

atmosphere  
BUSHEY

[www.atmosphereBUSHEY.com](http://www.atmosphereBUSHEY.com)

77 Aldenham Road | Bushey WD23

atmosph*ere*

homes for modern living



welcome to

# atmosphere

BUSHEY

Atmosphere Bushey is all about easy, stylish and modern living.

Complete and ready to move in now, this is a collection of beautifully built apartments, designed with today's lifestyles in mind.

Situated in a great location close to local shops and facilities, the outstanding transport connections will allow you to get where you want quickly.

From the moment you enter the building you will notice the elegant entrance lobby with its coffered ceiling, walnut doors, stylish furniture, lighting and TV - giving the feel of a luxurious hotel. The development has an on-site management office and access to the building is controlled with a video entry system. Both the underground and surface car parks are accessed via fob operated electric gates.



The apartments themselves are sleek, stylish and very well appointed. Highlights of the specification include engineered oak flooring, bespoke fitted kitchens with stone worktops and quality Bosch appliances throughout. The contemporary bathrooms are beautifully specified with oak framed vanity units, polished chrome fittings and recessed downlighting.

Everything is in place to get you up and running quickly when it comes to all-important connectivity; all apartments at Atmosphere Bushey have superfast fibre optic broadband pre-wired, USB charging points and cat5 data networking. Media plates in the bedrooms and lounges provide connections to SKY TV and digital broadcasting services. So whether you're binge watching a box set, surfing around online or having a work from home day, we've got it covered.

Did you know purchasing your new home at Atmosphere Bushey can be made easier with the government Help To Buy scheme? With a reduced deposit and a 20% equity loan from the Government, it could offer the help you need to get on the housing ladder.

Why not visit our stunning show homes and discover how Atmosphere Bushey allows you to live smarter at home than ever before?



# a stunning specification

All apartments at Atmosphere Bushey boast an impressive specification, featuring high quality brands and materials throughout

## KITCHEN AND APPLIANCES

High gloss contemporary kitchen units with soft close doors and drawers  
Composite stone worktops  
Polished chrome sockets  
Under unit LED lighting  
Undermounted sink unit by Blanco  
Chrome monobloc tap  
Tiled splashbacks  
Full range of integrated appliances by Bosch including; electric oven, hob, microwave, extractor hood, dishwasher, fridge/freezer  
Bosch washer/dryer  
Wine coolers in selected apartments

## CONNECTIVITY

All apartments are pre-wired to accept SKY TV and digital broadcast services including Freeview (services may require subscription)  
Pre-wired for high speed broadband (service may require subscription)  
Quadplex media plates to lounge and bedroom  
Lounge pre-wired with data network cabling  
USB charging on selected power sockets

## SECURITY

Video entry phone system to all apartments  
Internal front doors with double locking night latch and Euro deadlock  
Wide Angle 200 Degree Door Viewer

## BATHROOM

Mirrored, recessed vanity unit with timber surround, integral light and chrome shaver socket  
Glass shower screen  
Contemporary white sanitaryware  
Wall hung basin  
Chrome fixed head shower plus handheld spray attachment  
Chrome thermostatic bath/shower mixer  
WC with dual flush concealed cistern and soft close seat  
Chrome heated towel rail with programmable timer

## HEATING AND ELECTRICAL

Intelligent, programmable electric panel heaters  
Utility cupboard housing 150ltr hot water cylinder and washer/dryer  
LED downlighters to kitchen and bathroom  
High level sockets and switches in chrome  
Dimmer switches to selected rooms  
Mains powered smoke and heat detectors with battery backup  
NICEIC/ECA certified

## GENERAL

High quality aluminium double glazed windows  
Internal doors with oak veneer  
Fitted wardrobes  
250 year lease from 2018  
10 year new build warranty

## FLOORING AND DECOR

Kitchen, Lounge, Dining Area, Entrance and Store Cupboard featuring engineered wood flooring  
Carpeted bedrooms  
Ceramic tiled bathroom  
Walls finished in matt white emulsion  
Timber work to flats and common areas finished in satin white

## COMMUNAL FACILITIES

Surface level and underground car parking, with secure gated access via fob  
Key fob entry system to building entrance and car park  
CCTV to common areas  
High specification hotel style reception lobby with soft furnishings and TV  
Artwork to all communal areas  
Tri-separator refuse chute to all floors  
Visitor parking bays.

