



PRIORY GATE
HERTFORD

COLBY APARTMENTS

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THE DEVELOPMENT LAYOUT



COLBY APARTMENTS



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves. For specific details, other than general site layout, please liaise directly with our site sales consultant.

COLBY APARTMENTS

GROUND FLOOR APARTMENTS

APARTMENT 16
Kitchen / Dining
 5.65m x 2.70m 18'6" x 8'10"
Living Area
 3.50m x 2.54m 11'6" x 8'4"
Bedroom
 3.80m x 3.60m 12'6" x 11'10"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 15
Kitchen / Dining
 3.67m x 2.68m 12'0" x 8'9"
Living Area
 3.83m x 3.20m 12'6" x 10'6"
Bedroom
 4.13m x 3.23m 13'7" x 10'7"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 13
Kitchen / Dining
 3.25m x 3.20m 10'8" x 10'6"
Living Area
 3.65m x 3.20m 11'11" x 10'6"
Bedroom
 3.12m x 3.12m 10'3" x 10'3"
Bathroom
 2.20m x 1.70m 7'3" x 5'7"
Study
 3.96m x 2.50m 13'0" x 8'2"

APARTMENT 14
Kitchen / Dining
 3.10m x 3.08m 10'2" x 10'1"
Living Area
 3.45m x 3.20m 11'4" x 10'6"
Bedroom 1
 3.27m x 3.26m 10'8" x 10'7"
En-suite
 2.45m x 1.55m 8'0" x 5'1"
Bedroom 2
 3.27m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"



Key: 'W' Wardrobe, 'CYL' Cylinder, 'ST' Store, 'B' Boiler. Note: Bedroom dimensions taken into wardrobe recess.

All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Point from which dimensions are measured. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making a reservation.

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FIRST FLOOR APARTMENTS

APARTMENT 20
Kitchen / Dining
 5.65m x 2.70m 18'6" x 8'10"
Living Area
 3.50m x 2.54m 11'6" x 8'4"
Bedroom
 3.80m x 3.60m 12'6" x 11'10"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 19
Kitchen / Dining
 3.68m x 2.68m 12'10" x 8'9"
Living Area
 3.83m x 3.20m 12'6" x 10'6"
Bedroom 1
 3.23m x 3.15m 10'7" x 10'4"
En-suite
 2.19m x 1.98m 7'2" x 6'6"
Bedroom 2
 3.23m x 2.97m 10'7" x 9'9"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 21
Kitchen / Dining
 3.79m x 3.20m 12'5" x 10'6"
Living Area
 3.35m x 3.20m 10'11" x 10'6"
Bedroom 1
 3.26m x 3.27m 10'8" x 10'8"
En-suite
 2.25m x 1.55m 7'4" x 5'1"
Bedroom 2
 3.26m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 17
Kitchen / Dining
 3.25m x 3.20m 10'8" x 10'6"
Living Area
 3.65m x 3.20m 11'11" x 10'6"
Bedroom 1
 3.24m x 3.12m 10'8" x 10'3"
En-suite
 2.17m x 1.99m 7'1" x 6'6"
Bedroom 2
 4.10m x 2.49m 13'5" x 8'2"
Bathroom
 2.20m x 1.82m 7'3" x 5'11"

APARTMENT 18
Kitchen / Dining
 3.10m x 3.08m 10'2" x 10'1"
Living Area
 3.45m x 3.20m 11'4" x 10'6"
Bedroom 1
 3.26m x 3.26m 10'8" x 10'8"
En-suite
 2.45m x 1.55m 8'0" x 5'1"
Bedroom 2
 3.27m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"



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SECOND FLOOR APARTMENTS

APARTMENT 25
Kitchen / Dining
 5.65m x 2.70m 18'6" x 8'10"
Living Area
 3.50m x 2.54m 11'6" x 8'4"
Bedroom
 3.80m x 3.60m 12'6" x 11'10"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 24
Kitchen / Dining
 3.68m x 2.68m 12'10" x 8'9"
Living Area
 3.83m x 3.20m 12'6" x 10'6"
Bedroom 1
 3.23m x 3.15m 10'7" x 10'4"
En-suite
 2.19m x 1.98m 7'2" x 6'6"
Bedroom 2
 3.23m x 2.97m 10'7" x 9'9"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 26
Kitchen / Dining
 3.79m x 3.20m 12'5" x 10'6"
Living Area
 3.35m x 3.20m 10'11" x 10'6"
Bedroom 1
 3.26m x 3.27m 10'8" x 10'8"
En-suite
 2.23m x 1.55m 7'4" x 5'1"
Bedroom 2
 3.26m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 22
Kitchen / Dining
 3.25m x 3.20m 10'8" x 10'6"
Living Area
 3.65m x 3.20m 11'11" x 10'6"
Bedroom 1
 3.24m x 3.12m 10'8" x 10'3"
En-suite
 2.17m x 1.99m 7'1" x 6'6"
Bedroom 2
 4.10m x 2.49m 13'5" x 8'2"
Bathroom
 2.20m x 1.82m 7'3" x 5'11"

