



MARLBOROUGH COURT

GREEN CLOSE, BROOKMANS PARK
HERTFORDSHIRE AL9 7ST

A select development of three bedroom houses together with one & two bedroom apartments

MARLBOROUGH COURT



Welcome to Marlborough Court – an exclusive new collection of 8 exceptional three bedroom houses and 4 one & two bedroom luxury apartments – planned, designed and created by the specialists at Magnacrest.

Brookmans Park is steeped in history with many old monuments and buildings still standing today.

Brookmans Park is a village in North Mymms, Hertfordshire, well known for its varied and interesting local history, including an ancient historic estate that used to exist within its boundaries. In 1786 the Gausson family arrived and created the estate that led to the development of the village of Brookmans Park. Robert Gausson took over Brookmans Manor in 1816 and he expanded the estate creating many jobs.

BROOKMANS PARK HISTORY



In 1891 the house burnt down due to decorators at the time using a newly invented tool called a 'Blow Lamp' and parts of the estate were sold off to cut costs. The stable block however, survived and was converted into the family home and later became the club house for Brookmans Park Golf Club.

In 1926 the National Railway arrived with a station being built at Brookmans Park and then in 1930 the BBC built their very first transmitter here. A well known local landmark visible from much of Brookmans Park is the Folly Arch, which lies between Brookmans Park and Potters Bar, originally it marked one of the entrances to the Gobions estate. The remains of a track can still be seen today in the fields between Folly Arch and Gobions Wood. The Gobions Estate was an ancient and private estate which flourished on merchant wealth near the village of Brookmans Park from the 14th to the 18th centuries. The estates' lands now serve the community as a nature reserve and open space.



MARLBOROUGH COURT LOCATION



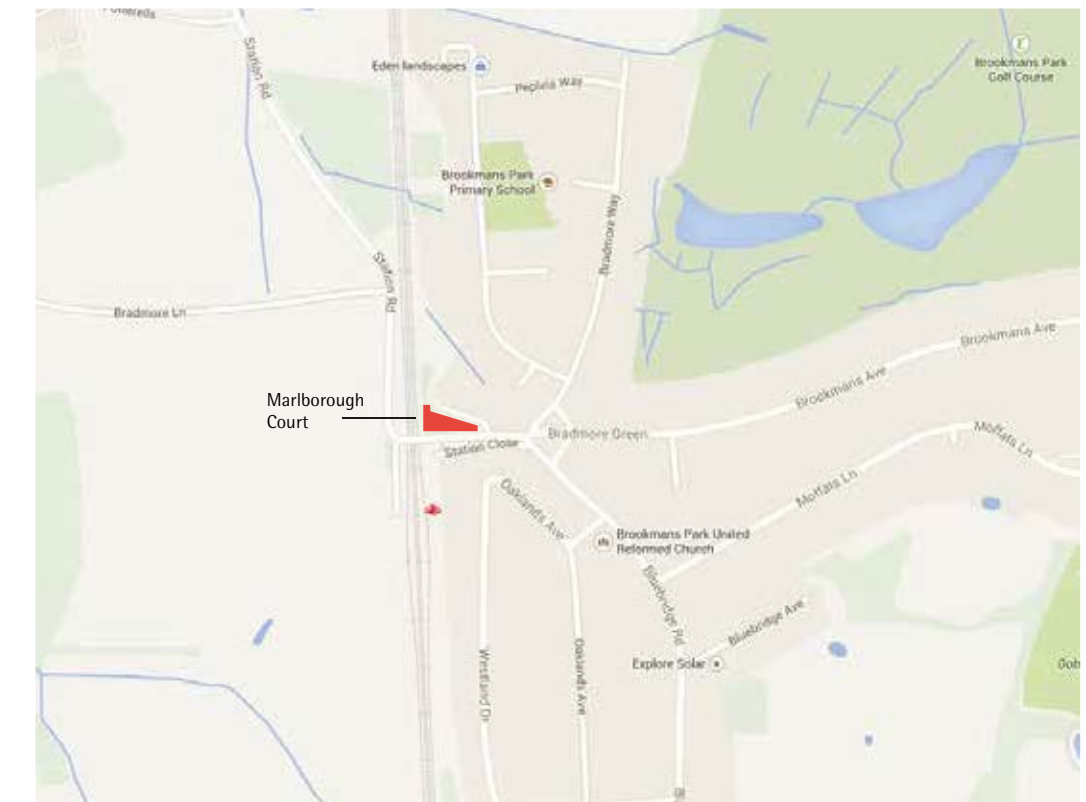
At Marlborough Court, everything you need is on your doorstep. With its enviable setting, neighbouring parkland and choice of leisure facilities, Marlborough Court offers a relaxed pace of life alongside all the convenience you would expect from a thriving modern town.

Whether travelling for work or leisure, Marlborough Court is superbly connected by both road and rail with Brookmans Park station less than 3 minutes walk away, offering regular services to Londons Kings Cross station in under 38 minutes.

The road network allows easy access to shopping centres' like the 'Galleria' at Hadfield - only 13 minutes by car, however if its your weekly shop for essentials there is a Co-op only a few minutes walk away or a short drive of 7 minutes to your local Sainsbury's store. For travel further afield, Luton Airport is accessible in under 30 minutes and with easy access to the motorway network, London Heathrow is only 42 minutes away.

For your sport and leisure needs - Brookmans Park Golf Club offering a full 18 hole course and Brookmans Park Tennis Club with 6 courts are only 3 minutes away from Marlborough Court.

Education facilities in the area are excellent with - Brookmans Park Primary School and Chancellor's High School both within minutes walking distance of Marlborough Court.



We believe it is our duty to ensure the development of luxury prestige homes is not only conducted responsibly but also with consideration for long term contribution to environmental matters.

ENVIRONMENTAL COMMITMENT



That's why at Magnacrest we make every effort to not only conform to, but seek to exceed, all the guidelines for the responsible development of new properties throughout every stage of the design, planning and construction of your new home.

From the outset, we follow an enhanced ecology philosophy with rigorous ecological assessments of our site prior to our development to ensure we improve the habitat as a result of our work. This informs our planting policies and other habitat enhancements to attract more species than before we started.

Through every aspect of our building process we are fully compliant with the high standards set in the new code for sustainable homes. Our commitment to this delivers sustainable drainage applications to capture and re-use rainwater where possible and minimise run-off.

We only use energy efficient system boilers and hot water storage systems, while our appliances are high specification yet highly responsible. All fridges and freezers are A+ energy efficiency rated, washing machines and dryers at least A rated and all washer dryers B rated.

We embrace new technologies and innovations to ensure we provide homes that balance luxury and indulgence with responsibility. All apartments have energy monitors to provide up to the minute information of the energy use, whilst the use of photovoltaic cells capture the sun's energy and convert it to electricity to further contribute to the overall efficiency of Marlborough Court.

Finally, we embrace all the principles of the Lifetime Homes standard which guides inclusivity, accessibility, adaptability, sustainability and good value to achieve a High Lifetime Homes rating. This standard is widely respected for ensuring the comfort and convenience of new homes as well as it's ability to support the changing needs of individuals and families at different stages of life.

Malborough Court is the latest select development in the Hertfordshire area planned, designed and created by the specialists at Magnacrest.

WHY MAGNACREST?



Magnacrest have earned an enviable reputation for creating prestigious new homes with a unique design led philosophy. We continue to set the standards by which luxury houses and apartments are judged.

Our long standing involvement in North London ensures our developments not only respect the history and tradition of the area, but also contribute to its continued prestige and reputation as one of the most desirable residential areas.

We have been a fully registered NHBC Builders and Developers since 1995 and also pride ourselves on our status of a Considerate Contractor and apply unprecedented levels of care and attention to detail to every aspect of the work we do to ensure our bespoke high quality homes will delight our clients for many years.

Our experienced development team have once again focused their enviable expertise into crafting a unique range of individual, luxury houses and apartments at Brookmans Park.



The creation of prestige luxury living demands the highest standards throughout and with Marlborough Court we have spared no expense.



IMPRESSIVE SPECIFICATION



Every element of the high specifications within Marlborough Court will reflect our bespoke, design led philosophy.

COMMUNAL AREAS: Apartments

Impressive Glass entrance foyer.

Professional designed landscaped gardens.

KONE lift to all floors.

Video entry phone system.

Proximity tag entry system.

Individual secure letter boxes.

SECURITY: All

Mains operated smoke detectors throughout.

Intruder alarms in all plots.

All plots pre-wired for integrated Sonos audio system and Sky plus.



KITCHEN:

Integrated units with a choice of styles.

A choice of granite worktops throughout.

Tiled floors.

Down lighters throughout.

Fully integrated Neff appliances including double oven, hob with matching stainless steel hood, fridge freezer, washer dryer, dishwasher and microwave. Some exceptions where utility room exists – please refer to sales consultant for individual specification.

EN SUITE AND FAMILY BATHROOMS:

Fully tiled.

Down lighters throughout.

Extractor fan and shaver socket.

Chrome heated towel rail.

Duravit ceramic white goods and Crosswater taps.

BEDROOMS:

TV and BT points.

Down lighters.

HEATING:

Gas fired underfloor heating to ground and first floors. Radiators to second floor.

Mains pressure water via mega flow.

TERRACES AND BALCONIES:

Paving slabs to all terraces.

CAR PARKING:

A mix of garages and parking.

LEASE AND WARRANTY:

Apartments come with a 125 year lease.

Freehold with Townhouses.

10 year NHBC warranty.

MARLBOROUGH COURT PLANS



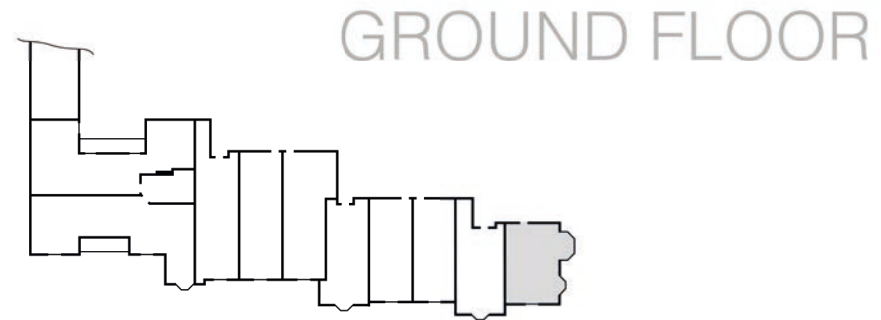
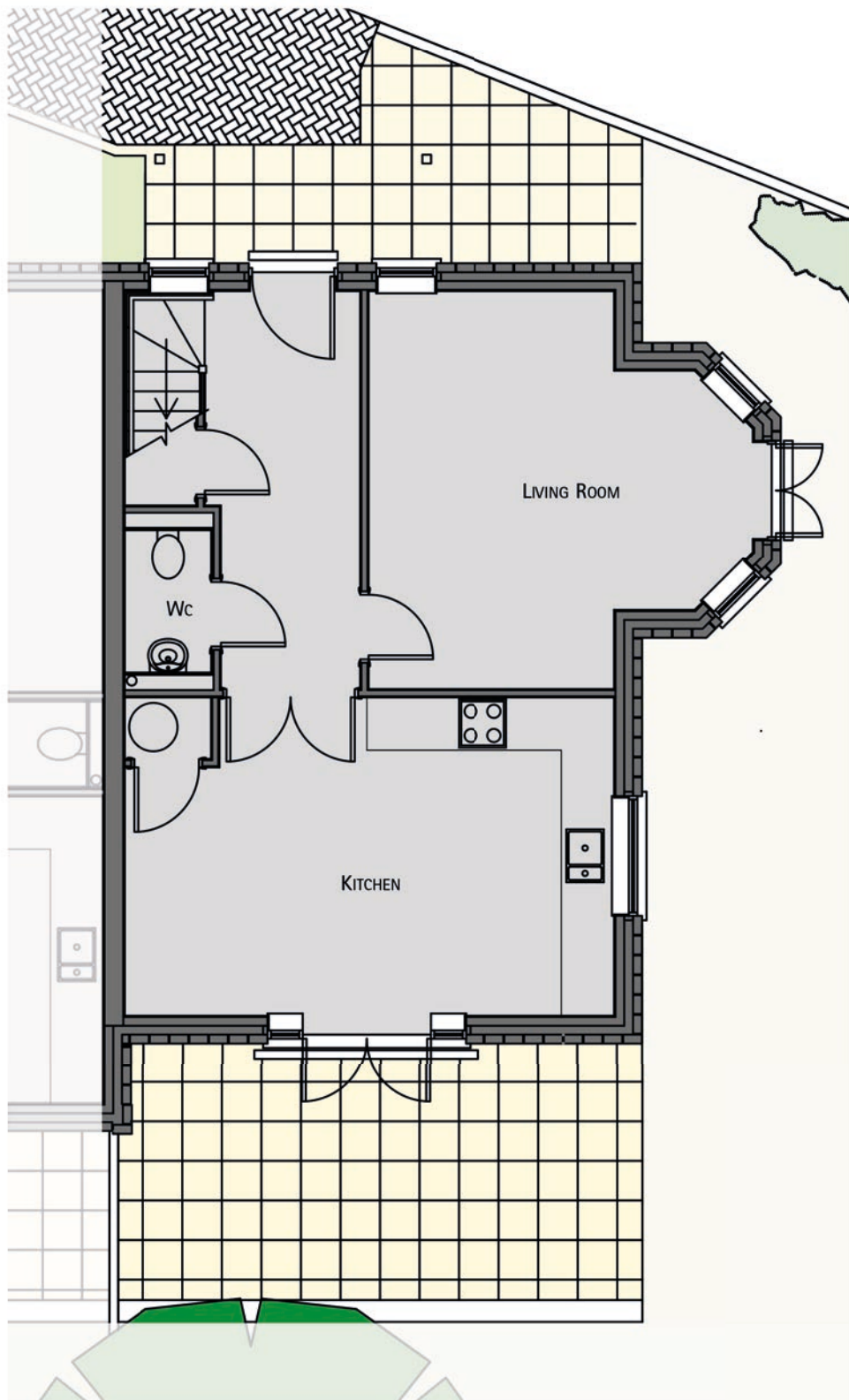
Each of the individual apartments has been designed to provide unique luxury living in an environment of prestige and exclusivity.