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.





## private and secure residents' parking



Atmosphere Bushey offers underground and surface parking for cars and bicycles. Use of the car park is exclusive for residents with access via secure, fob-operated electric gates.





# Bushey

## a great place to live

Surrounded by glorious countryside, Bushey maintains a wonderful village feel yet has the benefit of outstanding transport connections and is just a 20 minute train ride away from central London.

Boutique shops, great schools, excellent leisure and sports facilities are all available locally. The area has a wealth of popular restaurants and cafés, convenient shops and interesting attractions.

A short distance to the north is the thriving commercial and business centre of Watford, where you'll find The Intu Shopping Centre, home to over 120 stores.





# all the right connections

Bushey is a well-connected place to live.

Both Watford Junction and Bushey stations offer fast trains to central London (19 minutes to Euston) and nearby Stanmore is on the Jubilee line (29 minutes to Baker Street).

Access to the UK motorway network couldn't be easier, with both the M25 and M1 just a few minutes' drive away.

	M1 Junction 5	M25 Junction 19	Watford Tube Stn.	Luton Airport	London	London Heathrow
	2 miles	4.8 miles	2.4 miles	17 miles	18 miles	20 miles
	5 mins	10 mins	9 mins	22 mins	45 mins	40 mins
	LONDON EUSTON	WEMBLEY CENTRAL	ST PANCRAS INTN'L	OXFORD CIRCUS	BOND STREET	BANK
	19 mins	15 mins	39 mins	39 mins	44 mins	45 mins



Bushey has much to offer the active leisure seeker. The David Lloyd Leisure Centre and The Village Health & Fitness are nearby, both offering first class leisure facilities and expert coaches. There is also a huge variety of other sporting and activity venues including football, tennis and cricket.

There are numerous great golf courses around Bushey including the Hartsbourne Golf and Country Club which is recognised as one of the most prestigious private members clubs in the South East. The Grove is also just a 10 minute drive away in Chandlers Cross and is considered one of the most luxurious hotel, spa and golf retreats in the country.

The area is surrounded by beautiful countryside making it the perfect spot for those who enjoy the outdoors. Stanmore Common and Aldenham Country Park are located nearby as well as smaller parkland areas such as King George Recreational Ground.



**shop till you drop**

Bushey High Street features a useful variety of boutique stores, salons and shops, right on your doorstep.

If you are looking for high street chains and department stores, Watford Town centre is just 2 miles away and offers the fantastic Intu shopping centre. Intu has been extended and now offers over 120 shops, bars and restaurants, with more due to open in the near future. With Debenhams, Superdry and Jack Wills having recently opened as well as a large Cineworld, Imax cinema and vibrant restaurant hub, Intu Watford is now a premier shopping and entertainment destination. There are also a variety of retail parks in Watford which house larger units such as Home Sense and B&Q as well as a handy Tesco Extra Supermarket, located just over 1 mile away from Atmosphere Bushey.

John Lewis **H&M** **Superdry.**

**FATFACE**  
UNITED KINGDOM

**Disney**  
STORE



# food for thought

Bushey has a great variety of restaurants, cafés and pubs and is a popular destination for those going out for dinner or drinks. Food lovers will be spoilt for choice with venues including Zaza and St James, which are amongst the local must-visit restaurants. There is also a selection of pubs including The King Stag, Red Lion and The Horse and Chains which are popular with local residents.

If you are looking for a real culinary treat, The Grove Country Estate is located just 4 miles away and offers a variety of 5 star dining experiences.

The re-development of the Intu Shopping Centre in Watford includes a vibrant restaurant hub which features a variety of popular restaurant chains including Yo Sushi, Nandos and Wagamamas.

If it is nightlife you are looking for, Watford is also the place to be. With a selection of bars and nightclubs, there is something for everyone there. Located just 2 miles from Atmosphere Bushey, it is just a short taxi ride away.

Of course, Bushey's excellent transport links also mean that the limitless entertainment options of London are easily accessible.

