

PAVILION
— PLACE —



A collection of just five luxury two-bed apartments, situated along the quiet, leafy road of Cricketfield Lane, a much sought-after location in the market town of Bishop's Stortford.

A STYLISH, SUBURBAN LIFESTYLE

Pavilion Place consists of five large, contemporary two-bed homes, converted from a handsome property, overlooking the picturesque cricket grounds in the North West corner of Bishop's Stortford. Just a short walk into the vibrant town, the mainline railway station providing fast trains into London Liverpool Street, an apartment here offers sumptuous living without having to compromise on convenience and accessibility. Homes at Pavilion Place are available with Help To Buy.



FASHIONABLE APARTMENT LIVING

Set back from the road with beautiful green fields in view, each apartment within this well-presented development boasts a substantial living space and two well-sized bedrooms. Pavilion Place is a development ideal for those seeking the best of both worlds - a relaxed, country style homesense, with immediate access to a thriving town to accommodate an exciting social life.

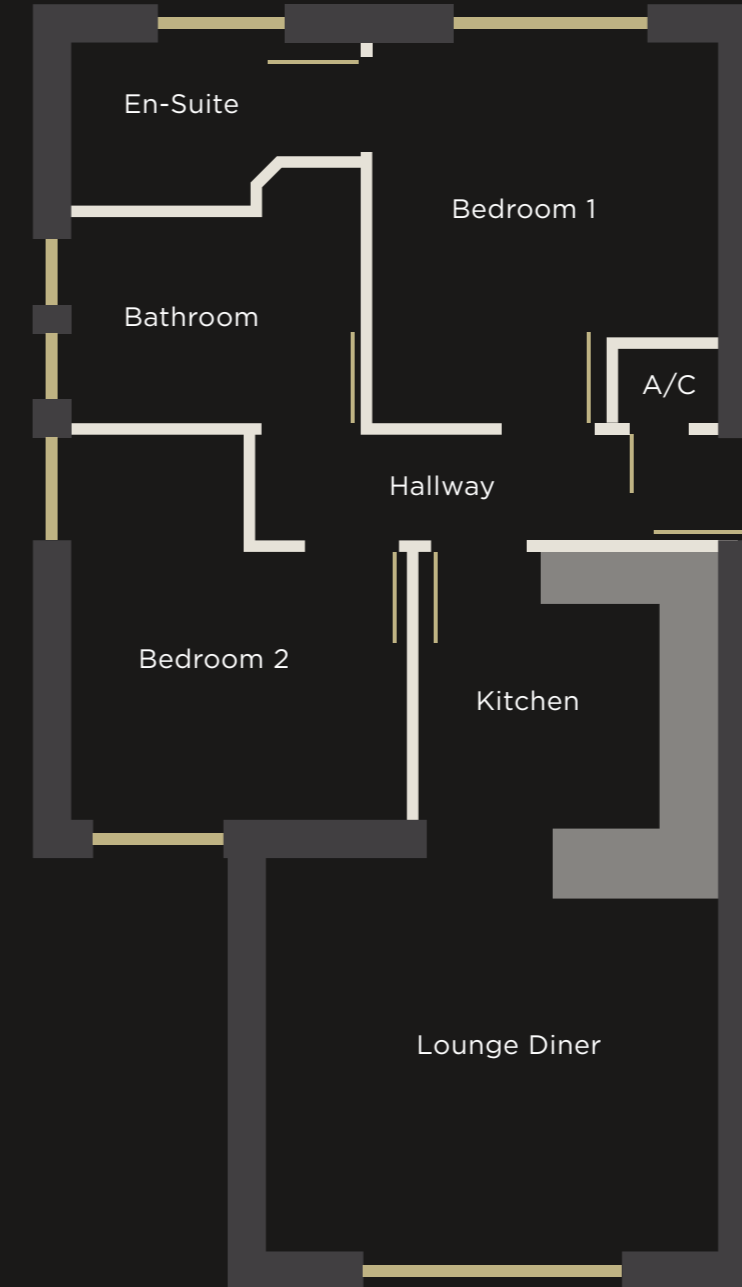


NO 1



A MODERN, GROUND FLOOR APARTMENT

A modern, ground floor apartment, the Ital Living handmade kitchen has been designed to a high spec and leads into a bright lounge and dining area. French doors open onto a private patio with views of the beautifully landscaped garden, ideal for summer soirees. The master bedroom offers a luxurious en-suite bathroom, while the other double bedroom can make use of the gorgeous family bathroom, complete with full bath, W/C and shower.



