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# MADISON COURT

HEMEL HEMPSTEAD





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A unique collection of exceptional one and two bedroom apartments within the centre of Hemel Hempstead. Madison Court provides unrivalled space, light and high end luxury living, with everything you could need just a few steps away.





# HEMEL HEMPSTEAD

Hemel Hempstead is located in the heart of the commuter belt making it a fantastic place to buy property for investors, commuters and first time buyers alike. The town boasts great transport links by train to London Euston in approximately 30 minutes and also north to Birmingham. Green line buses run to London and Luton airport and the local buses take you to nearby towns such as Watford, Harpenden, Abbots Langley and Berkhamsted. The M1 and M25 motorways are both close by, as is the A41.



Hemel Hempstead is a great place to shop. There's the Marlowes Shopping Centre, an indoor mall featuring a range of independent and well-known high street shops, as well as cafes, seasonal pop-up outlets, covered parking and comfort facilities. There is also Riverside, the newest addition to the shopping area, which is attractively landscaped around the River Gade and features many favourite high street stores as well as a bustling, cafe society feel with a wide range of eateries, many with outdoor seating facilities.

For something unique, why not stroll up to the Old Town High Street and browse around the antique shops, gift shops and other independent shops. Hemel Hempstead also offers a great range of pubs, restaurants and bars. With local pubs offering Sunday roasts to stylish bars offering cocktails and extensive wine lists, there is something for everyone!



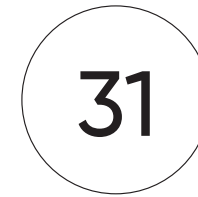
For those that prefer the great outdoors, Gadebridge Park has been developed for recreation with cycle paths, scenic walks and an outdoor fitness centre. There is also a wide range of sports facilities in Hemel Hempstead, including gyms, sports centres, an athletics track and The Snow Centre - an indoor skiing and snowboarding facility.







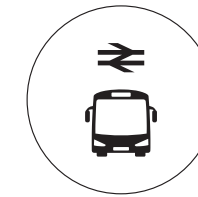
**TRANSPORT**



31 minutes to London Euston



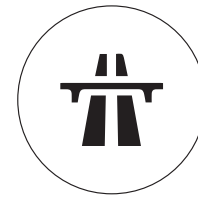
Luton Airport 20 mins  
Heathrow Airport 35 mins  
Stansted Airport 51 mins  
Gatwick Airport 69 mins



