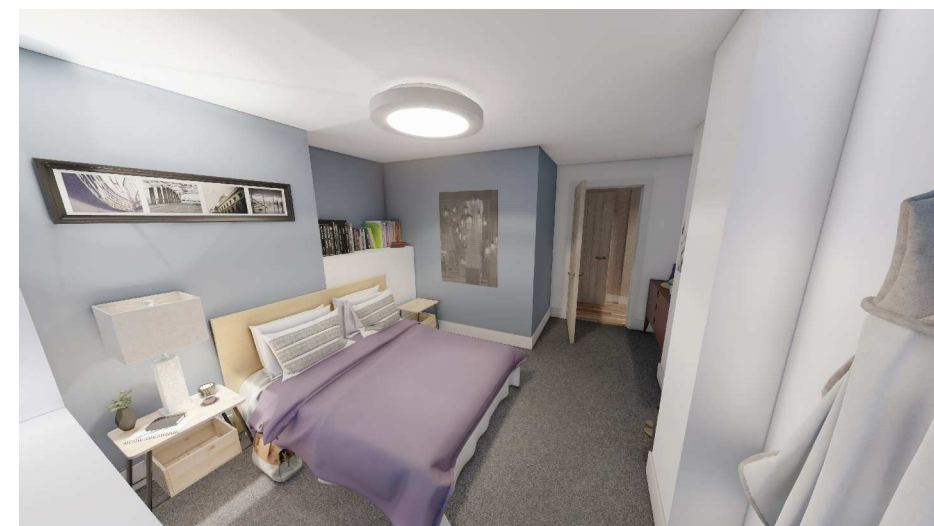
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Signature House,
Harpenden

Apartment 2

Ground Floor – 1 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

Note: All dimensions are subject to a ± 100 mm tolerance. Kitchen and bathroom layouts are indicative only and subject to change. This information is provided for guidance only and does not form any part of any contract or constitute a warranty. Specifications noted are subject to change without notification.

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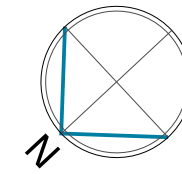
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Apartment 3



First Floor – 2 Bedroom



Living / Dining / Kitchen	6.55m x 3.50m	21'5" x 11'5"
Bedroom 1	3.60m x 3.07m	11'9" x 10'1"
Bedroom 2	3.35m x 2.82m	11'0" x 9'3"
Gross Internal Area	69.9 sq m	752.4 sq ft

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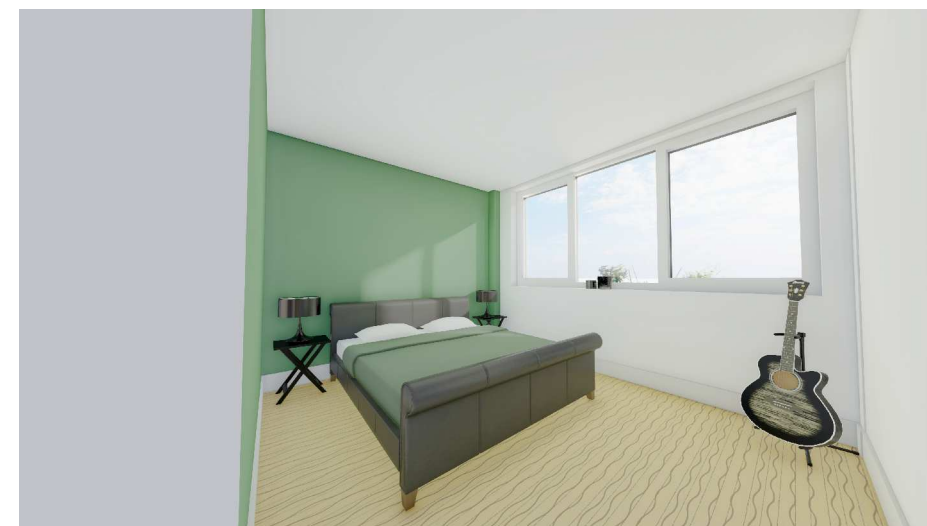
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Apartment 3

First Floor – 2 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

Note: All dimensions are subject to a ± 100 mm tolerance. Kitchen and bathroom layouts are indicative only and subject to change. This information is provided for guidance only and does not form any part of any contract or constitute a warranty. Specifications noted are subject to change without notification.