UNIT 1

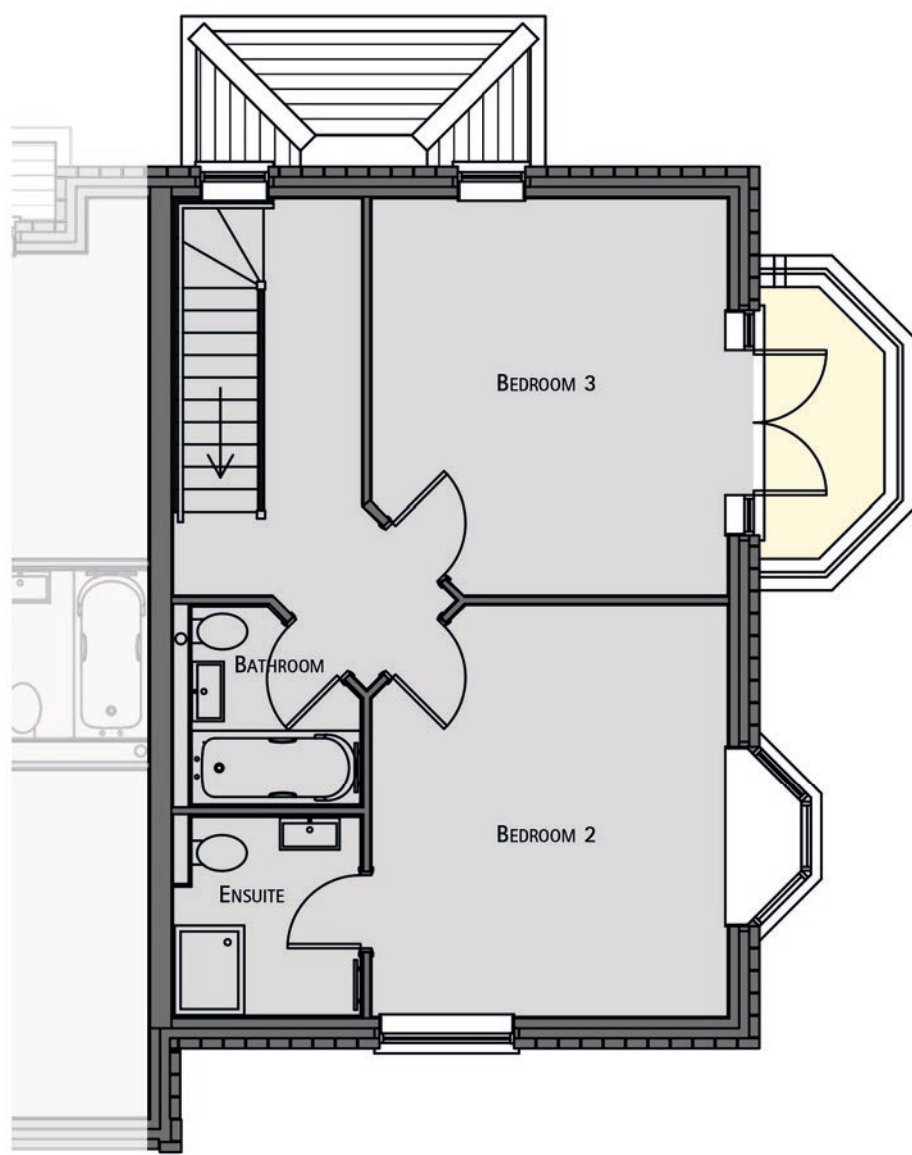
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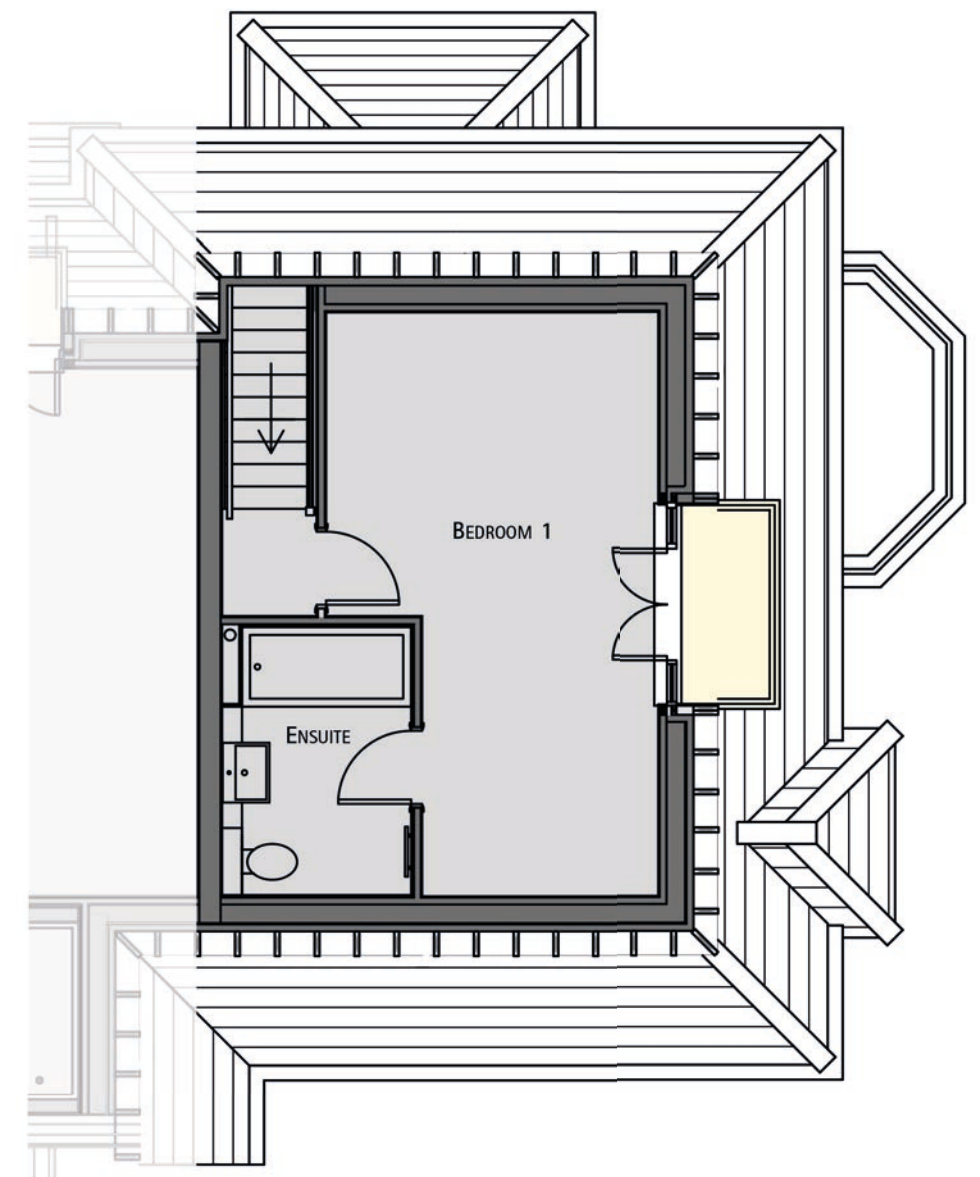
LIVING ROOM	4.53m x 4.38m	14'10" x 14'4"
KITCHEN	5.58m x 3.62m	19'3" x 11'10"
BEDROOM 1	5.88m x 3.35m	19'3" x 10'11"
ENSUITE	2.69m x 1.90m	8'10" x 6'3"
BEDROOM 2	4.15m x 3.59m	13'7" x 11'9"
ENSUITE	1.99m x 1.86m	6'6" x 6'1"
BEDROOM 3	4.00m x 3.59m	13'1" x 11.9'
BATHROOM	2.00m x 1.88m	6'6" x 6'2"



FIRST FLOOR



SECOND FLOOR

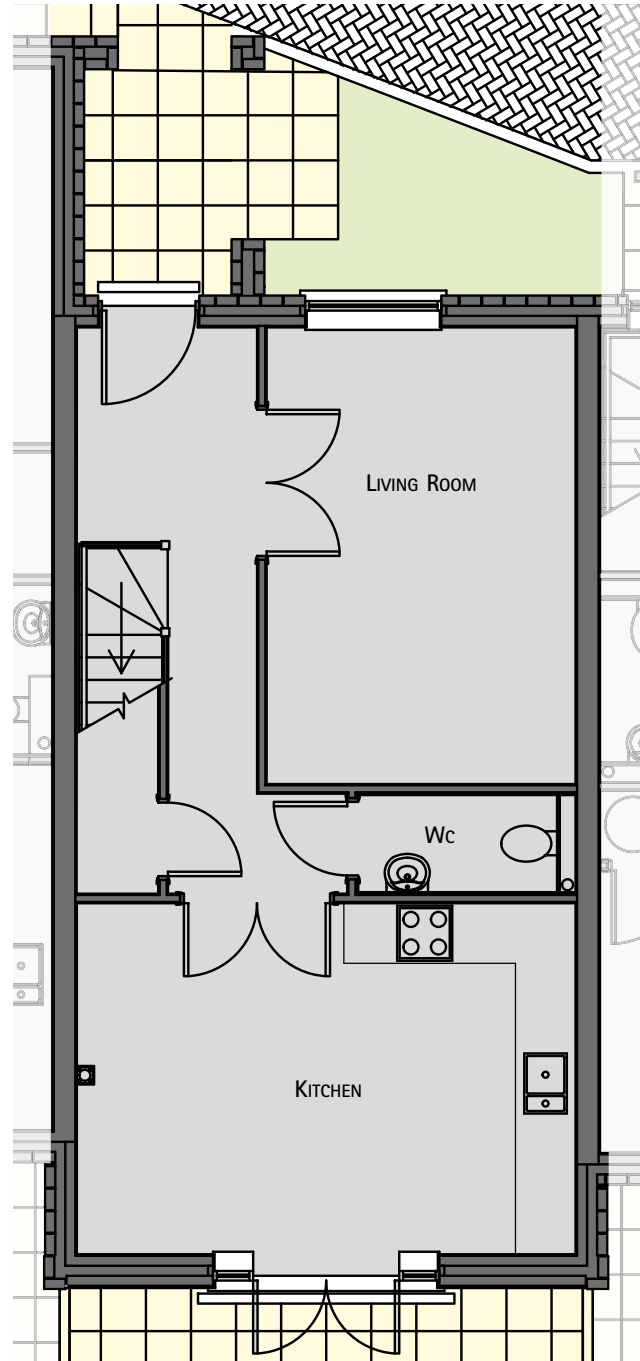


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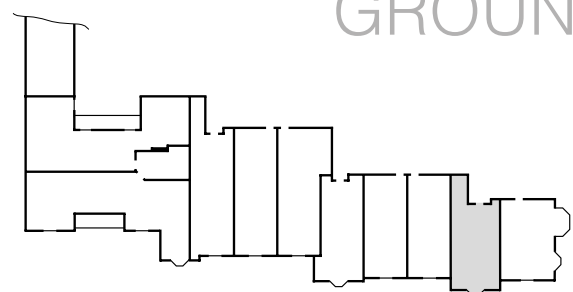
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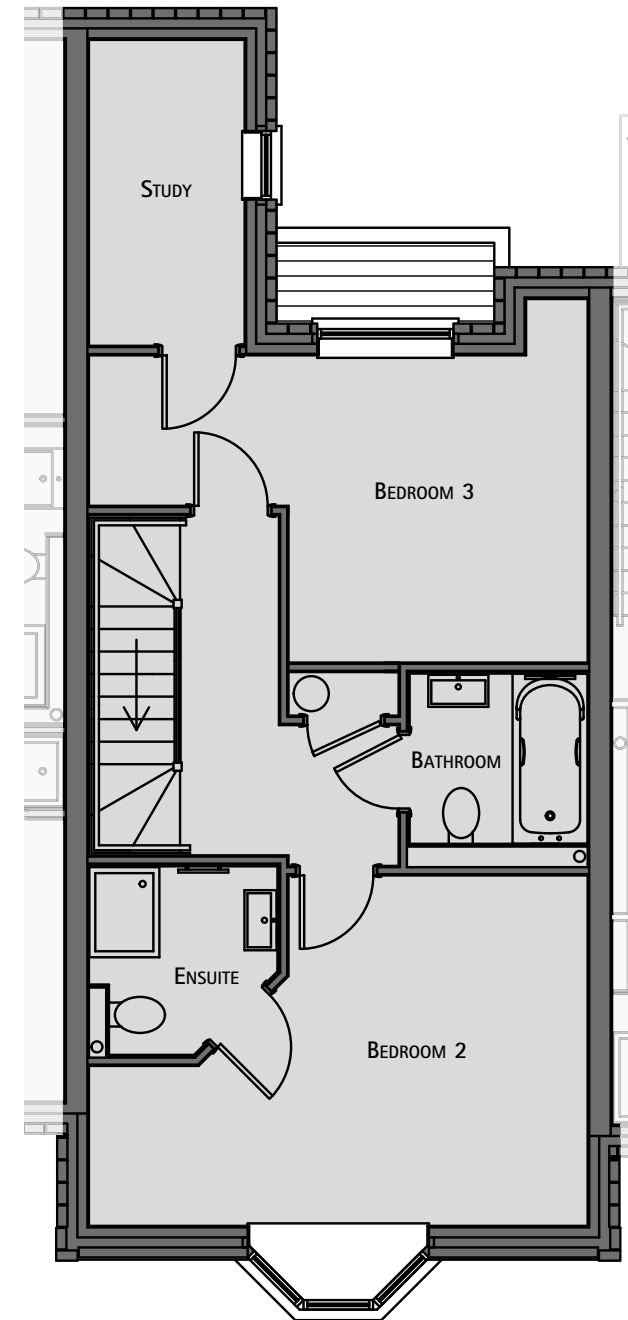
LIVING ROOM	4.56m x 3.08m	14'11" x 10'1"
KITCHEN	4.98m x 3.51m	16'4" x 11'6"
STUDY	3.06m x 1.56m	10' x 5'1"
BEDROOM 1	5.32m x 3.94m	17'5" x 12'11"
ENSUITE	2.36m x 2.09m	7'9" x 6'10"
BEDROOM 2	4.98m x 3.50m	16'4" x 11'5"
ENSUITE	1.88m x 1.88m	6'2" x 6'2"
BEDROOM 3	4.90m x 3.63m	16' x 11'11"
BATHROOM	1.92m x 1.79m	6'3" x 5'10"