# GROUND FLOOR

## APARTMENT 1

Living Room/Dining Room	7.28m x 2.47m
Kitchen	2.53m x 1.80m
Bedroom	3.29m x 2.60m

## APARTMENT 2

Living/Dining Room/Kitchen	6.55m x 4.04m
Bedroom	4.05m x 2.29m

## APARTMENT 3

Living/Dining Room	8.34m x 2.57m
Kitchen	2.03m x 1.95m
Bedroom	4.42m x 2.60m

## APARTMENT 4

Living/Dining Room/Kitchen	5.87m x 2.61m
Bedroom	5.71m x 2.71m

## APARTMENT 5

Living/Dining Room/Kitchen	6.41m x 3.87m
Bedroom	3.63m x 2.68m

## APARTMENT 6

Living/Dining Room/Kitchen	5.88m x 2.61m
Bedroom	3.72m x 2.75m

## APARTMENT 7

Living/Dining Room/Kitchen	10.20m x 3.00m
Bedroom	4.40m x 2.61m

## APARTMENT 8

Living/Dining Room/Kitchen	4.75m x 4.03m
Bedroom	4.05m x 2.25m

## APARTMENT 9

Living/Dining Room	7.36m x 2.42m
Kitchen	2.70m x 1.80m
Bedroom	3.36m x 2.59m

## APARTMENT 10

Living /Dining Room/Kitchen	11.30m x 3.33m
Bedroom 1	3.37m x 2.68m
Bedroom 2	3.33m x 2.57m