FLOOR PLANS

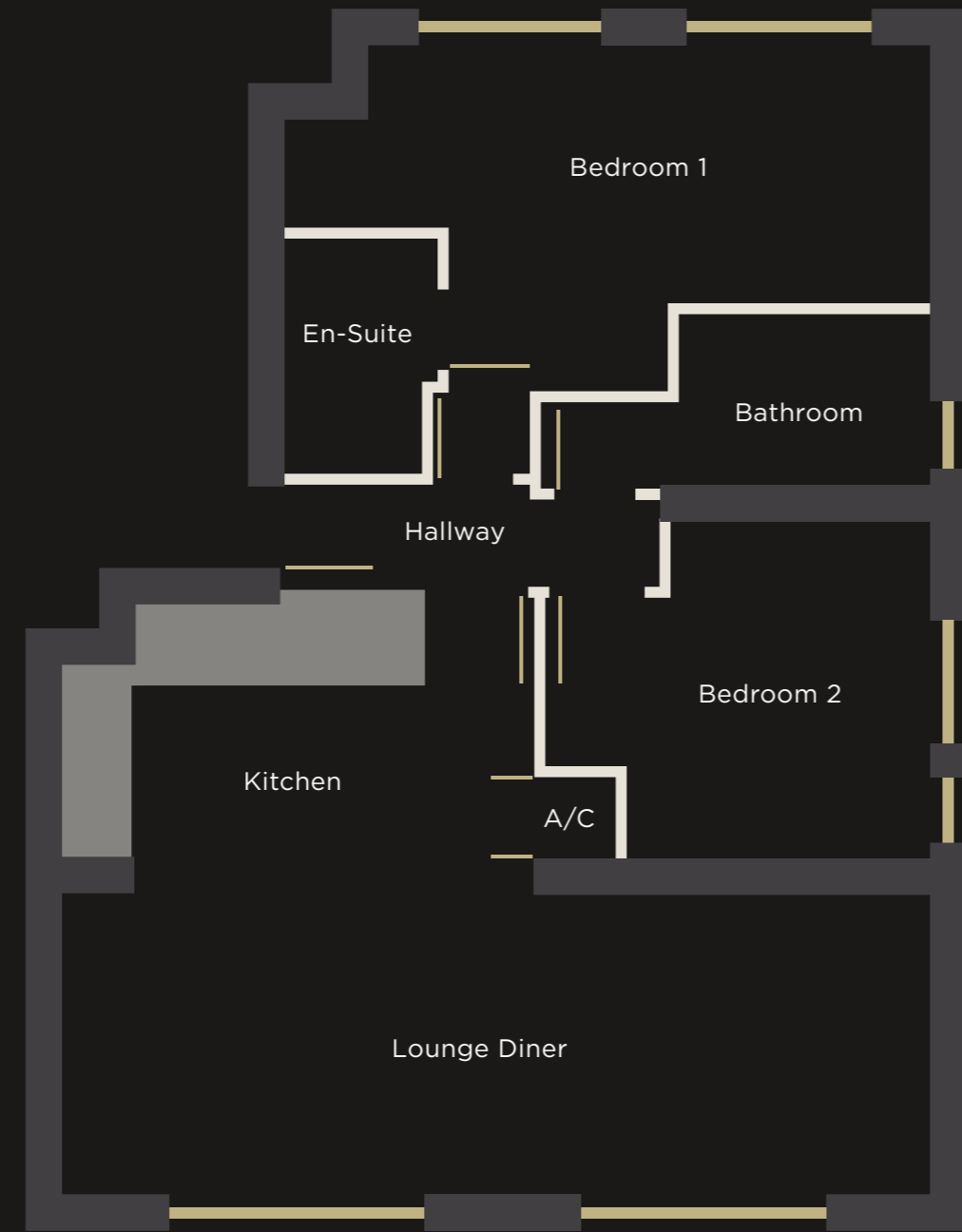
Lounge Diner	3.50m x 4.00m
Kitchen	3.00m x 2.50m
Bedroom 1	3.10m x 3.30m
Bedroom 2	3.50m x 3.10m
Bathroom	2.50m x 1.80m
En-Suite	2.50m x 1.50m

The company employs a policy of continuous improvement and reserves the right to alter or amend the specification as necessary for that of a similar quality, photography and computer generated images are for illustrative purposes only.