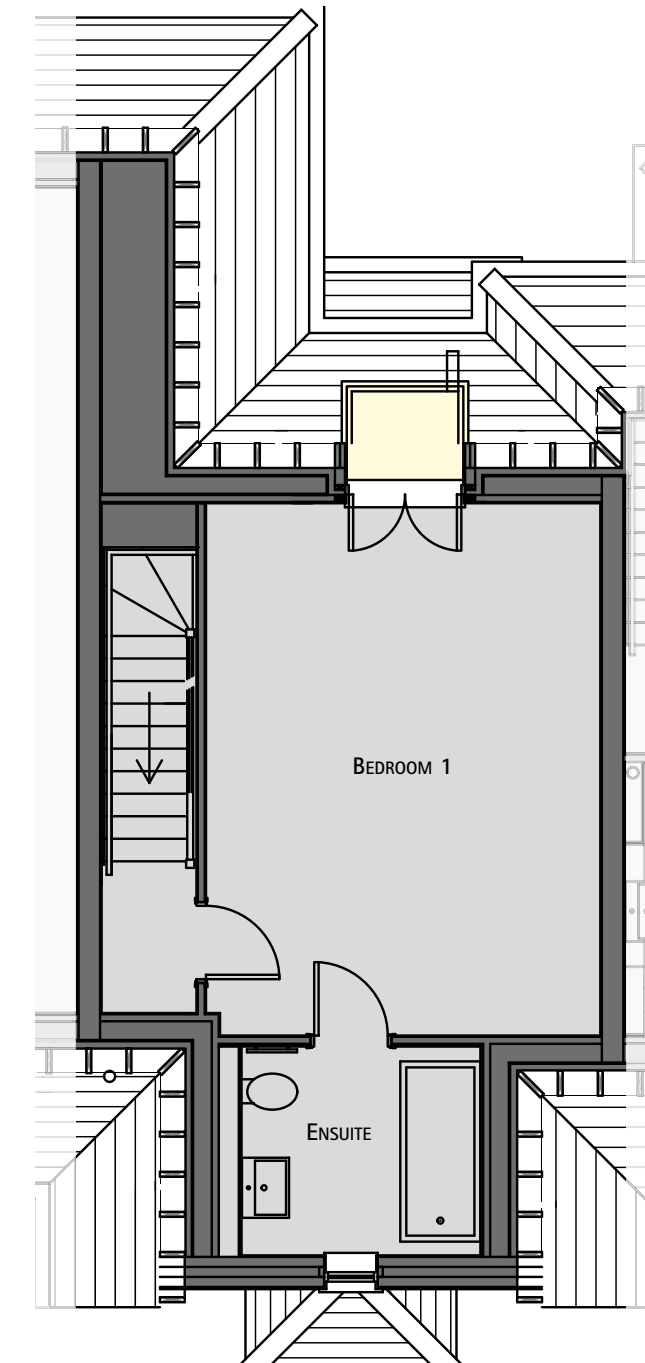
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

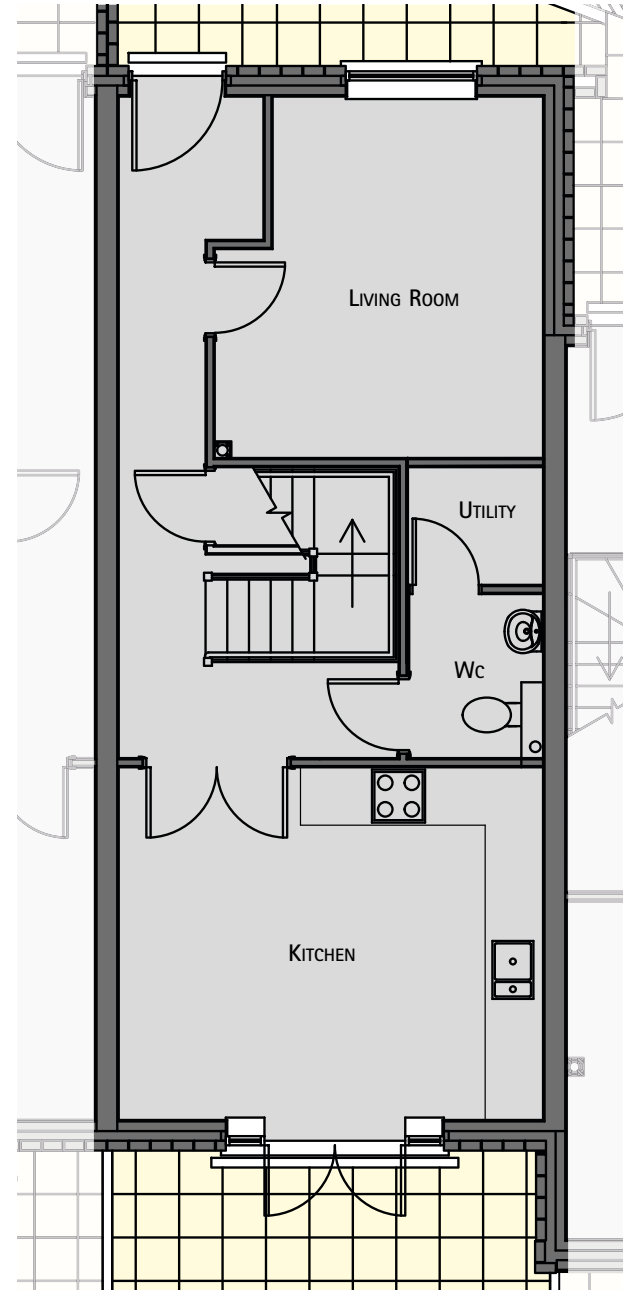


UNIT 3

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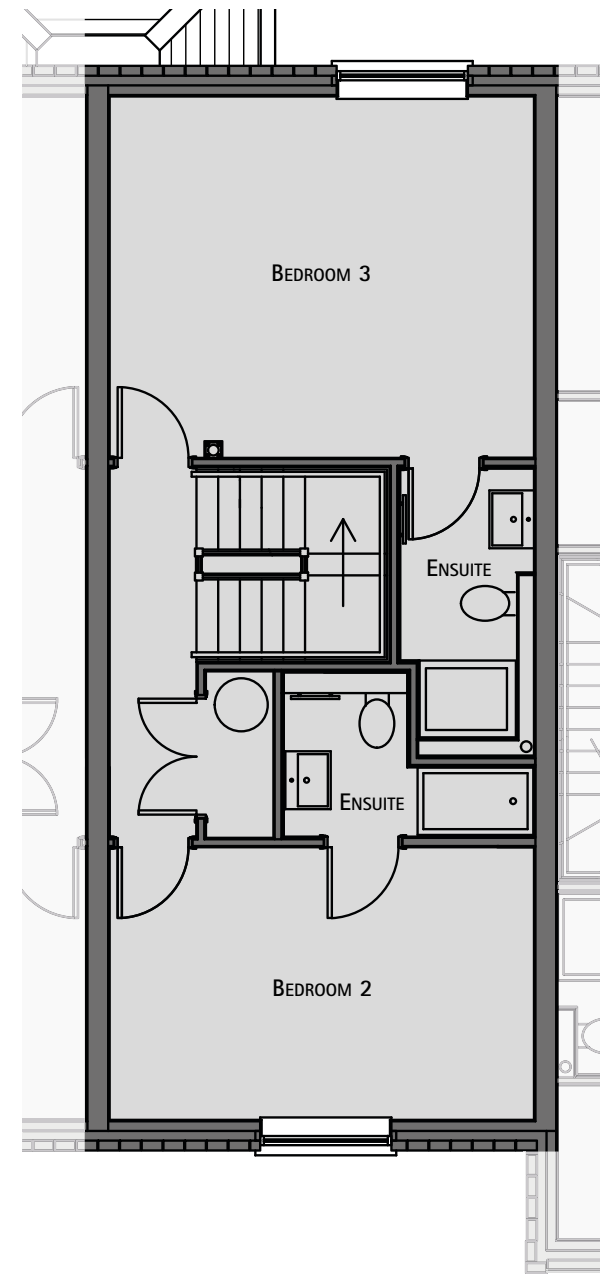
LIVING ROOM	3.75m x 3.40m	12'3" x 11'1"
KITCHEN	4.40m x 3.66m	14'5" x 12'
BEDROOM 1	4.40m x 3.47m	14'5" x 11'4"
DRESSING	2.56m x 1.90m	8'4" x 6'2"
ENSUITE	2.39m x 2.33m	7'10" x 7'7"
BEDROOM 2	4.40m x 2.83m	14'5" x 9'3"
ENSUITE	2.59m x 1.70m	8'6" x 5'7"
BEDROOM 3	4.40m x 3.75m	14'5" x 12'3"
ENSUITE	1.99m x 1.39m	6'6" x 4'6"



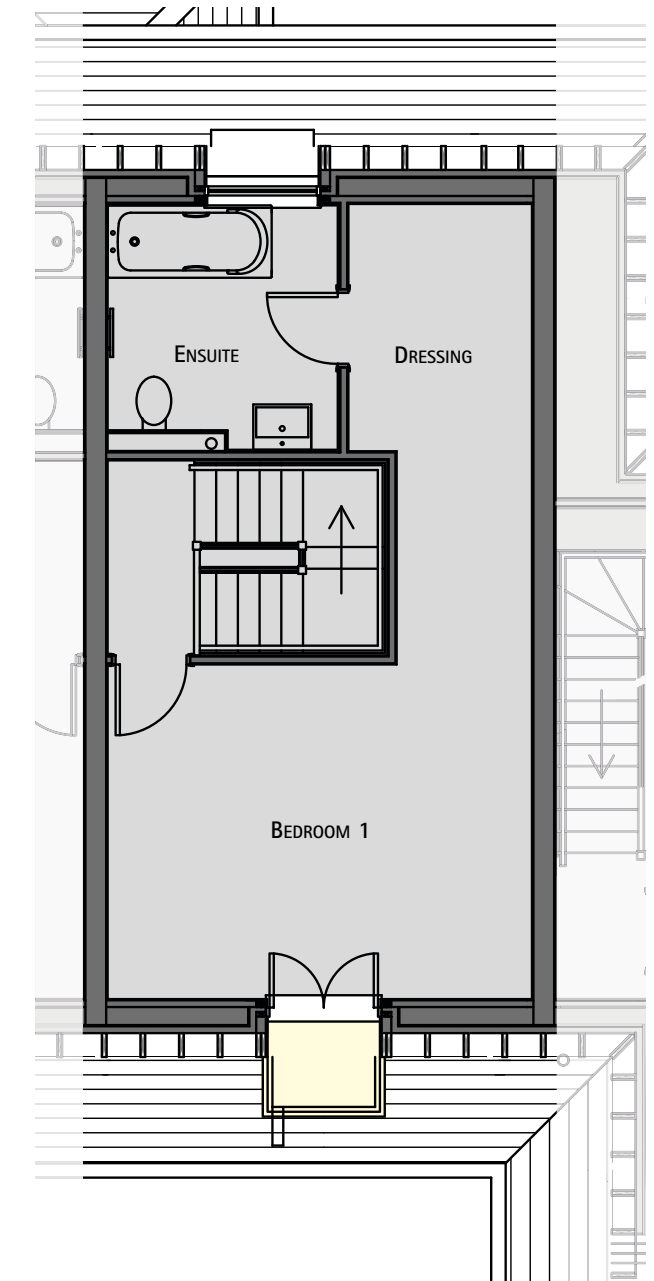
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