## APARTMENT 11

Living/Dining Room	7.28m x 2.47m
Kitchen	2.52m x 1.80m
Bedroom	3.28m x 2.60m

## APARTMENT 12

Living/Dining Room/Kitchen	6.64m x 4.05m
Bedroom	4.06m x 2.25m

## APARTMENT 13

Living/Dining Room	9.8m x 3.29m
Kitchen	2.67m x 1.80m
Bedroom	3.76m x 2.57m

## APARTMENT 14

Living/Dining Room	7.82m x 2.20m
Kitchen	2.66m x 1.80m
Bedroom	3.70m x 2.57m

## APARTMENT 15

Living/Dining Room	8.06m x 2.20m
Kitchen	2.66m x 1.78m
Bedroom	3.68m x 2.57m

## APARTMENT 16

Living/Dining Room	8.05m x 2.20m
Kitchen	2.67m x 1.79m
Bedroom	3.68m x 2.58m

## APARTMENT 17

Living/Dining Room	7.79m x 2.23m
Kitchen	2.67m x 1.79m
Bedroom	3.70m x 2.52m

## APARTMENT 18

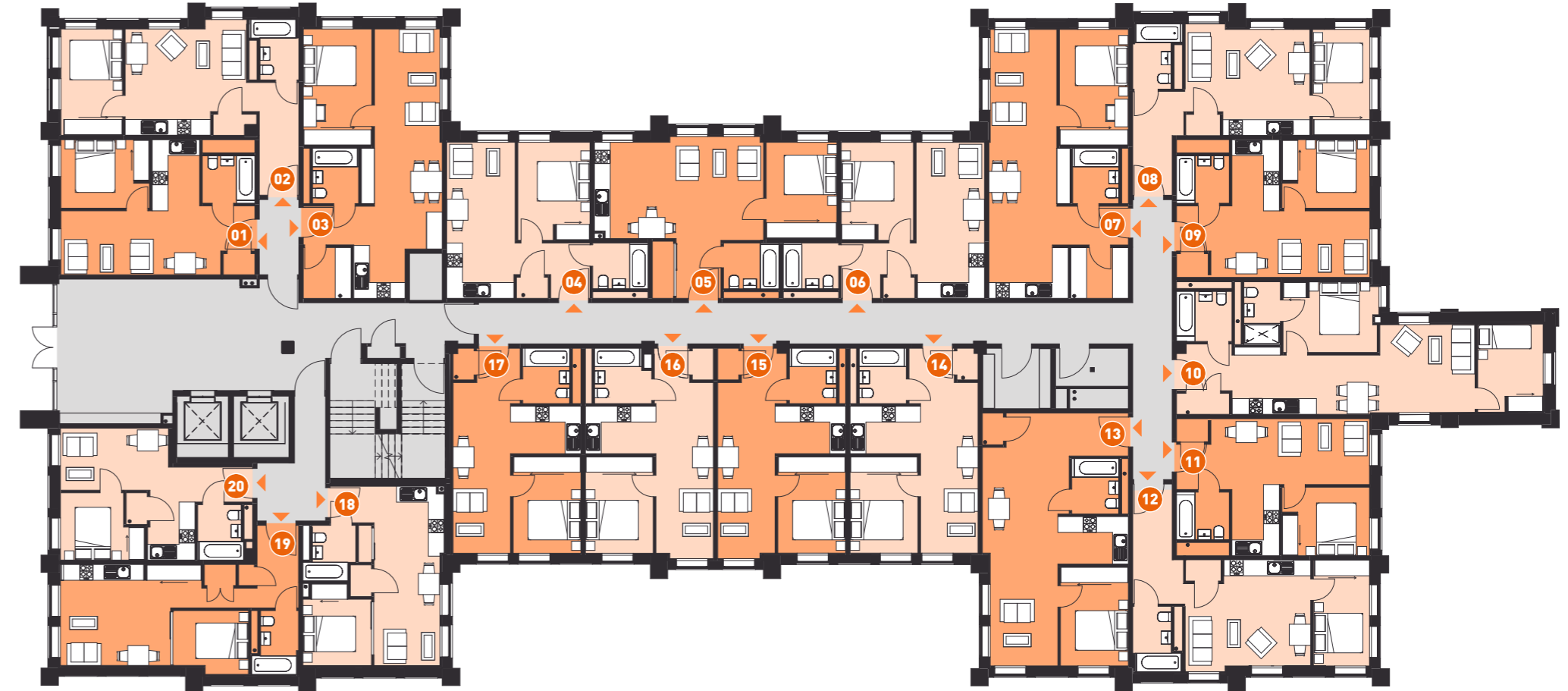
Living/Dining Room/Kitchen	6.87m x 2.45m
Bedroom	2.67m x 2.61m

## APARTMENT 19

Living/Dining Room/Kitchen	4.14m x 3.85m
Bedroom	2.91m x 2.36m

## APARTMENT 20

Living/Dining Room	4.12m x 2.51m
Kitchen	2.17m x 1.79m
Bedroom	3.21m x 2.55m



Stated dimensions are maximum dimensions and are subject to tolerance. Kitchen layouts are indicative only. You are therefore advised to carry out a check measure before ordering any floor coverings, furniture or other goods which depend on accurate measurements. All apartments at Atmosphere Bushey are complete and available for inspection prior to exchange.

# FIRST FLOOR

## APARTMENT 21

Living/Dining Room/Kitchen 5.48m x 2.78m  
Bedroom 3.40m x 2.60m

## APARTMENT 22

Living/Dining Room 7.52m x 2.31m  
Kitchen 2.68m x 1.80m  
Bedroom 3.51m x 2.60m

## APARTMENT 23

Living/Dining Room/Kitchen 4.60m x 4.26m  
Bedroom 4.24m x 2.55m

## APARTMENT 24

Living/Dining Room 8.34m x 2.57m  
Kitchen 2.03m x 1.95m  
Bedroom 4.42m x 2.60m

## APARTMENT 25

Living/Dining Room/Kitchen 6.11m x 2.61m  
Bedroom 3.95m x 2.74m

## APARTMENT 26

Living/Dining Room/Kitchen 6.41m x 3.87m  
Bedroom 3.63m x 2.68m

## APARTMENT 27

Living/Dining Room/Kitchen 5.91m x 2.60m  
Bedroom 3.72m x 2.74m

## APARTMENT 28

Living/Dining Room/Kitchen 10.20m x 3.00m  
Bedroom 4.40m x 2.61m

## APARTMENT 29

Living/Dining Room/Kitchen 4.65m x 4.22m  
Bedroom 4.22m x 2.50m

## APARTMENT 30

Living/Dining Room 7.57m x 2.42m  
Kitchen 2.54m x 1.80m  
Bedroom 3.53m x 2.69m

## APARTMENT 31

Living/Dining Room/Kitchen 9.21m x 3.34m  
Bedroom 1 3.59m x 2.67m  
Bedroom 2 3.33m x 2.50m