APARTMENT 23
Kitchen / Dining
 3.10m x 3.08m 10'2" x 10'1"
Living Area
 3.45m x 3.20m 11'4" x 10'6"
Bedroom 1
 3.26m x 3.26m 10'8" x 10'8"
En-suite
 2.45m x 1.55m 8'0" x 5'1"
Bedroom 2
 3.27m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"



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THIRD FLOOR APARTMENTS

APARTMENT 29
Kitchen / Dining
 5.65m x 2.70m 18'6" x 8'10"
Living Area
 3.50m x 2.54m 11'6" x 8'4"
Bedroom
 3.80m x 3.60m 12'6" x 11'10"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 28
Kitchen / Dining
 3.68m x 2.68m 12'10" x 8'9"
Living Area
 3.83m x 3.20m 12'6" x 10'6"
Bedroom 1
 3.23m x 3.15m 10'7" x 10'4"
En-suite
 2.19m x 1.98m 7'2" x 6'6"
Bedroom 2
 3.23m x 2.97m 10'7" x 9'9"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 31
Kitchen / Dining
 3.79m x 3.20m 12'5" x 10'6"
Living Area
 3.35m x 3.20m 10'11" x 10'6"
Bedroom 1
 3.26m x 3.27m 10'8" x 10'8"
En-suite
 2.25m x 1.55m 7'4" x 5'1"
Bedroom 2
 3.26m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"

APARTMENT 30
Kitchen / Dining
 3.25m x 3.20m 10'8" x 10'6"
Living Area
 3.65m x 3.20m 11'11" x 10'6"
Bedroom 1
 3.24m x 3.12m 10'8" x 10'3"
En-suite
 2.17m x 1.99m 7'1" x 6'6"
Bedroom 2
 4.10m x 2.49m 13'5" x 8'2"
Bathroom
 2.20m x 1.82m 7'3" x 5'11"

APARTMENT 27
Kitchen / Dining
 3.10m x 3.08m 10'2" x 10'1"
Living Area
 3.45m x 3.20m 11'4" x 10'6"
Bedroom 1
 3.26m x 3.26m 10'8" x 10'8"
En-suite
 2.45m x 1.55m 8'0" x 5'1"
Bedroom 2
 3.27m x 2.59m 10'8" x 8'6"
Bathroom
 2.20m x 1.80m 7'3" x 5'11"



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THE APARTMENTS SPECIFICATION



KITCHEN

- Stainless steel appliances including:
 - 4 ring burner gas hob
 - Single fan oven and glass cooker hood
 - Stainless steel 1 1/2 bowl sink
- Integrated fridge/freezer
- Integrated washer/dryer
- Paula Rosa Manhattan kitchen in a choice of styles*
- Matching upstands above worktops with stainless steel splashbacks behind hob
- LED under-cupboard downlighters (where applicable see drawings)
- Downlighters to kitchen area

BATHROOM AND EN-SUITE

- Contemporary white Ideal Standard sanitaryware
- Shaver socket in bathroom and en-suite
- Towel warmer in chrome effect finish to bathroom and en-suite
- Choice of wall tiles to cloakroom, bathroom and en-suite*
- Mirror fitted above bathroom and en-suite washbasins (where applicable see drawings)
- Downlighters to bathroom and en-suite area

INTERNAL

- Flat finish ceilings with Dulux white emulsion
- Walls painted in Dulux white emulsion
- Phone points to living area and bedroom 1
- TV points to living area and bedroom 1 (where applicable see drawings)
- Virgin Media points within apartment (customer would be required to enter subscription agreement with Virgin Media for cable service)
- Built in wardrobes to bedroom 1 with a choice of finishes*
- Full gas central heating

COMMUNAL AREA

- Standard telephone entry system
- Internal lighting control sensors
- Post boxes
- Secure allocated parking

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making a reservation. Photographs are of existing Redrow developments.