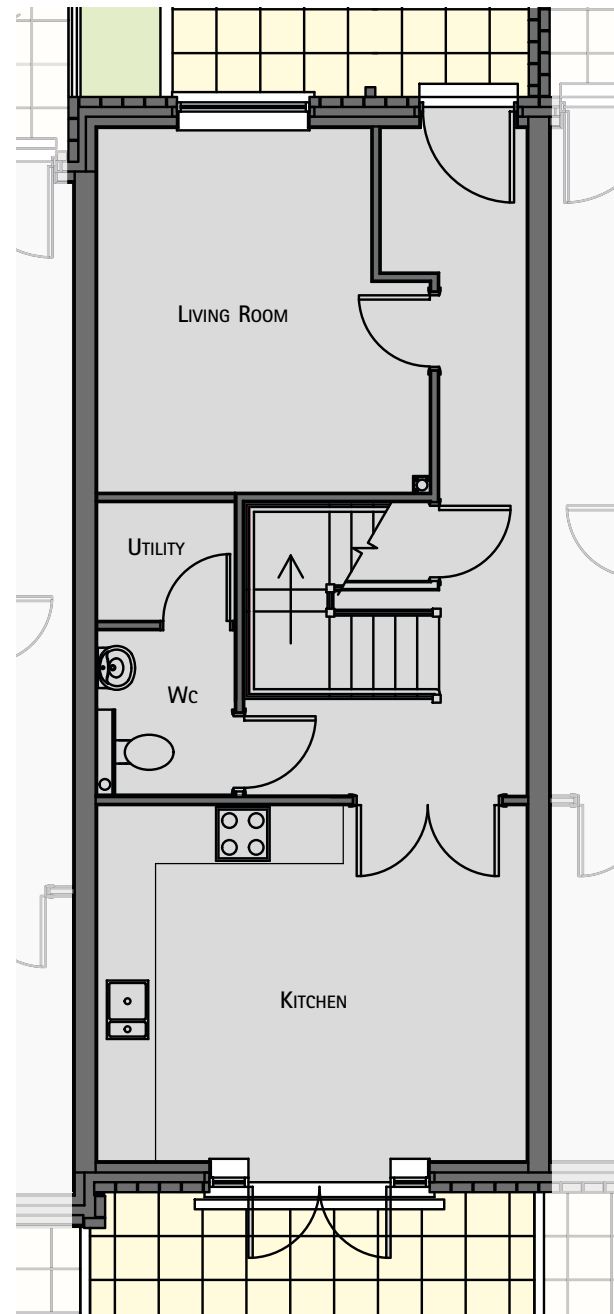


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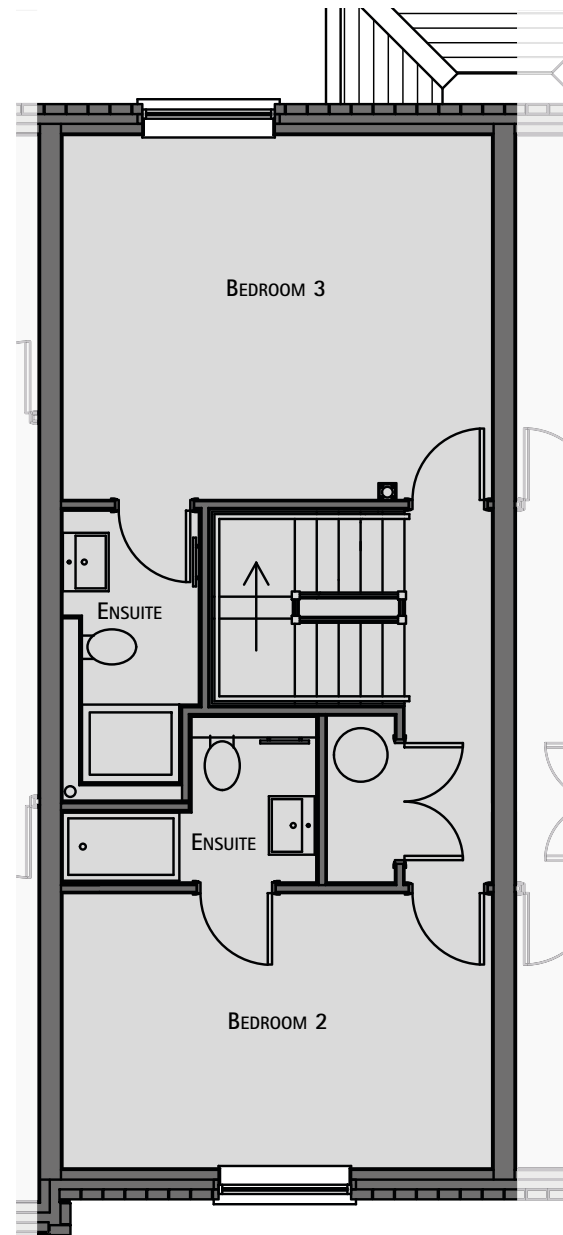
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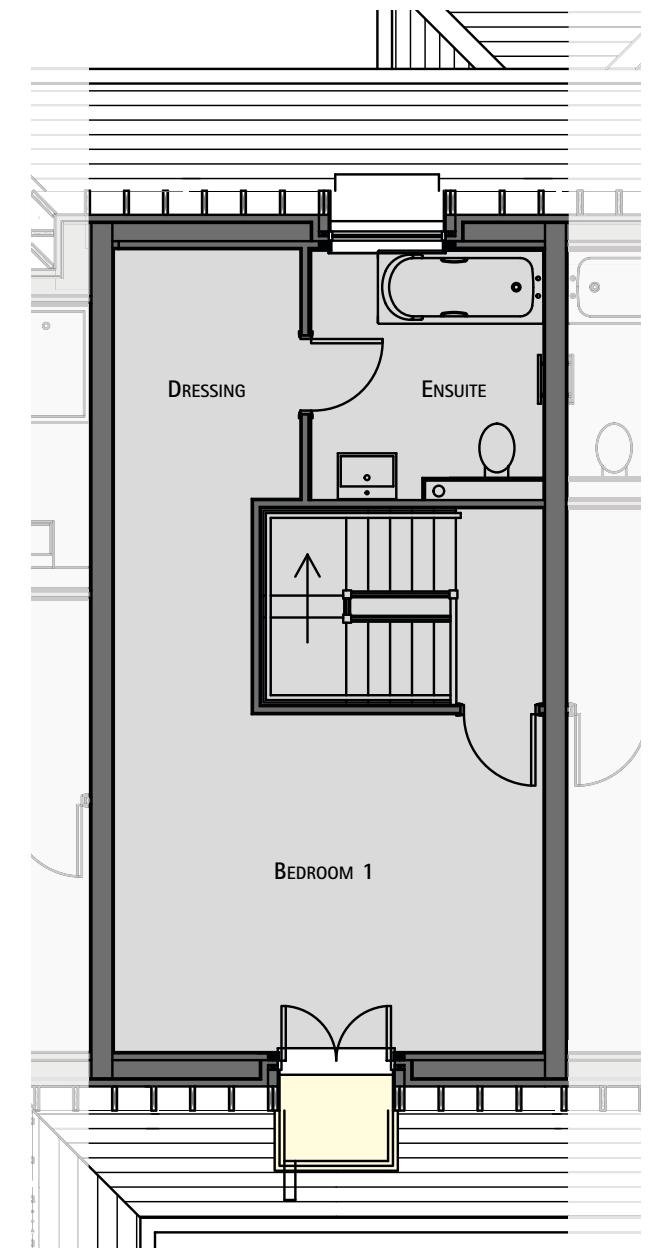
LIVING ROOM	3.75m x 3.43m	12'3" x 11'3"
KITCHEN	4.41m x 3.66m	14'5" x 12'
BEDROOM 1	4.41m x 3.47m	14'5" x 11'5"
DRESSING	2.56m x 1.92m	8'4" x 6'3"
ENSUITE	2.39m x 2.33m	7'10" x 7'8"
BEDROOM 2	4.41m x 2.83m	14'5" x 9'3"
ENSUITE	2.60m x 1.70m	8'5" x 5'7"
BEDROOM 3	4.41m x 3.75m	14'5" x 12'4"
ENSUITE	2.79m x 1.40m	9'2" x 4'7"



FIRST FLOOR



SECOND FLOOR

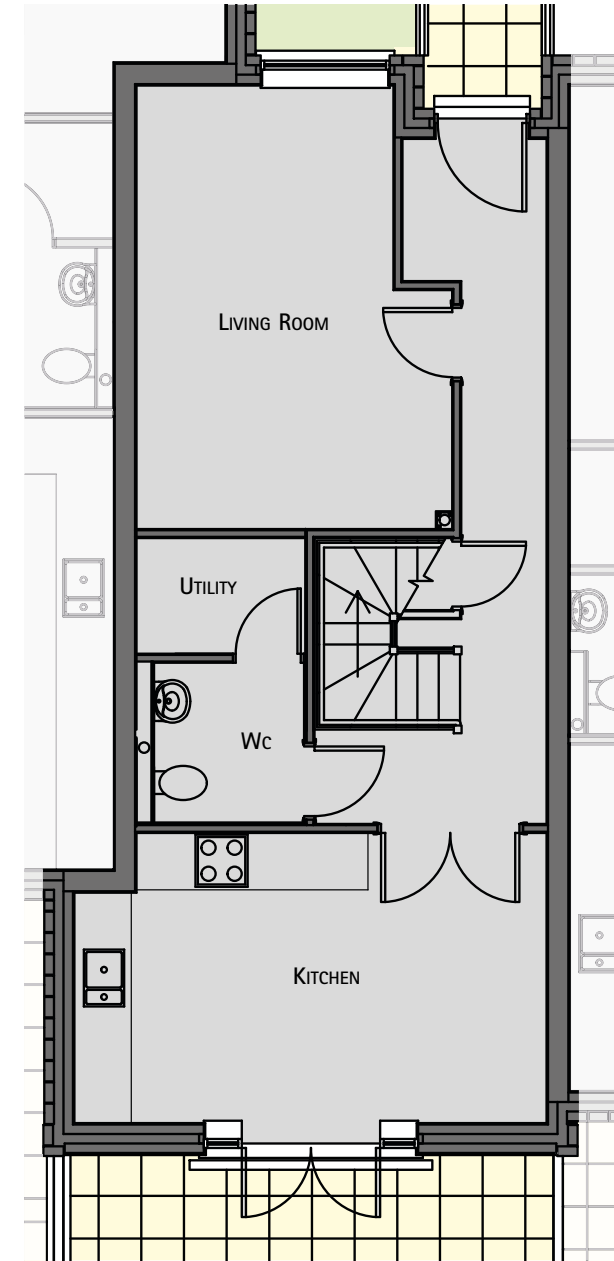


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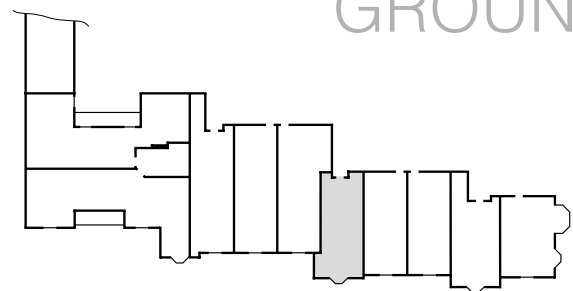
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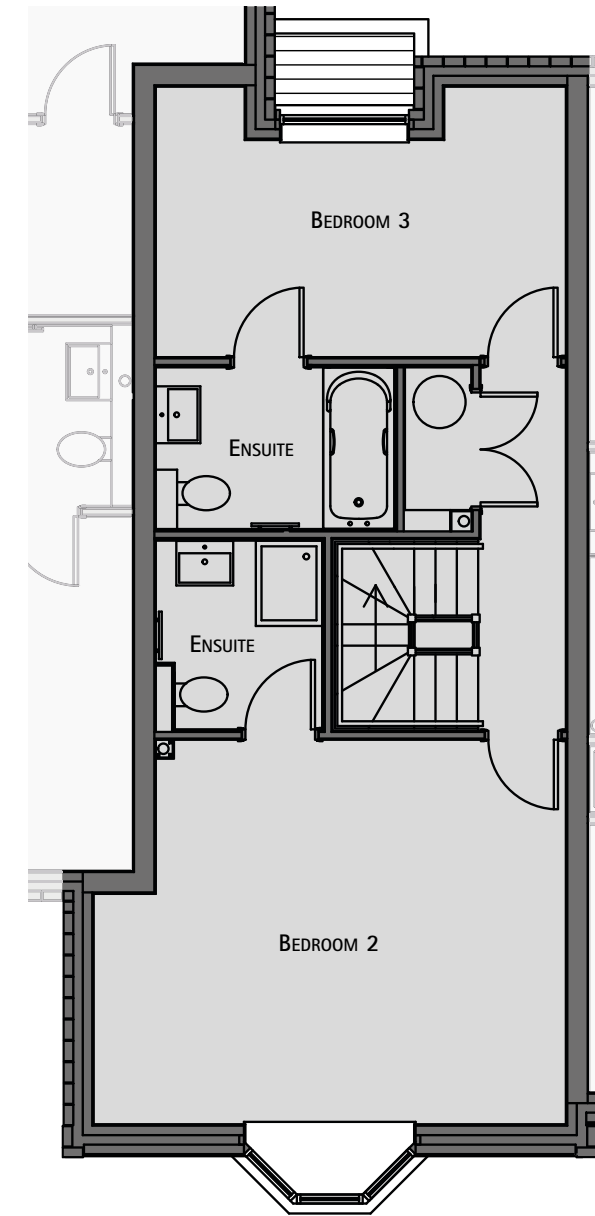
LIVING ROOM	4.68m x 3.33m	15'4" x 10'11"
KITCHEN	4.98m x 3.06m	16'4" x 10'
BEDROOM 1	4.40m x 4.06m	14'5" x 13'4"
DRESSING	3.03m x 1.46m	9'11" x 4'9"
ENSUITE	2.75m x 2.69m	9' x 8'10"
BEDROOM 2	4.98m x 4.06m	16'4" x 13'4"
ENSUITE	1.99m x 1.77m	6'6" x 5'10"
BEDROOM 3	4.33m x 2.85m	14'2" x 9'4"
ENSUITE	2.52m x 1.70m	8'3" x 5'7"