Bus & Rail links in to Central London



Direct links to recreational areas

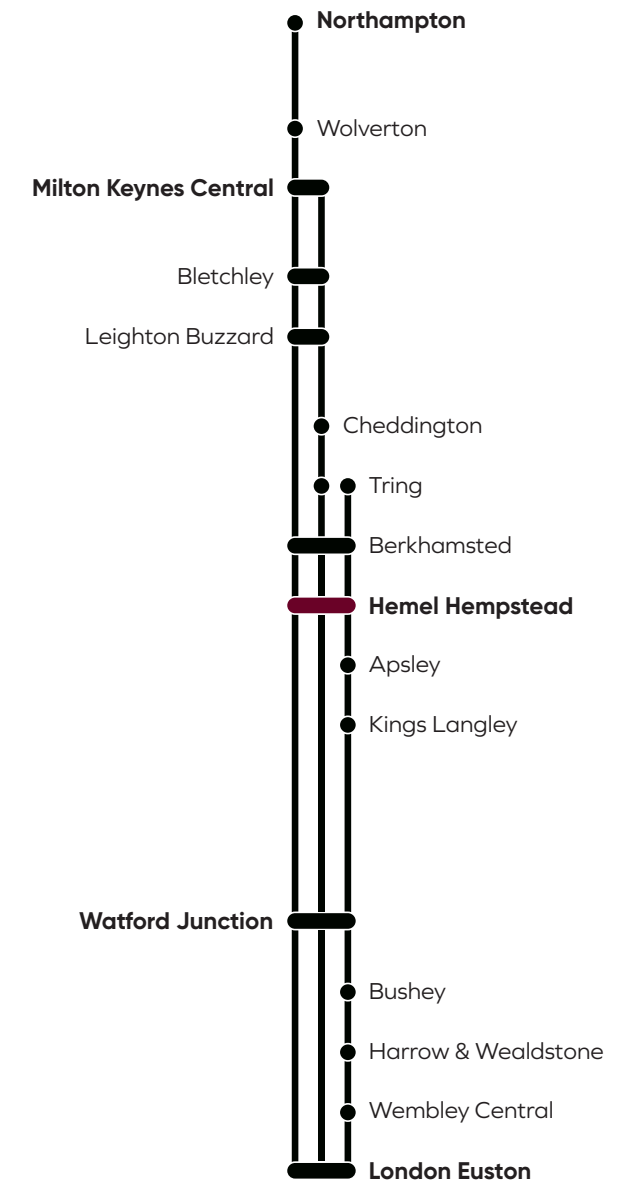


Close to the M1 and the M25

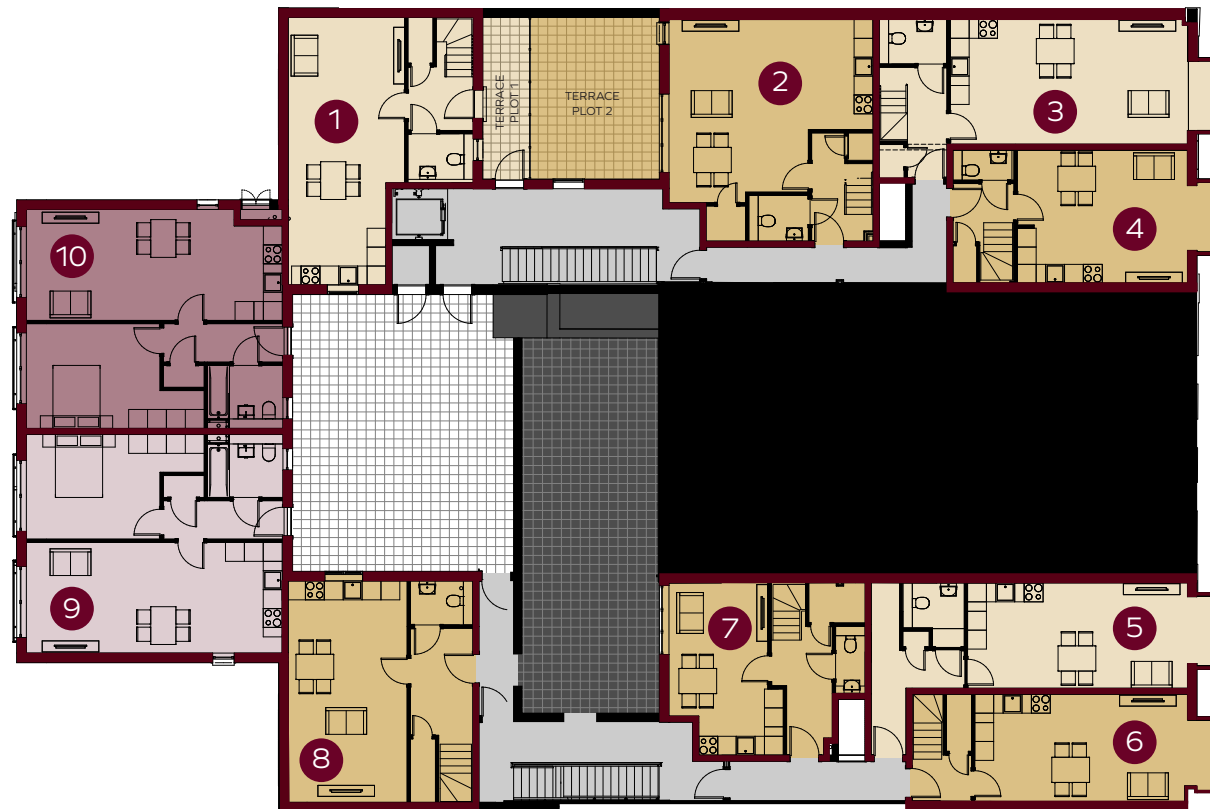
**DID YOU KNOW?**

Hemel Hempstead train station's location - about a mile from the town centre - is the legacy of landowner disputes during the construction of the London to Birmingham Railway in the 1830s. Some parts of Hemel Hempstead Old Town might still be familiar to those landowners today, but for the most part the town was transformed after WW2, when it was chosen as the site of a new town to house Londoners displaced by the Blitz.

Today, Hemel Hempstead station is well-connected to London Euston, as well as Milton Keynes, Northampton and destinations on the West London Route. Marlowes, Hemel Hempstead's main shopping street, is a short walk from the station through Heath Park. You'll also pass one of the most famous features from the new town development - Plough Roundabout, known as the 'Magic Roundabout', which consists of six small roundabouts arranged in a circle, and was the first such system in Britain.



