

ARAGON **AH** HOUSE



A COLLECTION OF SUPERIOR APARTMENTS SET IN THE HEART OF HUNTINGDON



Aragon House

Welcome to Aragon House, a collection of 14 brand new, superior apartments in the heart of Huntingdon situated just 400 metres from Huntingdon mainline station, providing access for commuters to central London (St. Pancras) as well as nearby Cambridge. Within Aragon House 13 of the apartments have two bedrooms (11 of which have two bathrooms) and there is one very spacious one-bedroom apartment. No two apartments have an identical layout which adds to the character of Aragon House.

All apartments are generously proportioned, with floor areas ranging from 662 to 893 square feet whilst the wide staircases and large landing areas in communal areas add to the feeling of space. Each apartment has a large open plan living room with a defined kitchen/dining area; all bedrooms are spacious, double rooms; and most apartments benefit from either a balcony or private outdoor space.

Externally, Aragon House, a three-storey development, gives the appearance of Georgian town houses with period detail sash windows and professional landscaping. Each apartment has an allocated private parking bay; there is ample secure bike storage and an enclosed bin area.

Internally Aragon House exudes luxury with bespoke handle-less kitchens featuring integrated appliances and sumptuously appointed bathrooms. The high-quality fittings and attention to detail are evident throughout.



LOCATION

Aragon House is set in the delightful market town of Huntingdon in Cambridgeshire where the River Great Ouse runs through the centre of town. Famous as the birthplace of Oliver Cromwell, it is also where ex-Prime Minister Sir John Major served as MP for over 20 years.

Set on the corner of Ferrars Road and St John's Street, close to the town centre, Aragon House is just 400 metres from the mainline train station with trains to London's Kings Cross from 47 minutes. The Cambridgeshire Guided Busway currently takes commuters from Huntingdon to Cambridge. Huntingdon will benefit from the A14 Bypass improvements, scheduled to complete in 2020, reducing commuter times to Cambridge.

A varied range of high street and independent shops, bars, cafes and restaurants are all on the doorstep. There is a good selection of nearby leisure activities including: a Cineworld complex; local gyms; beautiful riverside walks leading from Riverside Park in the centre of town; golf at Brampton Park, and walking at Hinchbrook Country Park.



Floorplans

Flat 1

Approx. 73.2 sq. metres (788.4 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 sq. feet)

Ground Floor



Floorplans





SPECIFICATION*

Aragon House has been designed to a very high specification with an exacting level of detail. All fixtures and fittings exude quality and the finished product is stunning with beautiful panelled hardwood doors, Georgian style sash windows, bespoke handle-less kitchens and luxurious bathrooms. One apartment is a maisonette with its own front door, whilst the other 13 are accessed via one of three entrances, all boasting generous common parts with plenty of natural light and wide staircases. The feeling of light and space continues inside the generously proportioned apartments, with all bedrooms being genuine doubles and most of the apartments enjoying either outdoor space or a balcony.

Kitchens

Each kitchen has been thoughtfully designed with sleek grey units complimented by pale work surfaces and ample storage. The integrated oven and induction hobs are from high quality manufacturer AEG, while all apartments have integrated dishwashers and a number have integrated fridge/freezers. All appliances have been selected to be energy efficient with A or A+ ratings.



Flooring

The hallways, living areas and kitchens are fitted with wood flooring in a subtle grey oak, whilst the bedrooms are all carpeted, and the bathrooms feature modern porcelain tiles.

Bathrooms

Each bathroom has been carefully planned and includes designer Saloni porcelain tiles to complement the quality bathroom fittings. These include Kaldewei baths, Schildmeyer vanity basins, low profile Rak WC's and chrome heated towel rails.

Bespoke Carpentry and Interior Finish

Throughout the apartments the attention to detail is self-evident from the stylish architraves and skirtings to the hardwood oak internal and external doors. Each master bedroom, and most second bedrooms, include beautiful made to measure built in wardrobes with internal fittings.





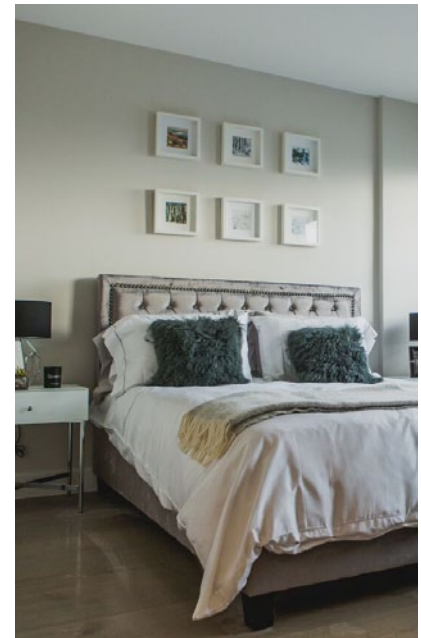
Modern door handles and electric switch plates boast a shiny chrome finish and there are LED downlighters throughout. High opacity paint has been used on both walls and ceilings to ensure the surfaces have a deep, long lasting finish.

Future Proofed

The build of Aragon House includes high standard insulation and sound proofing to both the walls and floors as well as high specification acoustic windows. Gas boilers are installed in each apartment for hot water and heating via radiators.

Each apartment has installed infrastructure and sockets for phone, internet, and cable or satellite TV. Aragon House has been designed to ensure new owners can enjoy their apartment from day one with convenient touches including USB points in kitchens and bedrooms.

Some images shown are from other Lioncross Property Group Developments in Cambridgeshire*



ARAGON AH HOUSE



Another development by Lioncross Property Group
For more information, or to arrange a viewing please contact Harvey Robinson
01480 454040 or register at www.harveyrobinson.co.uk/aragonhouse