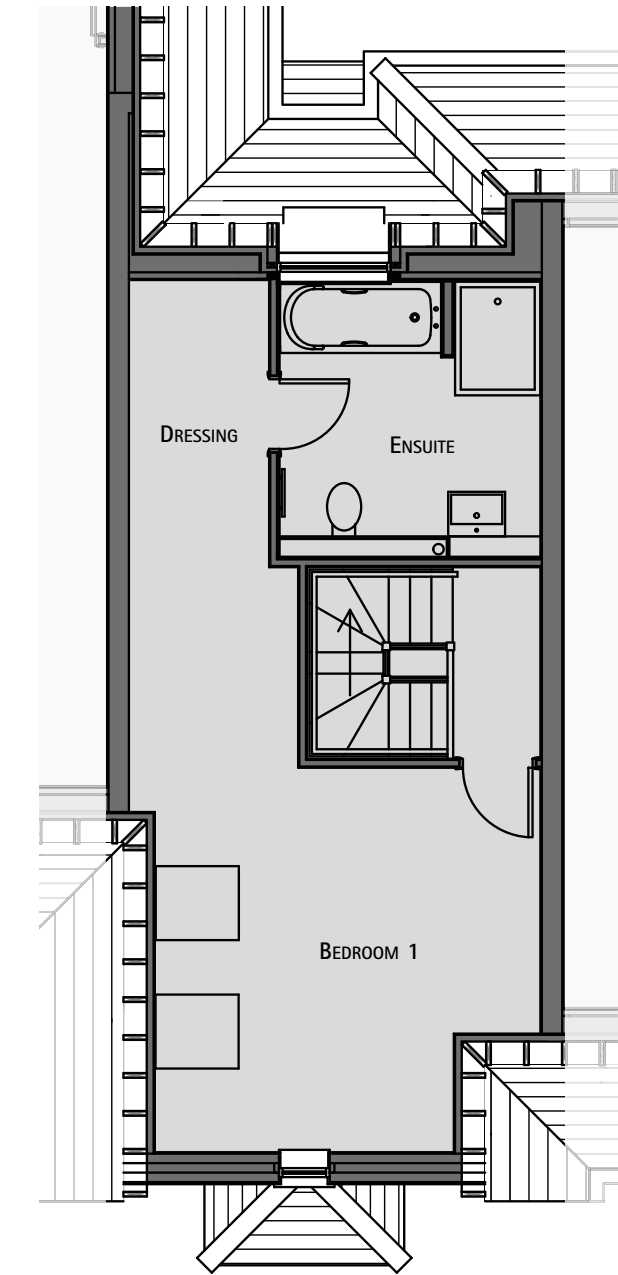
GROUND FLOOR



FIRST FLOOR



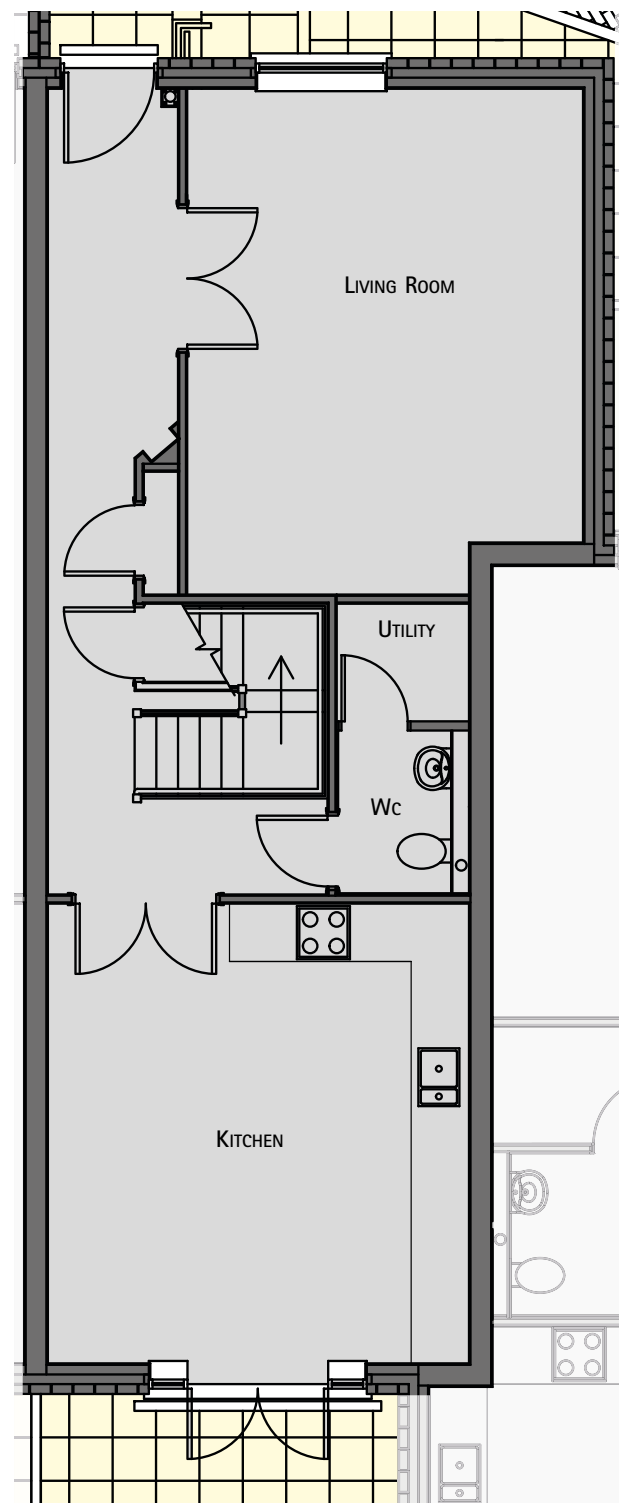
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UNIT 6



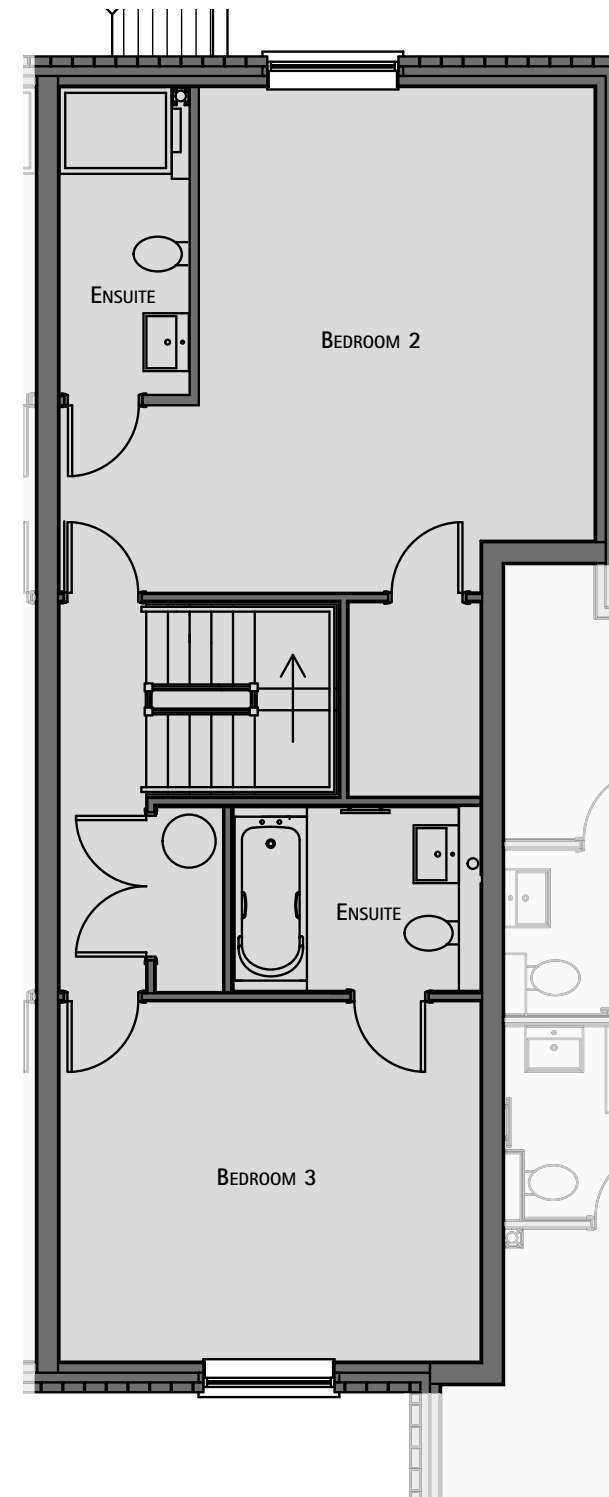
LIVING ROOM	4.71m x 4.11m	15'5" x 13'6"
KITCHEN	4.77m x 4.37m	15'8" x 14'4"
BEDROOM 1	4.58m x 4.37m	15' x 14'4"
DRESSING	4.05m x 2.39m	13'3" x 7'10"
ENSUITE	2.91m x 1.87m	9'7" x 6'2"
BEDROOM 2	5.55m x 5.25m	18'2" x 17'3"
ENSUITE	3.21m x 1.35m	10'6" x 4'5"
BEDROOM 3	4.37m x 3.74m	14'4" x 12'3"
ENSUITE	2.56m x 1.91m	8'5" x 6'3"



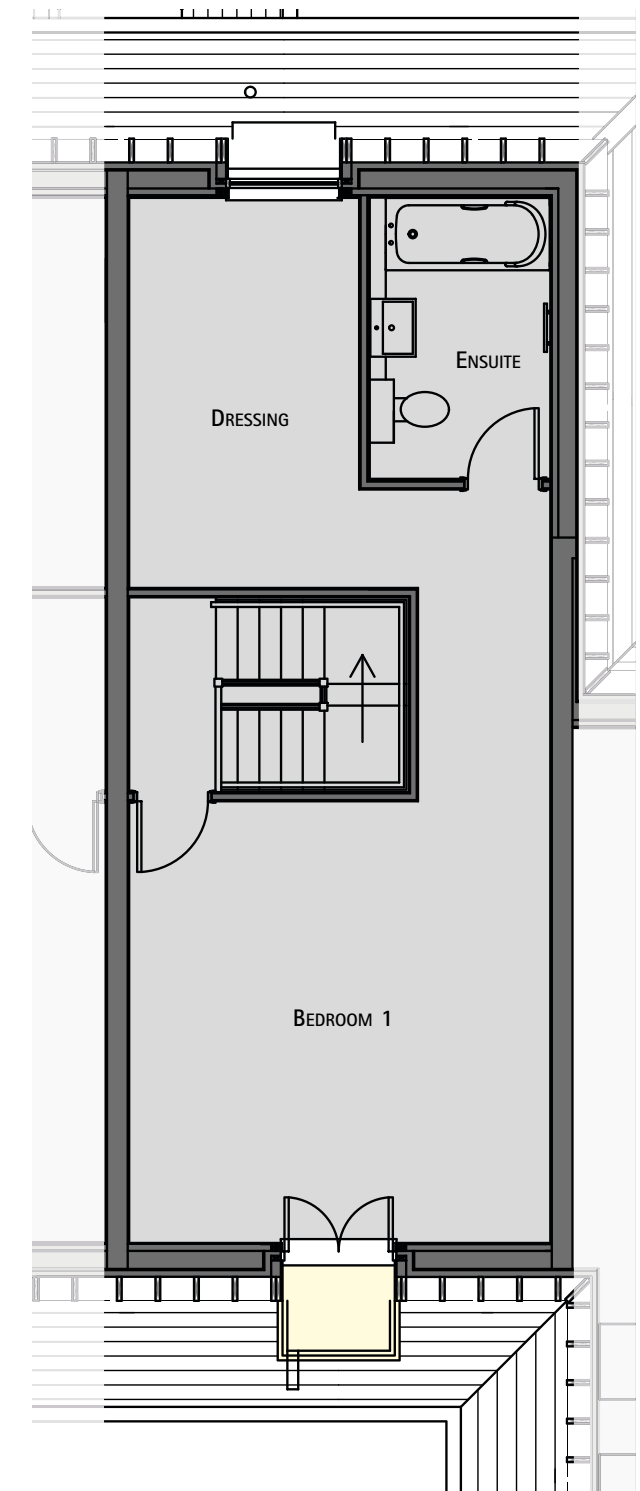
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