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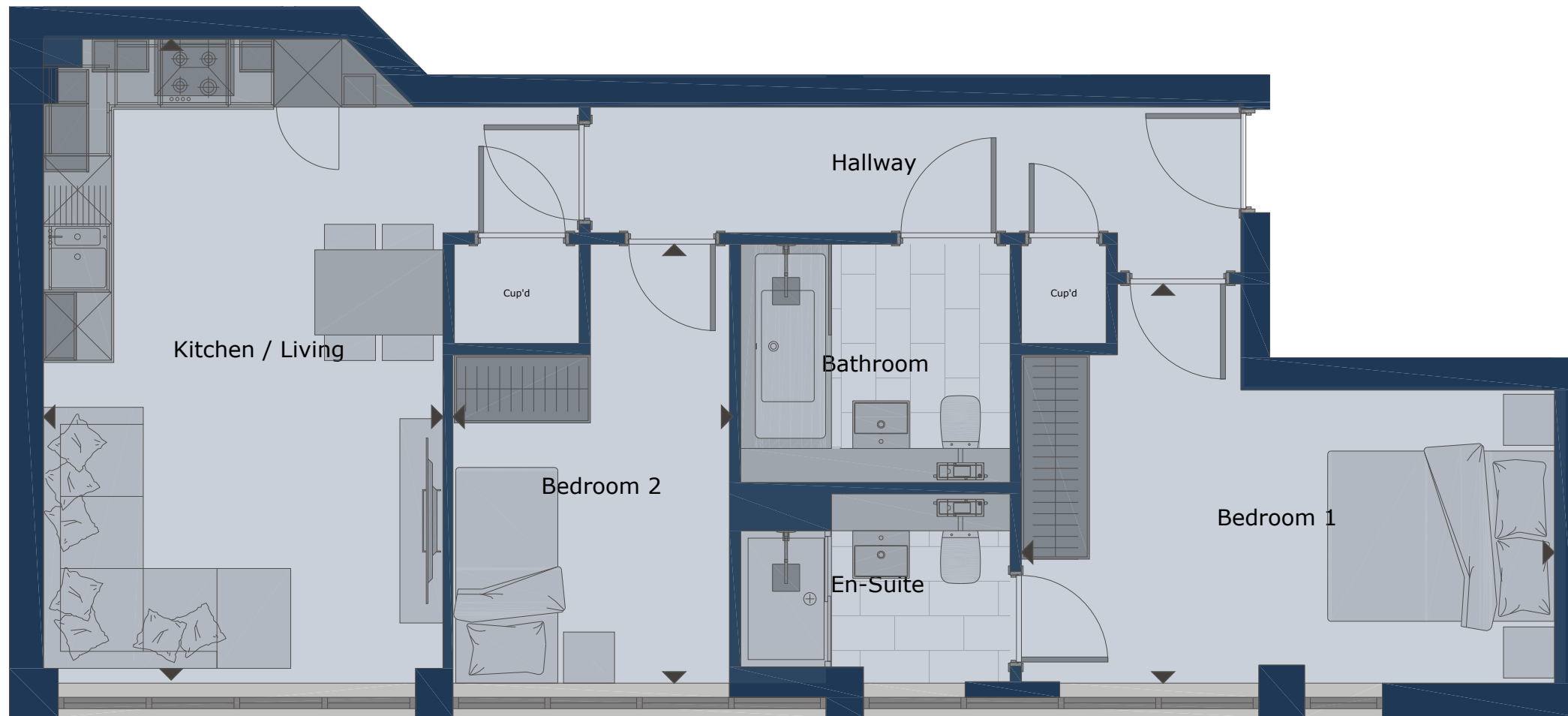
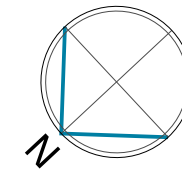
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Apartment 4

First Floor – 2 Bedroom

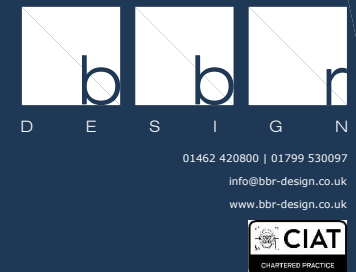


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Living / Dining / Kitchen	5.74m x 3.65m	18'10" x 11'11"
Bedroom 1	4.39m x 2.94m	14'5" x 9'7"
Bedroom 2	3.86m x 2.46m	12'8" x 8'1"
Gross Internal Area	63.0 sq m	678.1 sq ft