## APARTMENT 32

Living/Dining Room 7.55m x 2.49m  
Kitchen 2.53m x 1.79m  
Bedroom 3.52m x 2.69m

## APARTMENT 33

Living/Dining Room/Kitchen 4.65m x 4.22m  
Bedroom 4.22m x 2.50m

## APARTMENT 34

Living/Dining Room 9.8m x 3.29m  
Kitchen 2.67m x 1.80m  
Bedroom 3.76m x 2.57m

## APARTMENT 35

Living/Dining Room 8.05m x 2.19m  
Kitchen 2.67m x 1.78m  
Bedroom 3.91m x 2.58m

## APARTMENT 36

Living/Dining Room 8.39m x 2.19m  
Kitchen 2.68m x 1.79m  
Bedroom 3.91m x 2.58m

## APARTMENT 37

Living/Dining Room 8.39m x 2.19m  
Kitchen 2.68m x 1.79m  
Bedroom 3.91m x 2.58m

## APARTMENT 38

Living/Dining Room 8.04m x 2.20m  
Kitchen 2.68m x 1.79m  
Bedroom 3.90m x 2.57m

## APARTMENT 39

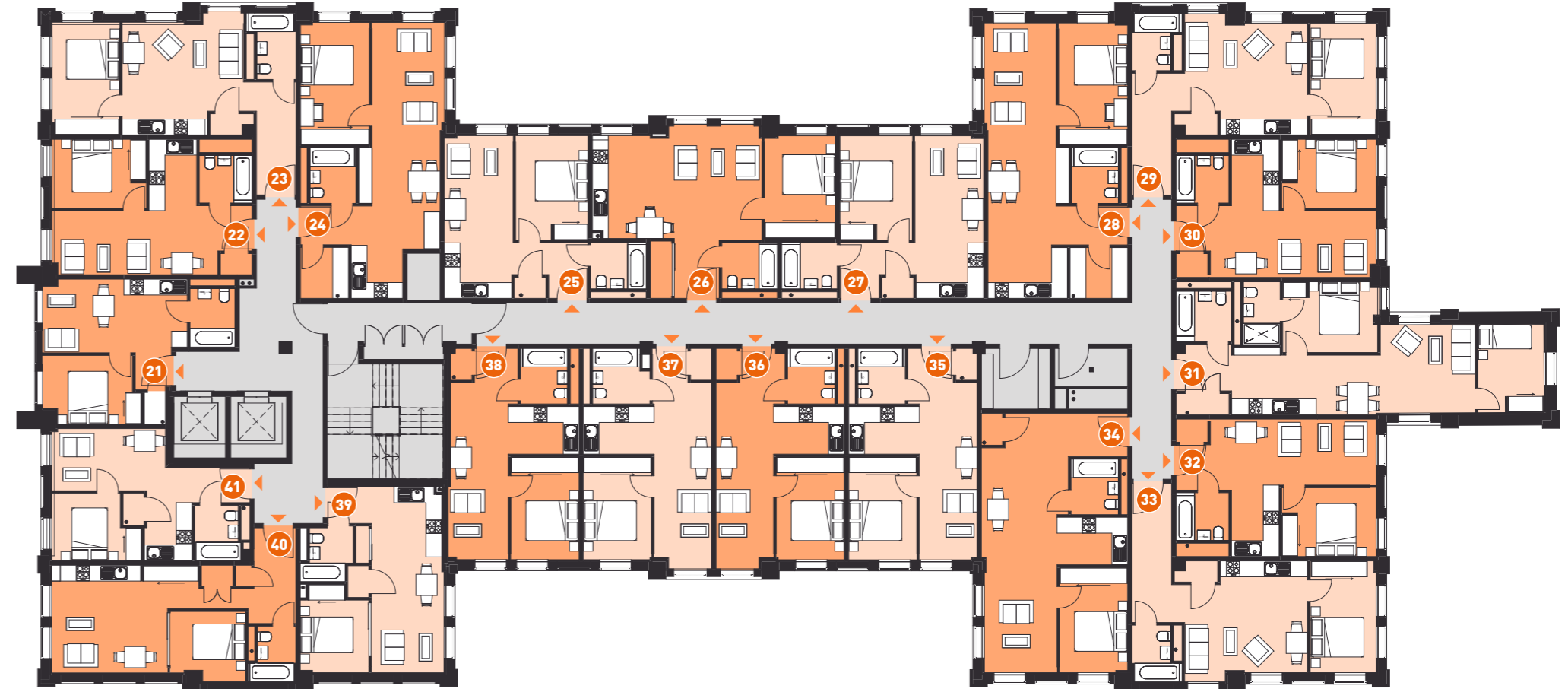
Living/Dining Room/Kitchen 7.10m x 2.82m  
Bedroom 3.46m x 2.61m