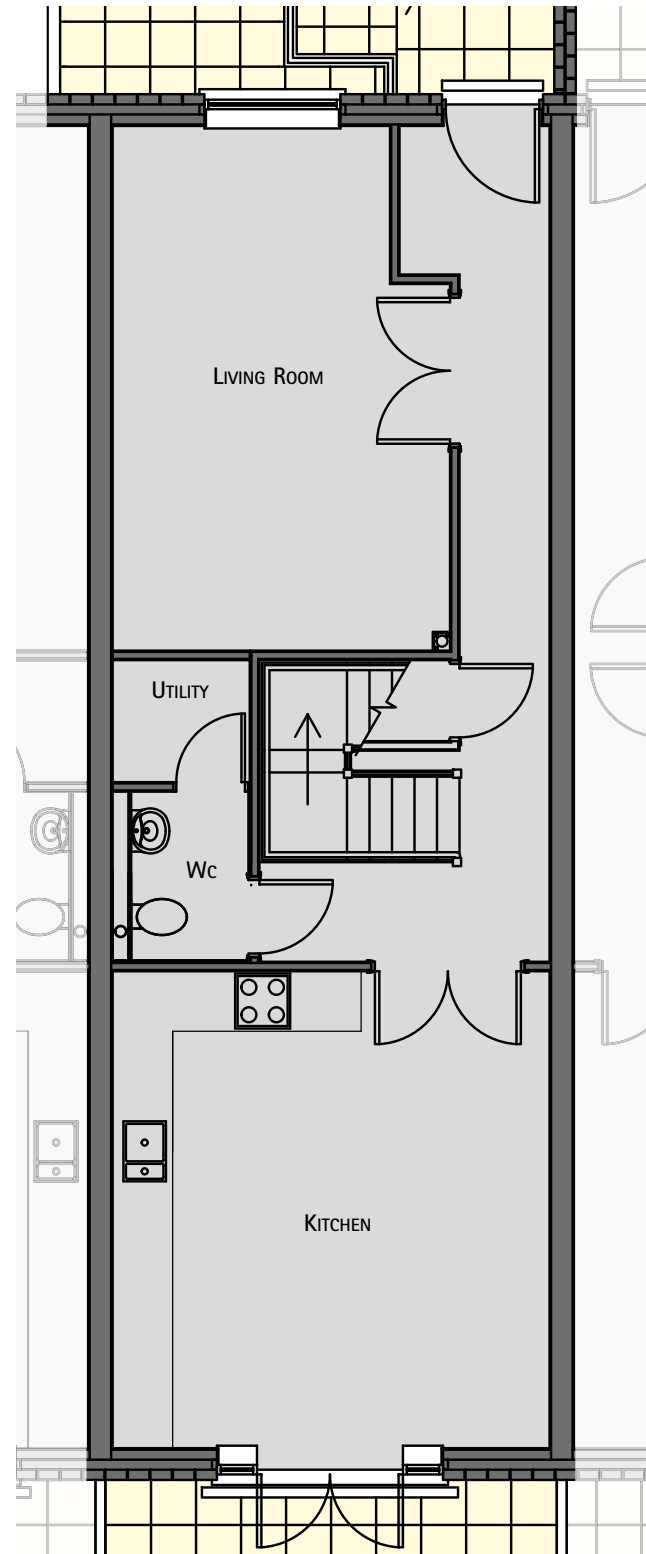


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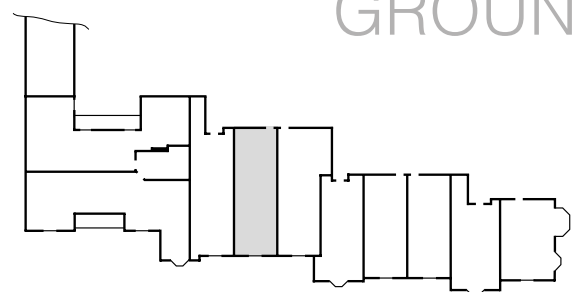
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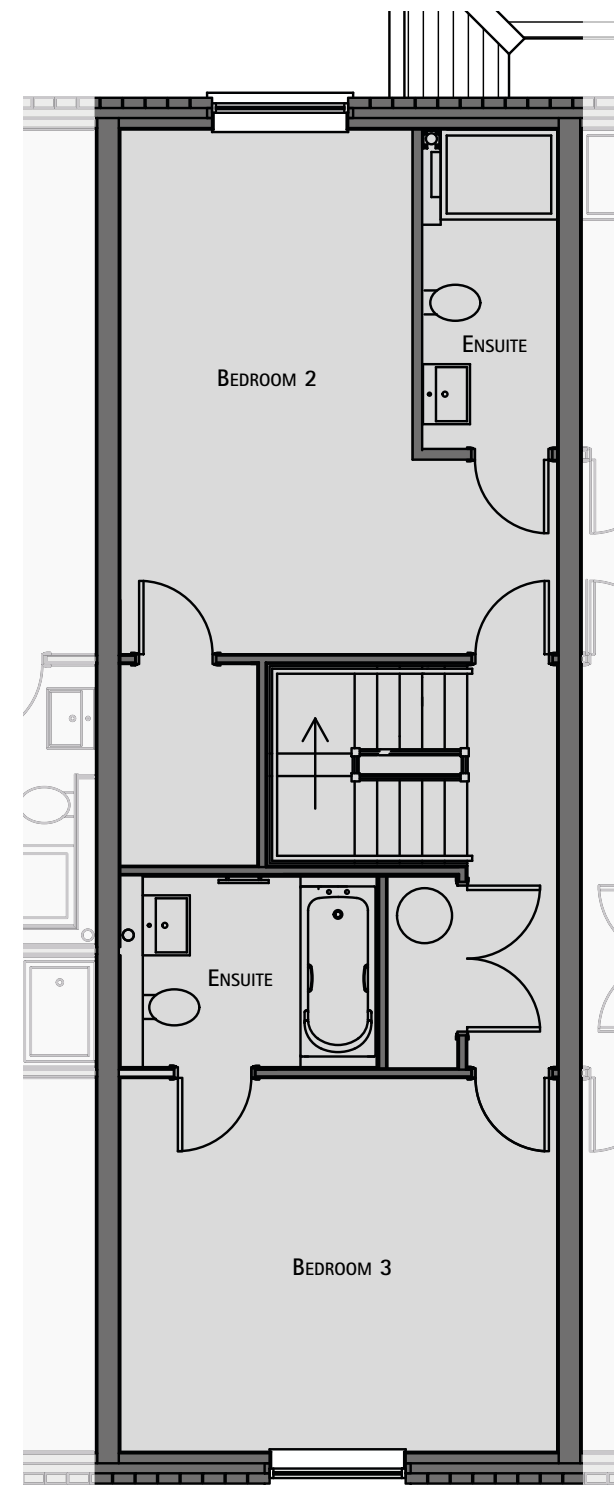
LIVING ROOM	5.25m x 3.37m	17'3" x 11'1"
KITCHEN	4.77m x 4.37m	15'8" x 14'4"
BEDROOM 1	4.58m x 4.37m	15'0" x 14'4"
DRESSING	4.05m x 2.39m	13'3" x 7'10"
ENSUITE	2.91m x 1.87m	9'7" x 6'2"
BEDROOM 2	5.25m x 4.37m	17'3" x 14'4"
ENSUITE	3.21m x 1.35m	10'6" x 4'5"
BEDROOM 3	4.37m x 3.74m	14'4" x 12'3"
ENSUITE	2.56m x 1.91m	8'5" x 6'3"



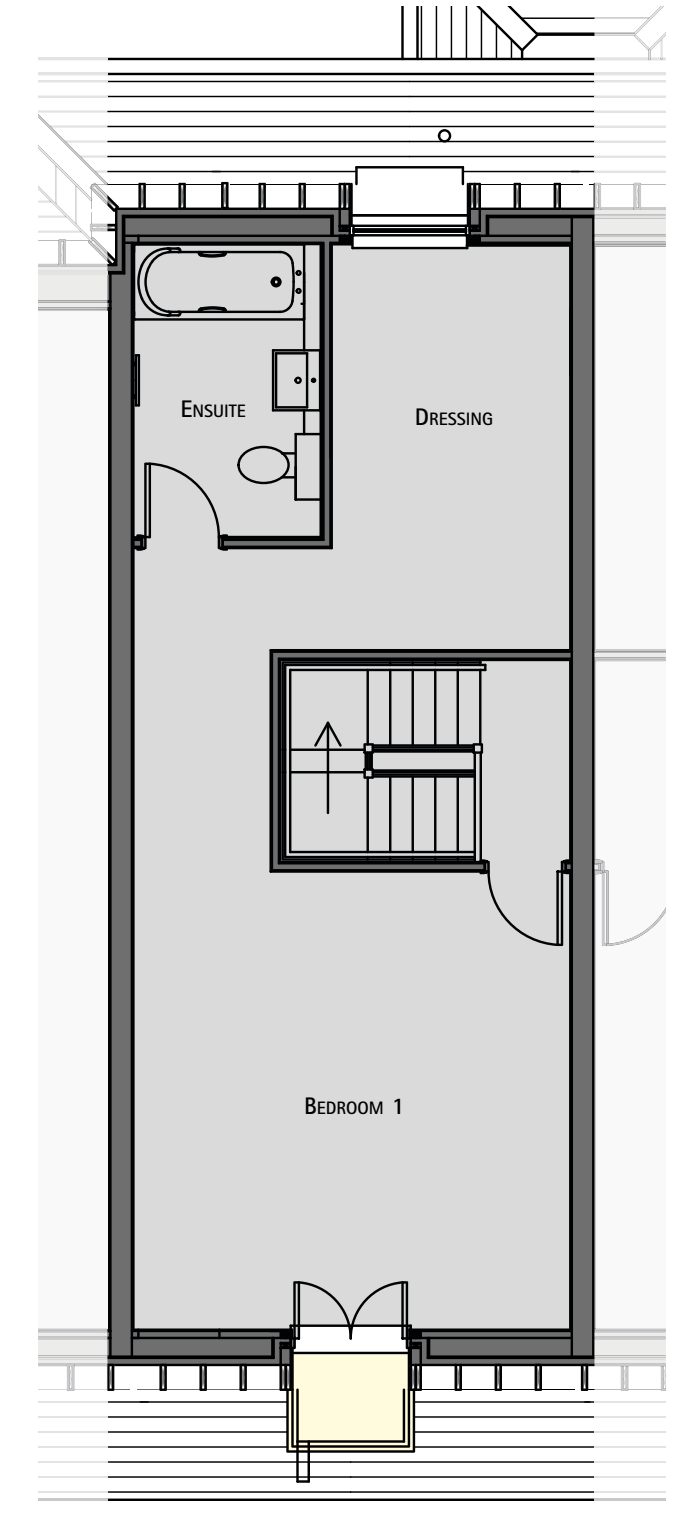
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