NO. 2

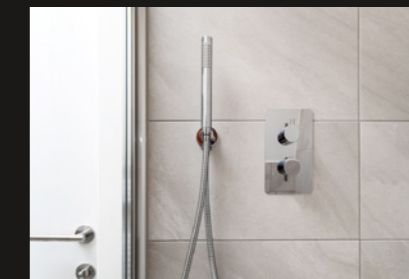
FLOOR PLANS

Lounge Diner	8.00m x 2.80m
Kitchen	4.70m x 2.50m
Bedroom 1	5.50m x 4.00m
Bedroom 2	2.50m x 3.50m
Bathroom	1.80m x 1.90m
En-Suite	1.20m x 2.10m



AN INCREDIBLE, GROUND FLOOR APARTMENT

An incredible ground floor apartment with fantastic open-plan kitchen, lounge and dining area, complete with double French doors which lead onto a large private patio and garden. The kitchen has been designed to a high spec, with contemporary fixtures and fittings, and is a wonderfully light space, perfect for entertaining guests in your living area. The master bedroom, complete with en-suite, overlooks the cricket field, while the second double bedroom has access to the family bathroom, complete with full bath, W/C and shower.



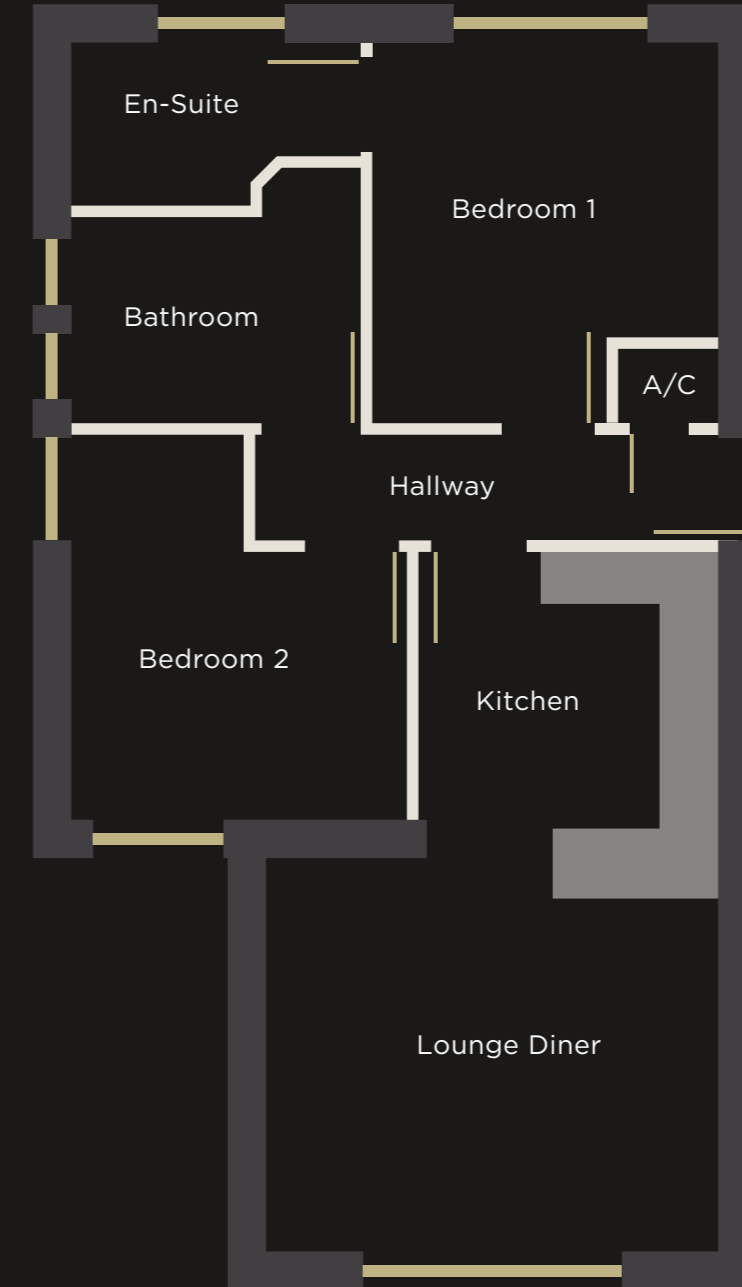
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NO. 3