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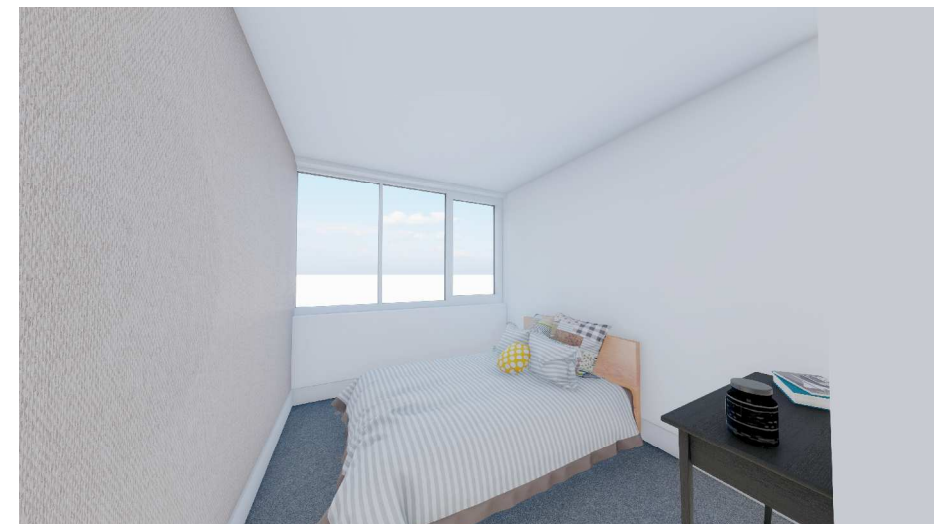
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Apartment 4

First Floor – 2 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

Note: All dimensions are subject to a ± 100 mm tolerance. Kitchen and bathroom layouts are indicative only and subject to change. This information is provided for guidance only and does not form any part of any contract or constitute a warranty. Specifications noted are subject to change without notification.

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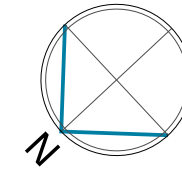
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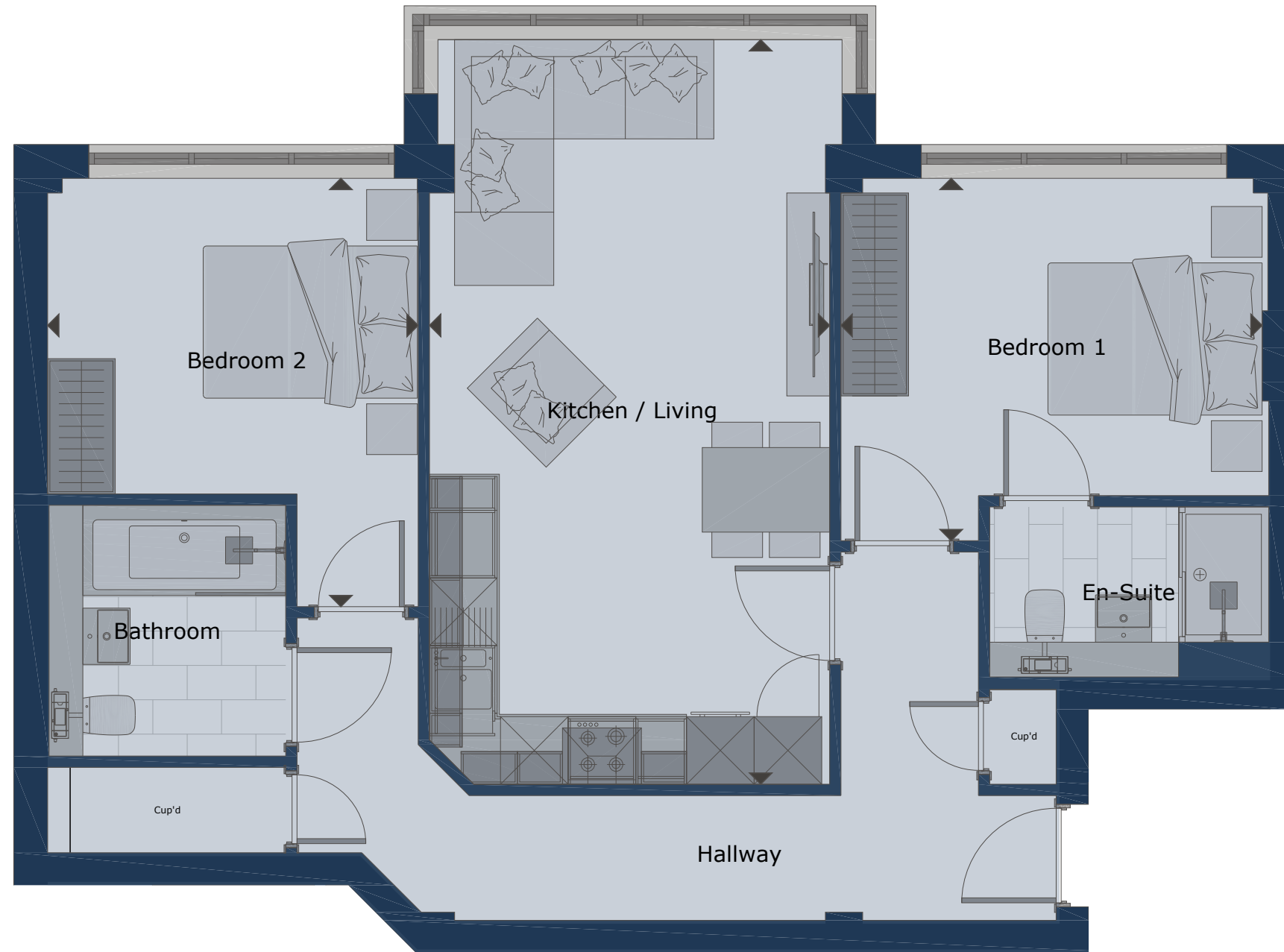
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Apartment 5