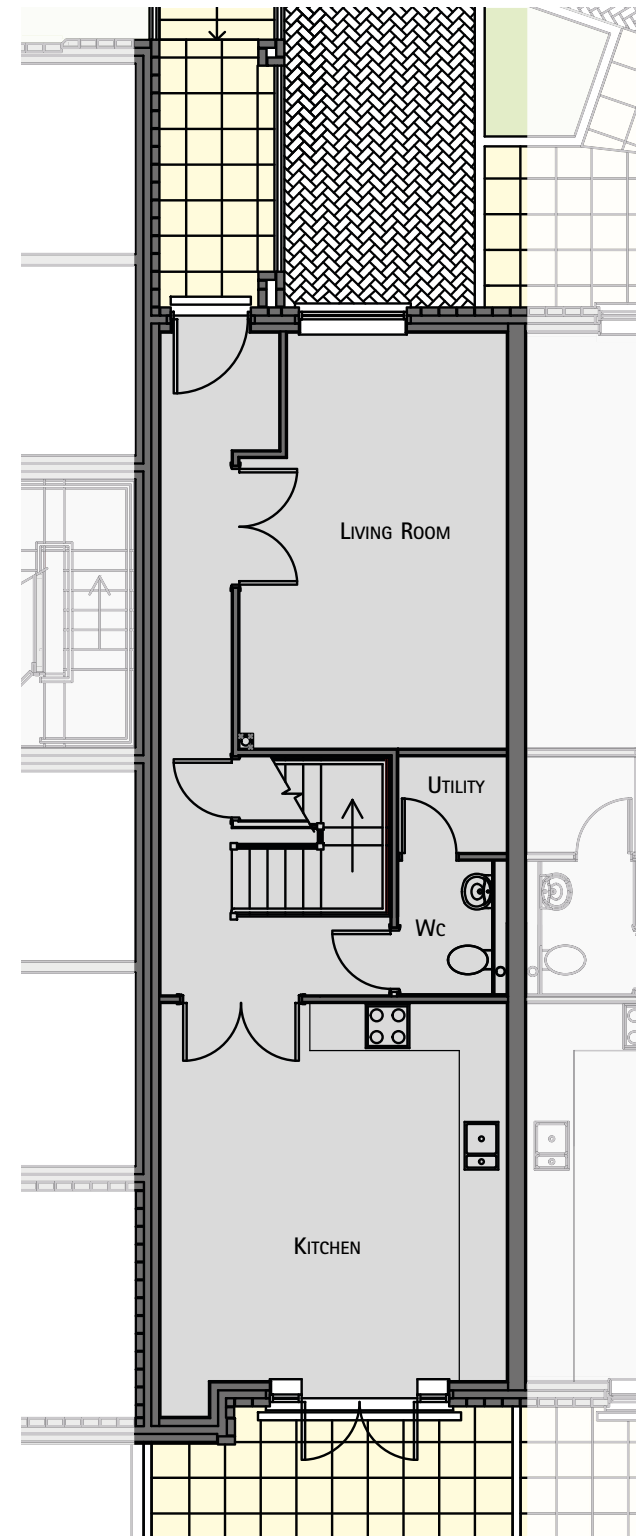


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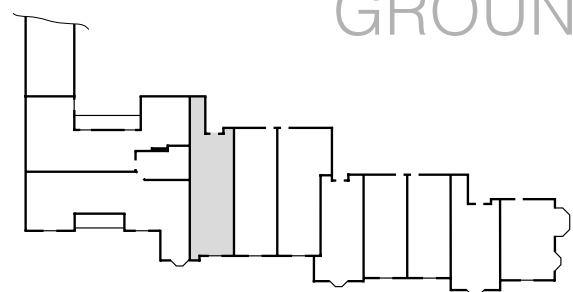
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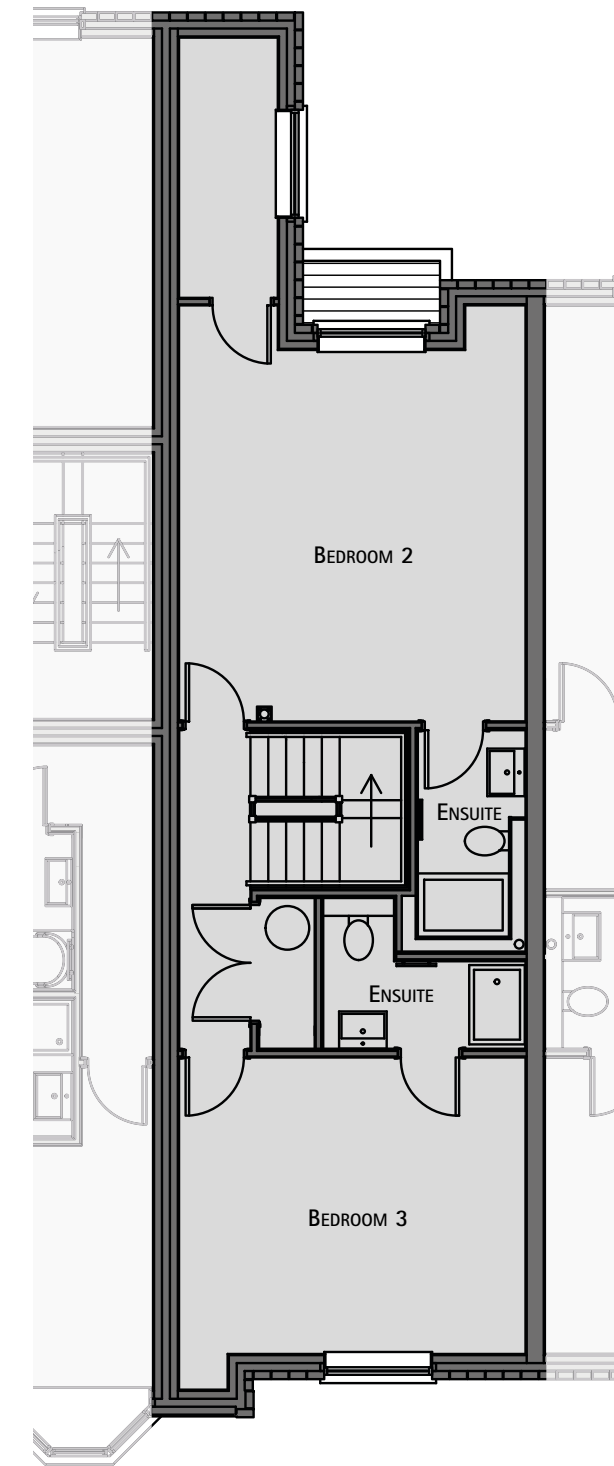
LIVING ROOM	5.25m x 3.37m	17'3" x 11'1"
KITCHEN	4.77m x 4.37m	15'8" x 14'4"
BEDROOM 1	4.59m x 4.36m	15'1" x 14'4"
DRESSING	3.39m x 2.54m	11'1" x 8'4"
ENSUITE	3.16m x 1.71m	10'4" x 5'7"
BEDROOM 2	5.25m x 4.37m	17'3" x 14'4"
ENSUITE	2.60m x 1.36m	8'6" x 4'5"
BEDROOM 3	4.37m x 3.74m	14'4" x 12'3"
ENSUITE	2.55m x 1.90m	8'4" x 6'3"



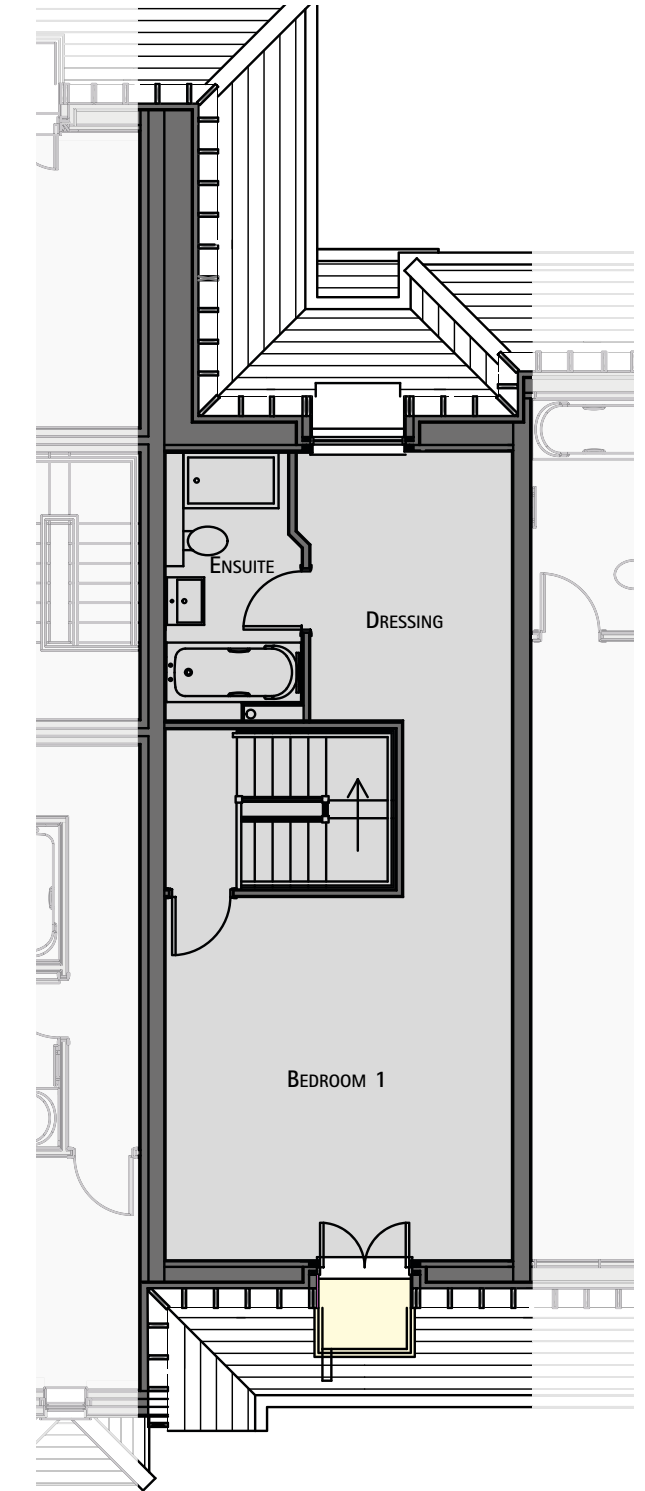
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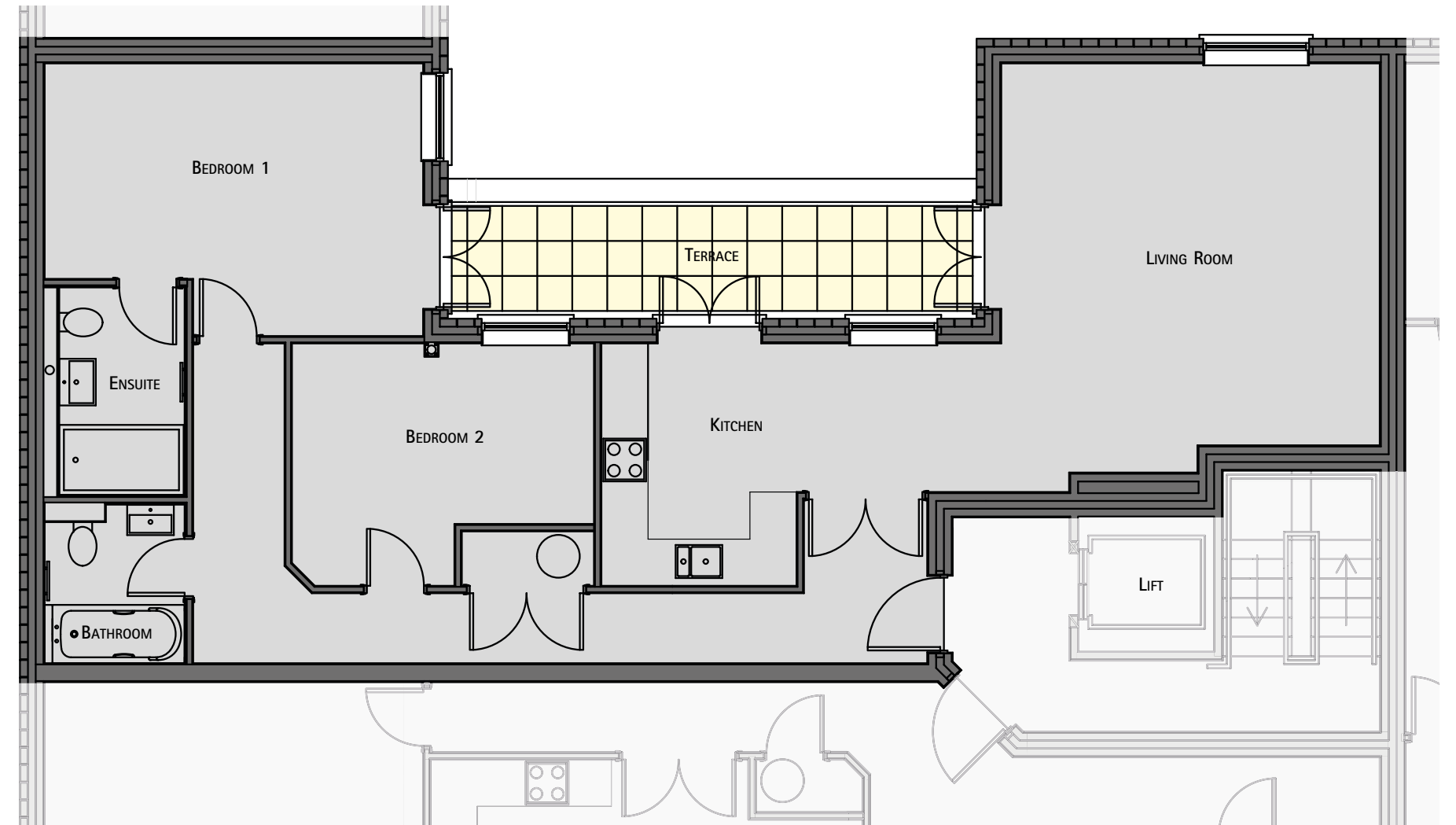
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SECOND FLOOR

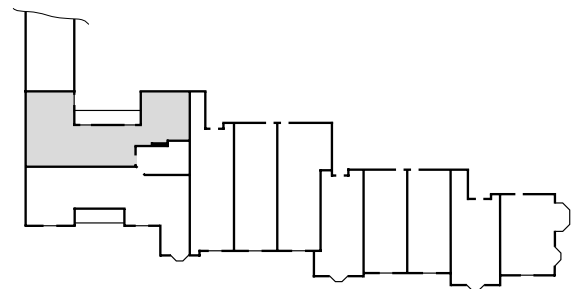


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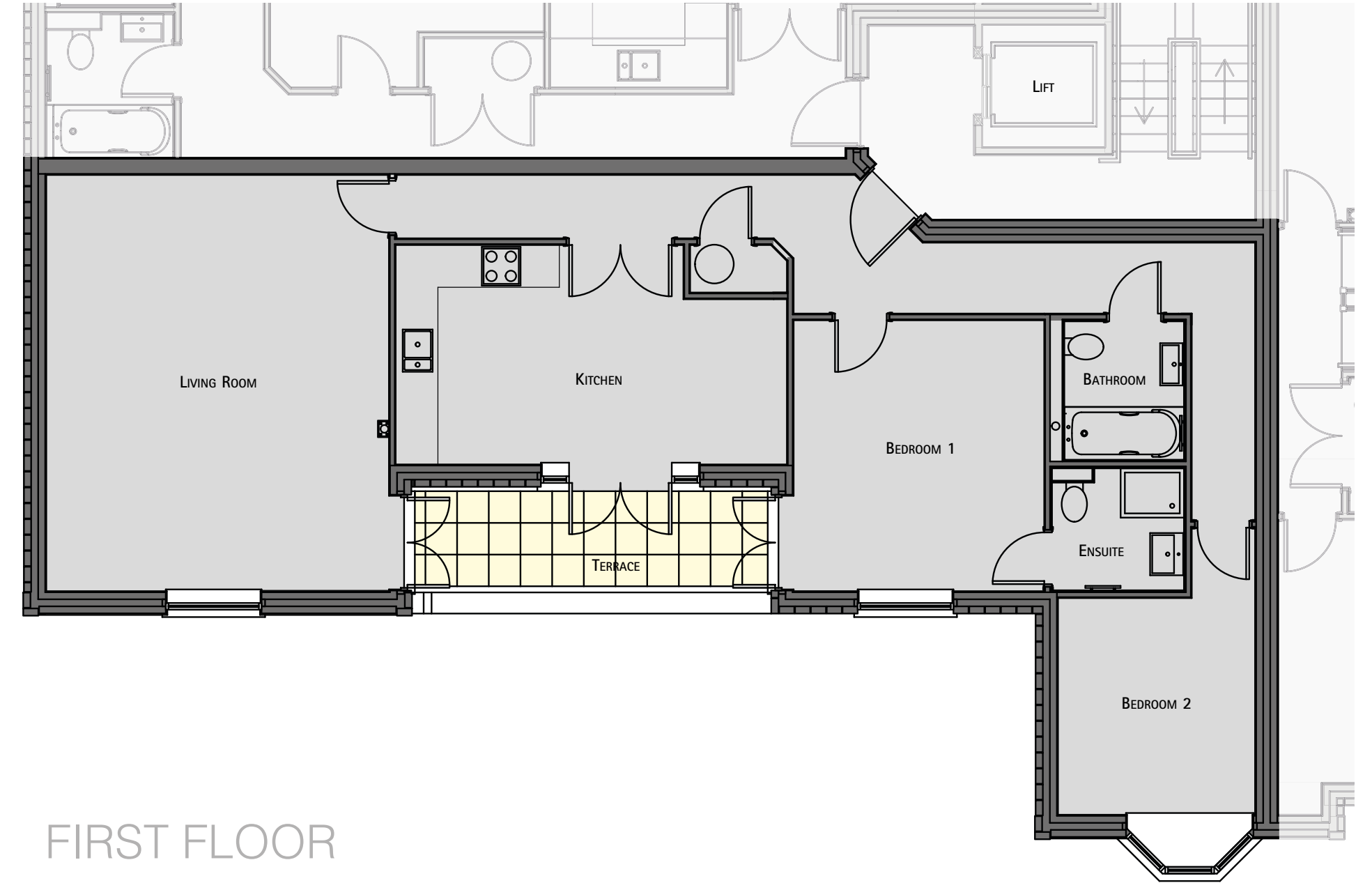