A SPACIOUS, FIRST FLOOR APARTMENT

A spacious first floor apartment with a kitchen designed to a high spec and leading into a bright lounge/dining area, perfect for hosting family and friends, with views of the beautifully landscaped garden below. The master bedroom offers a luxurious en-suite bathroom, while the other double bedroom has access to the family bathroom, complete with full bath, W/C and shower.



FLOOR PLANS

Lounge Diner 3.50m x 4.00m

Kitchen 3.00m x 2.50m

Bedroom 1 3.10m x 3.30m

Bedroom 2 3.50m x 3.10m

Bathroom 2.50m x 1.80m

En-Suite 2.50m x 1.50m

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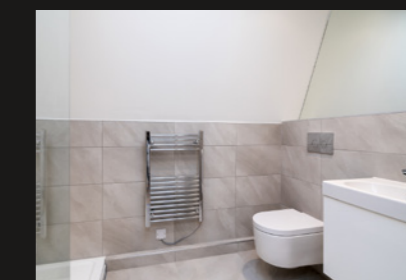
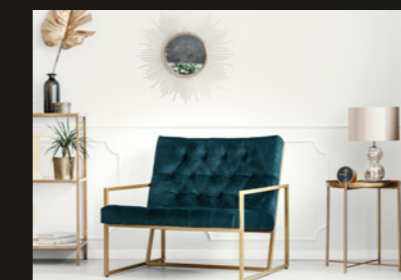
FLOOR PLANS

Lounge Diner	8.00m x 2.80m
Kitchen	4.70m x 2.50m
Bedroom 1	5.50m x 4.00m
Bedroom 2	2.50m x 3.50m
Bathroom	1.80m x 1.90m
En-Suite	1.20m x 2.10m



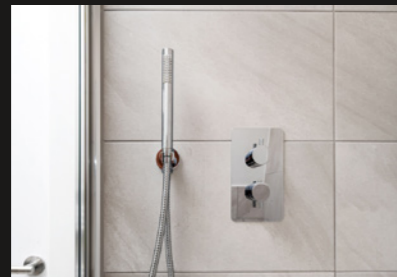
THIS STUNNING, FIRST FLOOR APARTMENT

This stunning first floor apartment boasts a fantastic open-plan kitchen, lounge and dining area with views of the beautifully landscaped garden below. The kitchen has been designed to a high spec, with contemporary fixtures and fittings, and is a wonderfully light space, perfect for entertaining guests in your living area. The master bedroom, complete with en-suite, overlooks the cricket field, while the second double bedroom has access to the family bathroom, complete with full bath, W/C and shower.



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NO. 5



EXCLUSIVE PAVILION PLACE PENTHOUSE

The exclusive Pavilion Place Penthouse boasts an exceptional open-plan living space, complete with a large lounge and dining area overlooking the cricket field across the way. The kitchen has been designed to a high specification and is kept light and open, ideal for hosting gatherings of friends and family. The master bedroom and en-suite provides further wonderful views to wake up to, whilst the second double bedroom offers both an en-suite and private dressing room or study. A truly stunning apartment to explore in a much sought-after area.