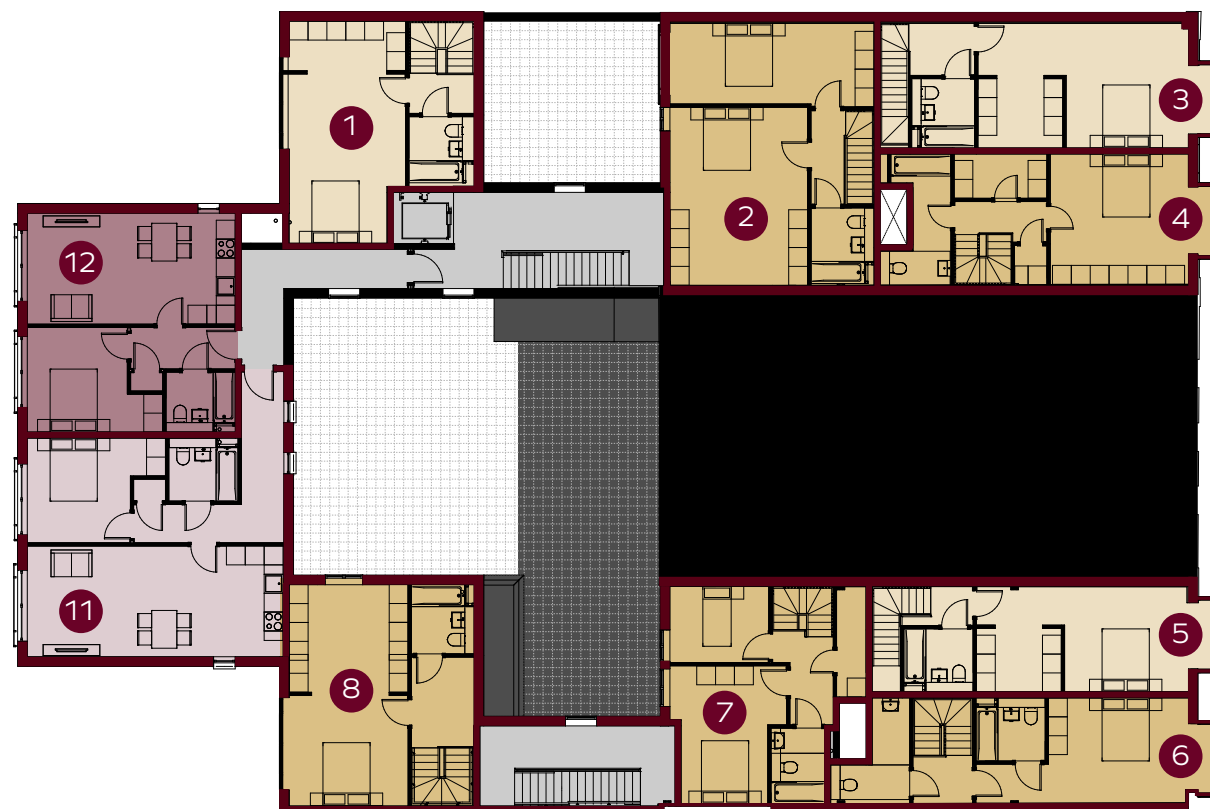
FIRST FLOOR



<p><b>1</b></p> <p>1 bed duplex 830.7 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>	<p><b>2</b></p> <p>2 bed duplex 1056.5 sq. ft.</p> <p>OPEN PLAN LIVING WC 2 x BEDROOM BATHROOM</p>	<p><b>3</b></p> <p>1 bed duplex 900.5 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>	<p><b>4</b></p> <p>1 bed duplex 791.6 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>
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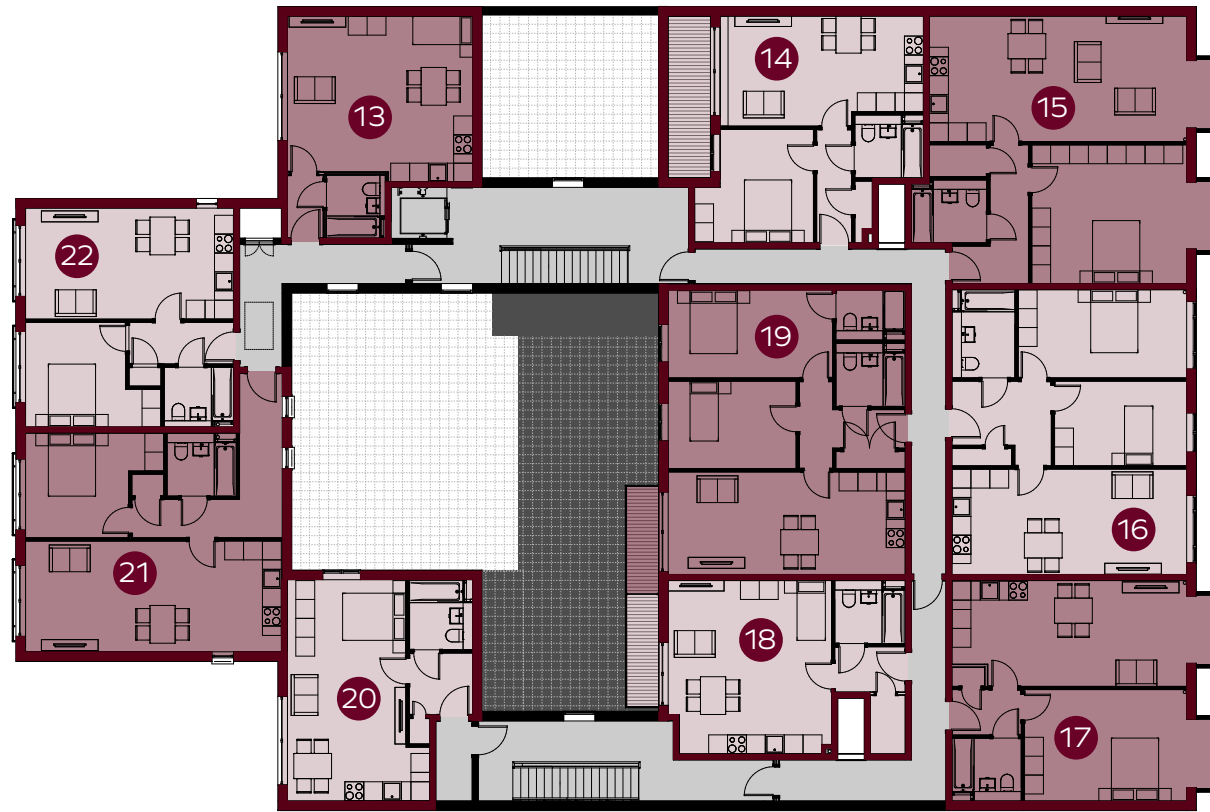
<p><b>5</b></p> <p>1 bed duplex 785.6 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>	<p><b>6</b></p> <p>1 bed duplex 738.8 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>7</b></p> <p>2 bed duplex 740.1 sq. ft.</p> <p>OPEN PLAN LIVING WC 2 x BEDROOM BATHROOM</p>	<p><b>8</b></p> <p>1 bed duplex 887.9 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>
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SECOND FLOOR