FIRST FLOOR

LIVING ROOM	5.51m x 4.87m	18'1" x 16'
KITCHEN	5.14m x 3.17m	16'10" x 10'5"
BEDROOM 1	4.87m x 3.51m	16' x 11'6"
ENSUITE	2.67m x 1.61m	8'9" x 5'3"
BEDROOM 2	3.89m x 3.17m	12'9" x 10'5"
BATHROOM	2.04m x 1.80m	6'8" x 5'11"

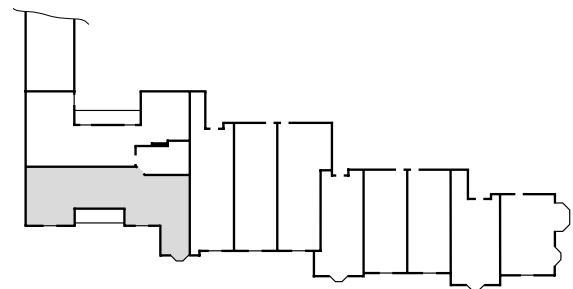


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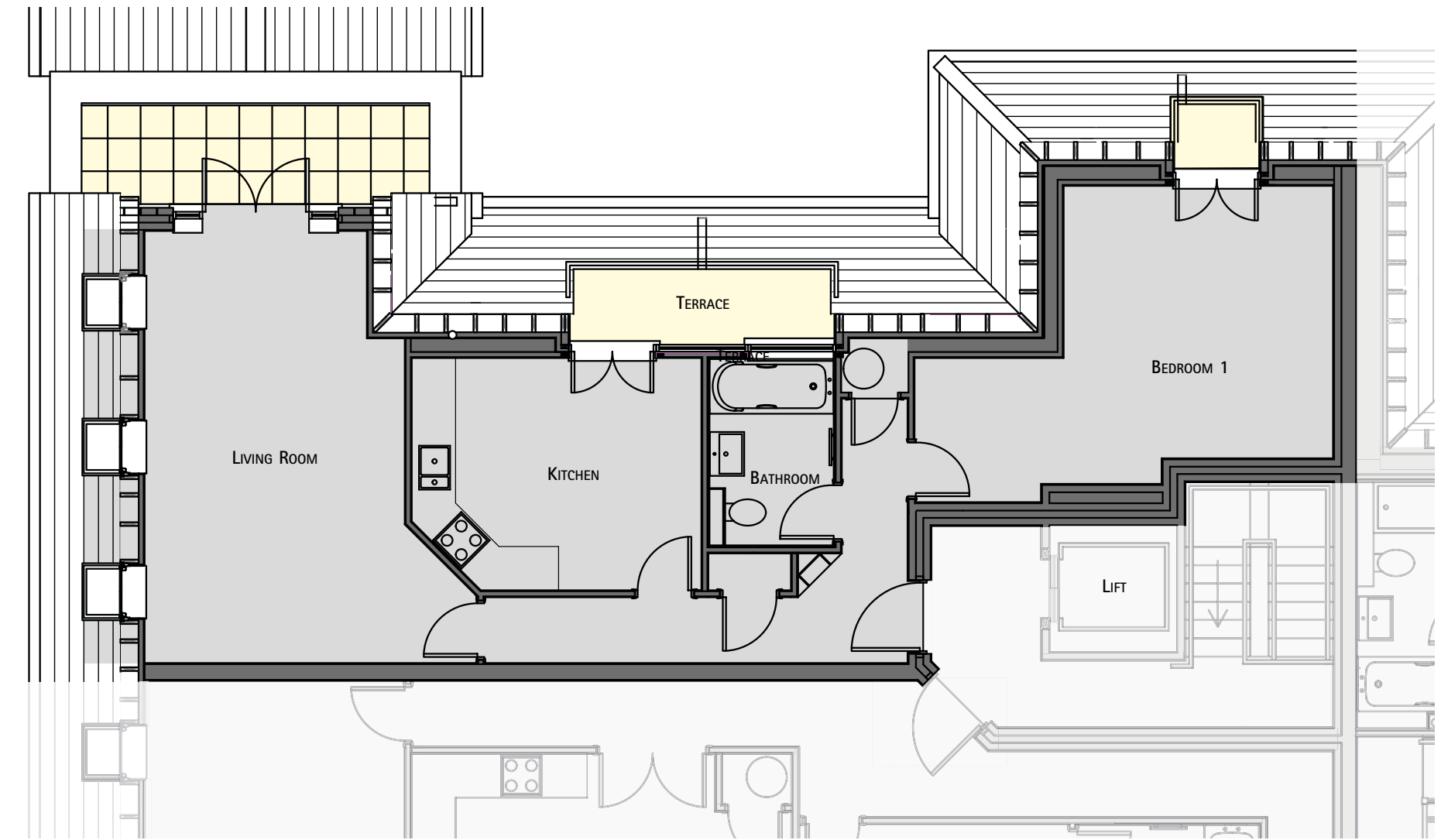


FIRST FLOOR

LIVING ROOM	5.91m x 4.87m	19'5" x 16'
KITCHEN	5.56m x 3.12m	18'3" x 10'3"
BEDROOM 1	3.85m x 3.56m	12'8" x 11'8"
ENSUITE	1.88m x 1.73m	6'2" x 5'8"
BEDROOM 2	3.08m x 2.80m	10'1" x 9'2"
BATHROOM	1.96m x 1.70m	6'5" x 5'7"

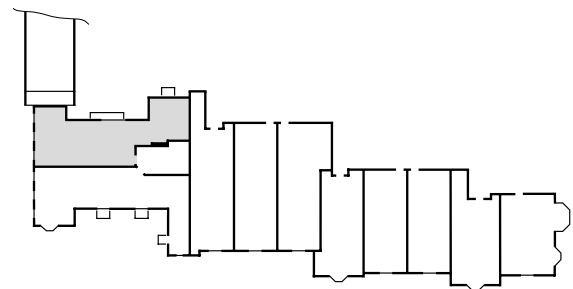


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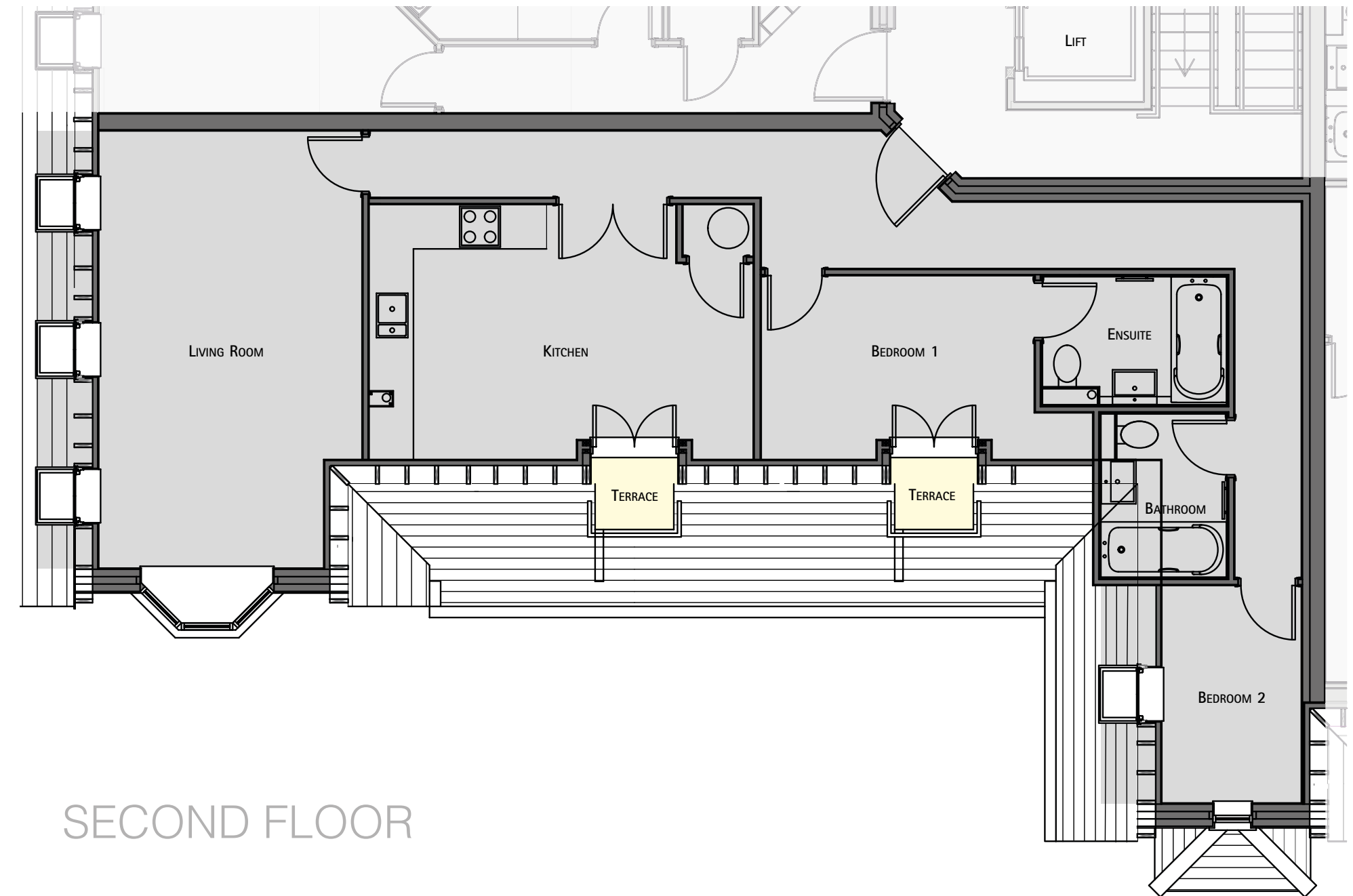
LIVING ROOM	5.91m x 4.89m	19'5" x 16'1"
KITCHEN	3.96m x 3.18m	13 x 10'5"
BEDROOM 1	5.73m x 4.08m	18'10" x 13'5"
BATHROOM	2.55m x 1.70m	8'4" x 5'7"

SECOND FLOOR



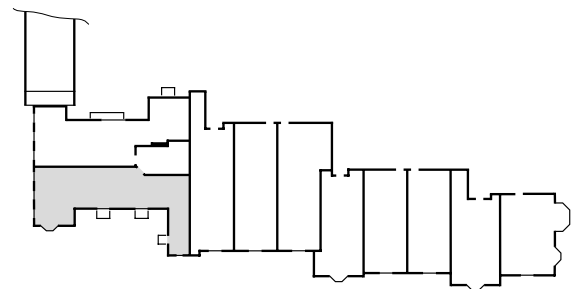
UNIT 12

SOLD



SECOND FLOOR

LIVING ROOM	5.93m x 4.89m	19'5" x 16'1"
KITCHEN	5.19m x 3.77m	17' x 12'4"
BEDROOM 1	3.69m x 2.81m	12'1" x 9'3"
ENSUITE	2.49m x 1.73m	8'2" x 5'8"
BEDROOM 2	2.94m x 2.82m	9'8" x 9'3"
BATHROOM	2.21m x 1.70m	7'3" x 5'7"





COMMON WOOD HOUSE • 118 PENN ROAD
HAZLEMERE • BUCKS • HP15 7NB
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SALES@LANESNEWHOMES.CO.UK
TEL: 020 8370 3999



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Artists perspectives used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should verify the latest plans with our sales centre. All floor measurements are shown in metric and imperial and are accurate to within 75mm/3". They are for guidance purposes only and should not be used for total accuracy, or for fitting carpeting/ floor covering purposes. Purchasers or their representatives should contact the sales centre for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units, or worktops. Please consult our sales advisor for detailed kitchen plans. Collingridge House is a marketing name only. The plot number may not necessarily reflect the postal address.

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