FLOOR PLANS

Lounge Kitchen Diner	8.10m x 5.90m
Bedroom 1	4.50m x 4.00m
En-Suite	3.30m x 1.20m
Bedroom 2	4.30m x 2.80m
Dressing Room	2.80m x 1.70m
En-Suite	2.50m x 1.80m

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SPECIFICATION

KITCHEN

- Individually designed Ital Living contemporary kitchens
- Smeg appliances
- Integrated electric oven, induction hob and integrated extractor hood
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washer dryer
- Bespoke Quartz worktops, up stands and splash backs

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Grohe brassware
- Contemporary white sanitary ware
- Concealed thermostatic shower/bath valves, fixed shower heads, hand held shower heads and overflow bath fillers
- Porcelain tiles to all floors and walls.
- Chrome heated towel rails

INTERNAL FINISHES

- Contemporary internal fire doors, finished with brushed chrome ironmongery
- Engineered wood flooring for all living, kitchen and hall areas
- Carpeted bedrooms
- Underfloor heating throughout with controlled zones

ELECTRICS

- Electrical white switches and sockets
- BT points with cat 6 cable
- Downlights, under counter lights and feature lights
- Outside lighting
- TV and Sky connection points

SECURITY

- Intercom system
- Smoke and heat detectors
- Fire alarm

EXTERNAL

- Cycle store
- Communal garden
- Planting schedule, fencing and lighting
- Bin stores
- Paving slabs to all pedestrian areas
- Private parking

SERVICES

- Electricity and water



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A CHARMING, CHARACTERFUL HOMETOWN

For those looking for a town which offers all the charm of a quintessential English suburb, combined with the energy of a bustling city centre, Bishop's Stortford is the perfect place. Only ten minutes from the quiet residential road of Cricketfield Lane you'll discover the town centre, which is full of an array of independent shops, bars and restaurants. Pepered throughout the high street you'll find your favourite restaurant chains, such as Côte Brasserie, Bill's and Pizza Express, as well as some of your more familiar shops, including H&M, Crew and WHSmiths.

There's also a good choice of local supermarkets for your weekly food shop, including Waitrose, Tesco and Marks and Spencer. However, the real attraction to this historical market town and a reason it was recently named in the Sunday Times as one of the "Best Places to Live in the UK" is its smaller, boutique, family-run and independent shops, including Eat17, Pircio and Dorrington's.



In addition to its highly recommended pubs, wine bars, weekly food markets and abundant amenities, Bishop's Stortford is one of the highest ranked towns for sport participation and is home to a number of excellent schools, such as Bishop's Stortford College and St Joseph's Catholic Primary School. Surrounded by rolling countryside, beautiful parks and lakes, you'll never be short of scenic walking routes to enjoy, on your commute or at your leisure. Hatfield Forest, Epping Forest, Audley End and the Epping and Ongar Steam Railway are brilliant family days out, and all within a 30 minute drive.

WELL CONNECTED

With Stansted Airport, the A120 and the M11 close by, Pavilion Place is ideally located for transport links, particularly to Cambridge, London and the East Coast. Fast routes from the train station (which is just a five minutes drive or 20 minute walk away) will get you into London Liverpool Street in under 40 minutes, making these apartments well placed for both commuters and those who are moving for a more convenient way of living.