## APARTMENT 40

Living/Dining Room/Kitchen 6.78m x 3.90m  
Bedroom 2.60m x 2.50m

## APARTMENT 41

Living/Dining Room 4.30m x 2.35m  
Kitchen 2.20m x 1.80m  
Bedroom 3.40m x 2.55m



Stated dimensions are maximum dimensions and are subject to tolerance. Kitchen layouts are indicative only. You are therefore advised to carry out a check measure before ordering any floor coverings, furniture or other goods which depend on accurate measurements. All apartments at Atmosphere Bushey are complete and available for inspection prior to exchange.

# SECOND FLOOR

## APARTMENT 42

Living/Dining Room/Kitchen 5.48m x 2.78m  
Bedroom 3.40m x 2.60m

## APARTMENT 43

Living/Dining Room 7.46m x 2.32m  
Kitchen 2.51m x 1.81m  
Bedroom 3.41m x 2.60m

## APARTMENT 44

Living/Dining Room/Kitchen 6.52m x 4.18m  
Bedroom 4.19m x 2.47m

## APARTMENT 45

Living/Dining Room 8.34m x 2.57m  
Kitchen 2.03m x 1.95m  
Bedroom 4.42m x 2.60m

## APARTMENT 46

Living/Dining Room/Kitchen 6.00m x 2.61m  
Bedroom 3.84m x 2.74m

## APARTMENT 47

Living/Dining Room/Kitchen 6.41m x 3.87m  
Bedroom 3.63m x 2.68m

## APARTMENT 48

Living/Dining Room/Kitchen 6.02m x 2.60m  
Bedroom 3.85m x 2.75m

## APARTMENT 49

Living/Dining Room/Kitchen 10.20m x 3.00m  
Bedroom 4.40m x 2.61m

## APARTMENT 50

Living/Dining Room/Kitchen 6.59m x 4.19m  
Bedroom 4.21m x 2.40m

## APARTMENT 51

Living/Dining Room 7.42m x 2.48m  
Kitchen 2.50m x 1.78m  
Bedroom 3.37m x 2.60m

## APARTMENT 52

Living/Dining Room/Kitchen 11.33m x 2.27m  
Bedroom 1 3.61m x 2.68m  
Bedroom 2 3.33m x 2.50m