Second Floor – 2 Bedroom



Living / Dining / Kitchen	6.54m x 3.50m	21'5" x 11'5"
Bedroom 1	3.60m x 3.16m	11'9" x 10'4"
Bedroom 2	3.77m x 3.37m	12'4" x 11'0"
Gross Internal Area	69.9 sq m	752.4 sq ft

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Apartment 5

Second Floor – 2 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

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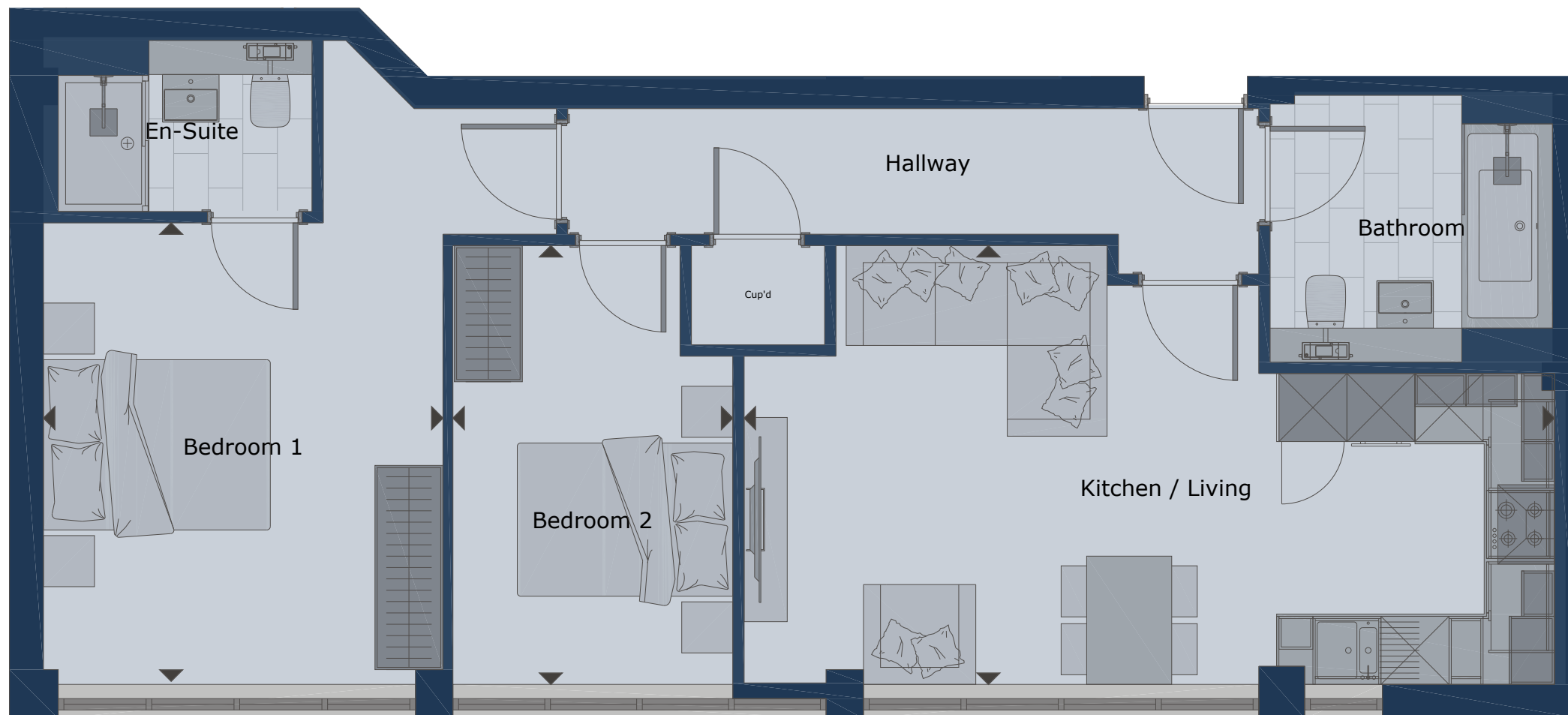
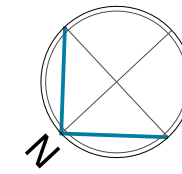
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Apartment 6