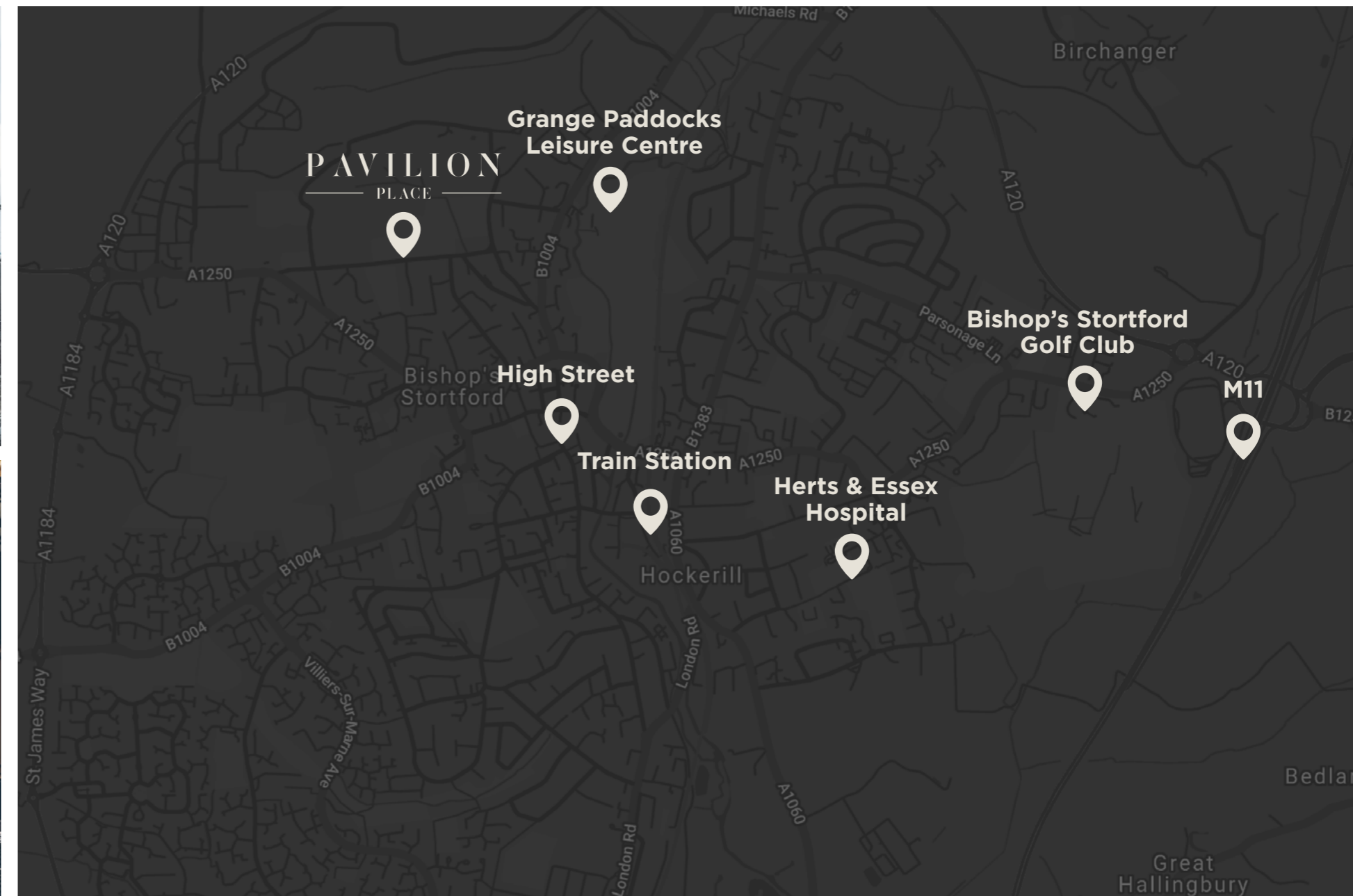
High Street 0.6 miles - 12 minute walk

Grange Padocks 0.6 miles - 12 minute walk

Train Station 1.0 mile - 20 minute walk

Hospital 1.7 miles - 8 minute drive

Golf Club 2.0 miles - 10 minute drive





Johnson & Co is a premium property consultancy. Unlike corporate agencies, we provide a discreet and bespoke experience which enables clients to achieve their property ambitions. It's with decades of industry expertise, our list of exclusive contacts, and a personable approach that we make buying and selling property both rewarding and enjoyable.

If you're interested in viewing one of the wonderful new homes at Pavilion Place, or if you have any questions about the homes or the development, please feel free to get in touch with us at any time.

We look forward to welcoming you to Pavilion Place.

All Saints, Maldon



Forest House, Leytonstone



Forest House, Leytonstone



Pavilion Place is brought to you by Heritage Estate Group, a contemporary solution for building innovative homes and living opportunities. "Passionate about property since 1975, we're devoted to building innovative homes and living opportunities."

Led by a trio of industry connoisseurs, the company is backed by 40 years of development experience that spans across projects large and small. They have established an excellent reputation through the revival of fine heritage buildings and the creation of new-build residential schemes.

Endeavouring to shape the future of land and property development, the founders have kept three core values in the front of their minds; take all challenges, pursue quality, and remain result-driven. It's a powerful vision and one that takes the group to a new height of service.



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