## APARTMENT 53

Living/Dining Room 7.48m x 2.48m  
Kitchen 2.52m x 1.79m  
Bedroom 3.37m x 2.60m

## APARTMENT 54

Living/Dining Room/Kitchen 4.65m x 4.22m  
Bedroom 4.22m x 2.50m

## APARTMENT 55

Living/Dining Room 9.74m x 2.48m  
Kitchen 2.52m x 1.79m  
Bedroom 3.37m x 2.60m

## APARTMENT 56

Living/Dining Room 7.99m x 2.20m  
Kitchen 2.66m x 1.79m  
Bedroom 3.82m x 2.58m

## APARTMENT 57

Living/Dining Room 6.67m x 2.18m  
Kitchen 2.67m x 1.80m  
Bedroom 3.65m x 2.57m

## APARTMENT 58

Living/Dining Room 8.41m x 2.21m  
Kitchen 2.68m x 1.79m  
Bedroom 3.83m x 2.55m

## APARTMENT 59

Living/Dining Room 7.98m x 2.19m  
Kitchen 2.68m x 1.80m  
Bedroom 3.82m x 2.59m

## APARTMENT 60

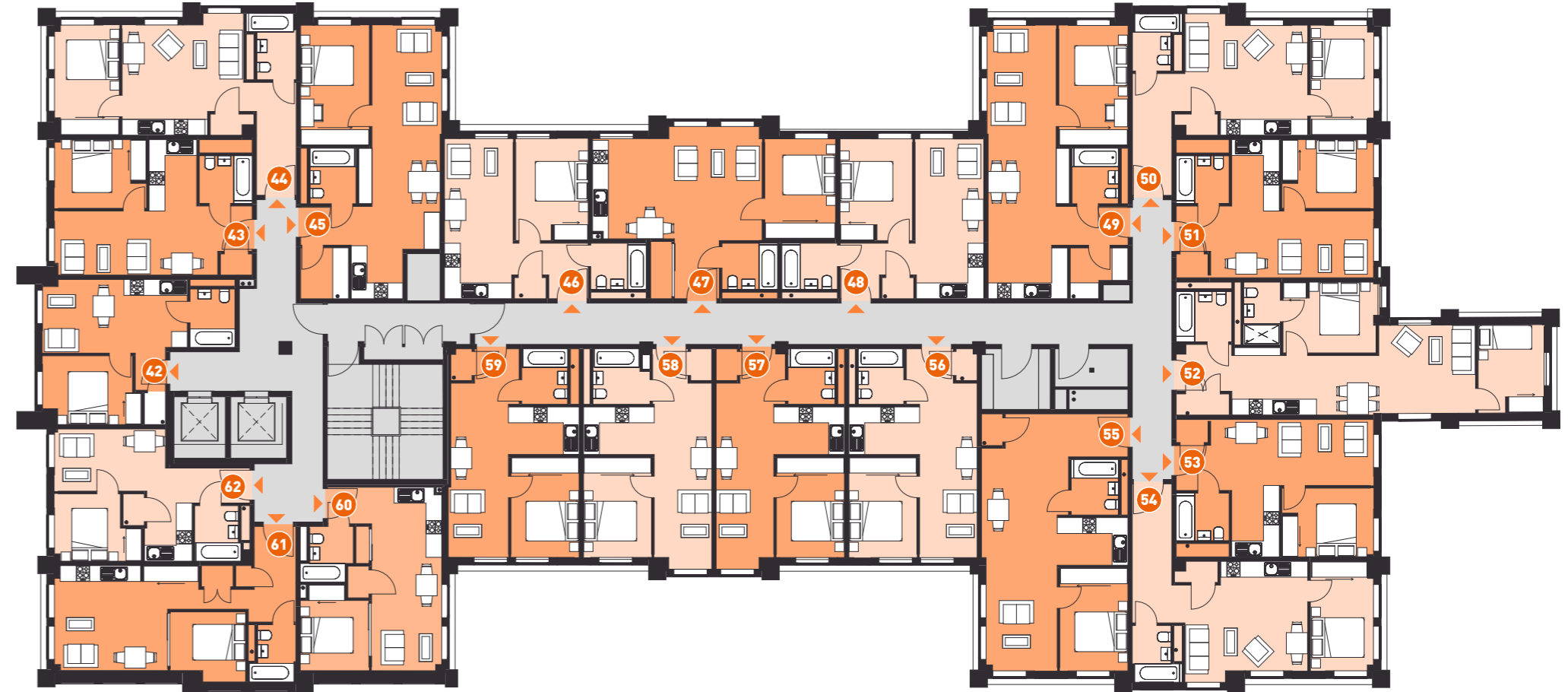
Living/Dining Room/Kitchen 6.97m x 2.70m  
Bedroom 3.33m x 2.64m

## APARTMENT 61

Living/Dining Room/Kitchen 6.67m x 3.79m  
Bedroom 2.63m x 2.45m

## APARTMENT 62

Living/Dining Room 7.47m x 2.14m  
Kitchen 2.10m x 1.80m  
Bedroom 3.37m x 2.59m



Stated dimensions are maximum dimensions and are subject to tolerance. Kitchen layouts are indicative only. You are therefore advised to carry out a check measure before ordering any floor coverings, furniture or other goods which depend on accurate measurements. All apartments at Atmosphere Bushey are complete and available for inspection prior to exchange.