Second Floor – 2 Bedroom



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Living / Dining / Kitchen	6.83m x 3.90m	22'4" x 12'9"
Bedroom 1	4.13m x 3.63m	13'6" x 11'11"
Bedroom 2	3.90m x 2.46m	12'9" x 8'1"
Gross Internal Area	70.0 sq m	753.4 sq ft

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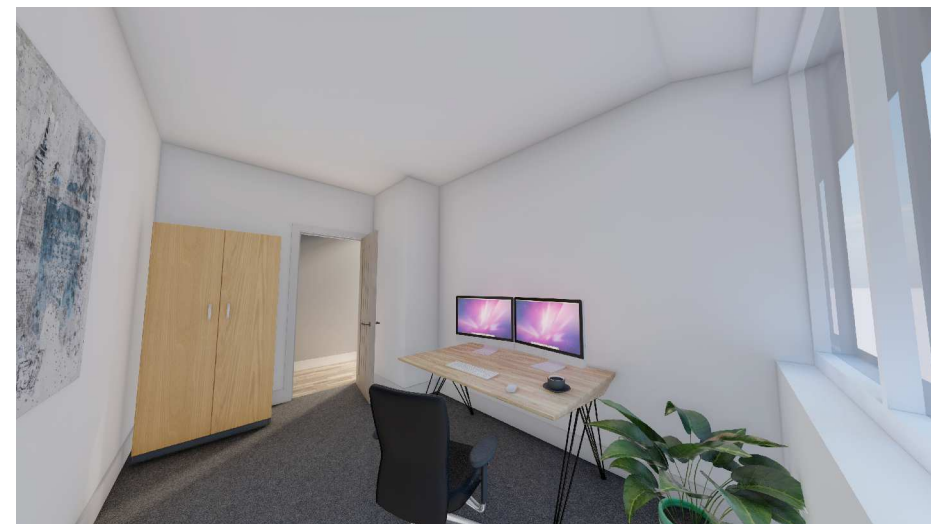
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Apartment 6

Second Floor – 2 Bedroom



Specification:

General Specification:

- Amtico flooring to common areas.
- Carpet and premium underlay to all bedrooms.
- Porcelain tile floors to all bathrooms.
- Walls and ceilings finished in matt white emulsion.
- Vertical boarded timber doors and brushed ironmongery.
- Recessed LED downlights to primary rooms.
- Video door entry system.
- Communal bike storage.
- Parking with shared EV charging.
- 10-year Advantage Warranty.

Kitchens:

- Contemporary handleless kitchen units with Quartz worktop and splashback.
- Neff built-in combination oven.
- Neff induction hob.
- Integrated dishwasher.
- Integrated fridge/freezer.
- Integrated washing machine.
- Sink and tap.

Bathrooms:

- Duravit wall-mounted WC and concealed cistern.
- Duravit wall mounted basin and mixer.
- Electric underfloor heating to bathrooms.
- Square bath with concealed filler (main bathrooms only).
- Flova fixed shower head with detachable arm.
- Heated towel rail.
- Illuminated LED mirror.
- Porcelain tiles to floor and partial walls.
- Vanity unit below basin.

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