<p><b>9</b></p> <p>1 bed apartment 607.8 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>10</b></p> <p>1 bed apartment 600 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>11</b></p> <p>1 bed apartment 635.4 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>12</b></p> <p>1 bed apartment 494.5 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>
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THIRD FLOOR



FOURTH FLOOR



<p><b>13</b></p> <p>Studio flat 393.5 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>14</b></p> <p>1 bed apartment 482.2 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>15</b></p> <p>1 bed apartment 793.7 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>16</b></p> <p>2 bed apartment 724.6 sq. ft.</p> <p>OPEN PLAN LIVING 2x BEDROOM BATHROOM</p>
<p><b>17</b></p> <p>1 bed apartment 598.2 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>18</b></p> <p>Studio flat 416.5 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>19</b></p> <p>2 bed apartment 736.7 sq. ft.</p> <p>OPEN PLAN LIVING 2x BEDROOM BATHROOM</p>	<p><b>20</b></p> <p>Studio flat 440.9 sq. ft.</p> <p>OPEN PLAN LIVING WC BEDROOM BATHROOM</p>
<p><b>21</b></p> <p>1 bed apartment 634.9 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>22</b></p> <p>1 bed apartment 494.8 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>23</b></p> <p>1 bed apartment 494.5 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>24</b></p> <p>2 bed apartment 620 sq. ft.</p> <p>OPEN PLAN LIVING 2x BEDROOM BATHROOM</p>
<p><b>25</b></p> <p>2 bed apartment 696.1 sq. ft.</p> <p>OPEN PLAN LIVING 2x BEDROOM BATHROOM</p>	<p><b>26</b></p> <p>1 bed apartment 540.9 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>27</b></p> <p>1 bed apartment 505.8 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>	<p><b>28</b></p> <p>1 bed apartment 444.45 sq. ft.</p> <p>OPEN PLAN LIVING BEDROOM BATHROOM</p>



## SPECIFICATIONS

### KITCHENS

- Integrated Fridge/freezer
- Built in Oven, frameless ceramic hob, and extractor hood in stainless steel
- Plumbing and electrics for dishwasher and washer/dryer
- Handleless kitchen units

### BATHROOMS

- Imex sanitaryware with chrome Vado taps and fittings
- Porcelain wall and floor tiling
- Heated chrome towel rail
- Underfloor heating
- LED Mirror

### FLOORING

- Laminate flooring to kitchen, living and dining areas
- Carpet in all bedrooms

### ELECTRICS AND LIGHTING

- Video door entry
- Downlights to Kitchen, living, hall and Bathroom
- Electric heating throughout with panel heaters
- Mains linked smoke and heat detector
- Brushed metal external light to terraces and balconies

### MISCELLANEOUS

- Walls and ceilings finished in brilliant white
- 10-Year build warranty
- White internal contemporary horizontal panel doors
- Chrome finish door furniture
- Telephone and multimedia
- Media plate with satellite outlet
- TV point to bedroom and living area
- Ethernet points to all rooms
- Fibre broadband ready



Plans and specifications within this brochure are subject to change at the discretion of Lyra Homes. Please refer to the sales agent for further details. Dimensions and illustrations are intended for guidance only.





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