# need some help to get on the housing ladder?

With Help to Buy, you can buy a new Montreaux home with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

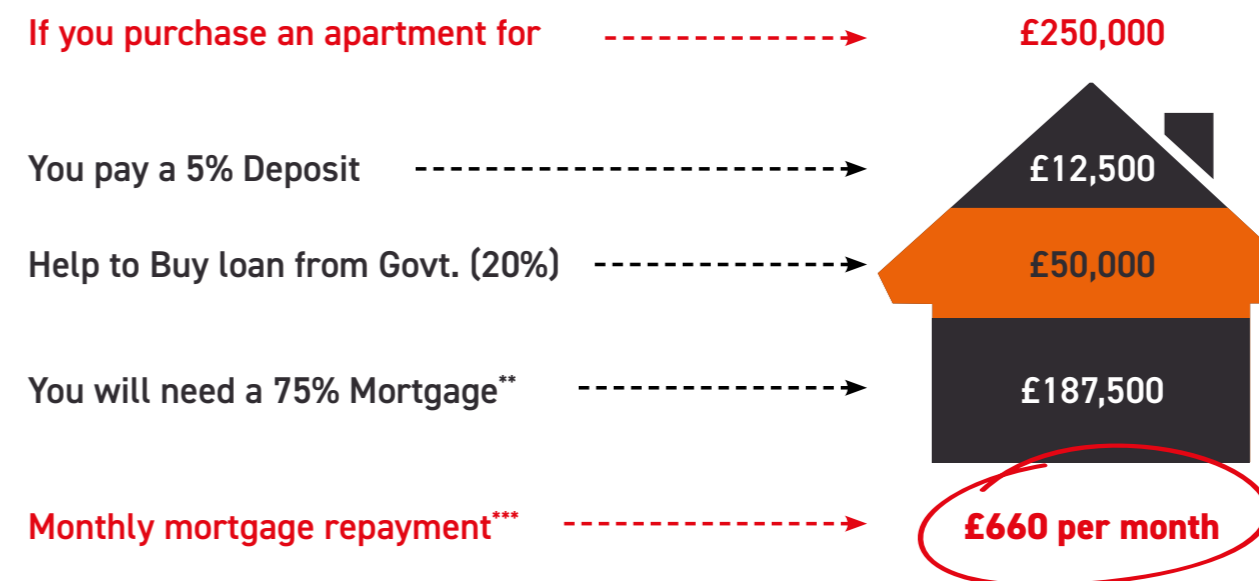
The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home. For more information, please visit: [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)



# securing your new home is easier than you think...

## ILLUSTRATIVE EXAMPLE USING HELP TO BUY\*



When the home in this illustrative example is subsequently sold, you'd receive 80% of the price and the remaining 20% would be used to pay back the government loan. You'd need to pay off your mortgage with your share of the money.

\* Terms apply, subject to eligibility. \*\* The mortgage contract will be secured by a mortgage on the property. Your home may be repossessed if you do not keep up repayments on your mortgage. You may have to pay an early repayment charge to your existing lender if you remortgage. \*\*\* Based on a £187,500 mortgage at an interest rate of 1.64%, repayable over 30 years.

- 1 Bushey Station
- 2 Oxhey Park
- 3 Watford Tube Station
- 4 Watford Leisure Centre
- 5 Intu Shopping Centre
- 6 David Lloyd Leisure
- 7 Watford Palace Theatre
- 8 Riverside Park
- 9 Cassiobury Park
- 10 Watford Junction Station
- 11 Watford High Street Station
- 12 Watford Colosseum
- 13 Aldenham Golf & Country Club
- 14 Bushey Hall Golf Club
- 15 M1 Junction 5



# Why choose a Montreaux home?

**Montreaux is a UK company specialising in designing and developing contemporary, high-quality properties in prime locations.**

Our developments are distinguished by impeccable attention to detail, modern design and cutting-edge technology that consistently produces properties of an excellent standard.

The concept behind each project we undertake is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

Montreaux undertake all stages of a development project, from initial concepts through to the completed build. Our in-house experts design everything down to the finest detail and carefully manage the build process from start to finish, with a dedication to deliver high quality, aspirational properties that people are proud to call home.

Our commitment to excellence continues long after you have completed your purchase and moved in to your new home. A ten-year new build warranty and a two-year defects repair policy is provided as standard on all our properties and a 24-hour aftercare team is on hand to give you peace of mind, providing prompt and helpful assistance whenever you need it.



MONTREAUX

[www.montreaux.co.uk](http://www.montreaux.co.uk)

**Telephone:** 03333 700 200 **Email:** [sales@montreaux.co.uk](mailto:sales@montreaux.co.uk)