



GEMSTONE HOUSE
STEVENAGE

LIVE LIFE TO THE FULL AT



A collection of stylish, contemporary homes designed to offer the best of both town and country living.

With a choice of one-bedroom apartments, Gemstone House caters to a range of lifestyles. Thoughtfully designed with modern living in mind, the development also benefits from a variety of community facilities, ensuring everything you need is right on your doorstep.

Fast rail connections place London within easy reach, ideal for commuting, or for enjoying the capital's world-class shopping, theatres, and vibrant nightlife.

LOCATION

Nestled in the heart of Hertfordshire, Gemstone House enjoys excellent transport links while offering a relaxed and well-balanced lifestyle.

Stevenage Town Centre provides a vibrant and well-connected hub, combining modern retail with a strong sense of community. A wide selection of shops, restaurants, and leisure facilities cater to both everyday convenience and lifestyle needs. Ongoing regeneration continues to transform the town centre, introducing new public spaces and contemporary amenities.

The area is also rich in green and leisure spaces, including the picturesque Fairlands Valley Park, perfect for walking, water sports, and family activities, as well as premium fitness facilities at David Lloyd Stevenage Health Club & Spa.

DISCOVER THE LOCAL SCENE

Whether you're enjoying a relaxed morning coffee or an evening out, Stevenage offers a variety of options. Close to home, The Chequers provides a charming country pub setting with a welcoming garden, ideal for meeting friends over food or drinks.

For dining, there is a wide selection of international cuisines, from Thai and Italian to Turkish and tapas, alongside a number of lively pubs in the town centre. For something more refined, Rump & Wade offers a modern British brasserie experience with excellent brunch and all-day dining, while The Farmhouse at Redcoats serves beautifully prepared local produce in the characterful surroundings of a 15th-century building.

Westgate Shopping Centre and Stevenage Leisure Park bring together popular high street brands, independent shops, a cinema, bowling, and live entertainment including theatre, music, comedy, and dance.

The town is also set to benefit from an ambitious £1bn regeneration programme, further enhancing retail, green spaces, and flexible working environments.



GEMSTONE HOUSE



APARTMENTS

1 & 5

Kitchen / Living / Dining

3.32m x 9.16m
10'11" x 30'1"

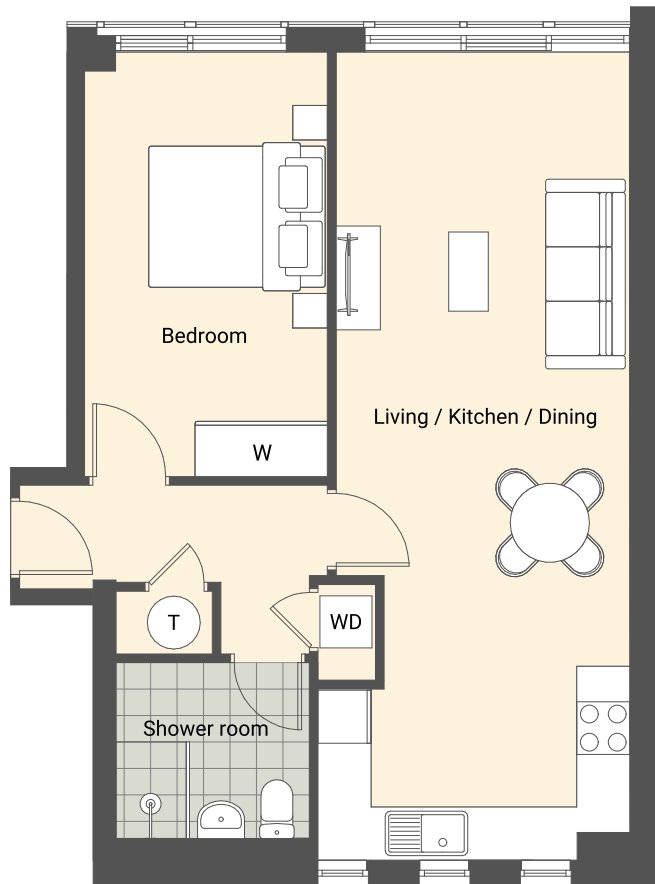
Bedroom

2.75m x 4.81m
9'0" x 15'10"

WD - Washer/Dryer

W - Wardrobe

T - Water Tank



Layouts are indicative only.

APARTMENTS

2 & 6

Kitchen / Living / Dining

4.22m x 4.81m
13'10" x 15'10"

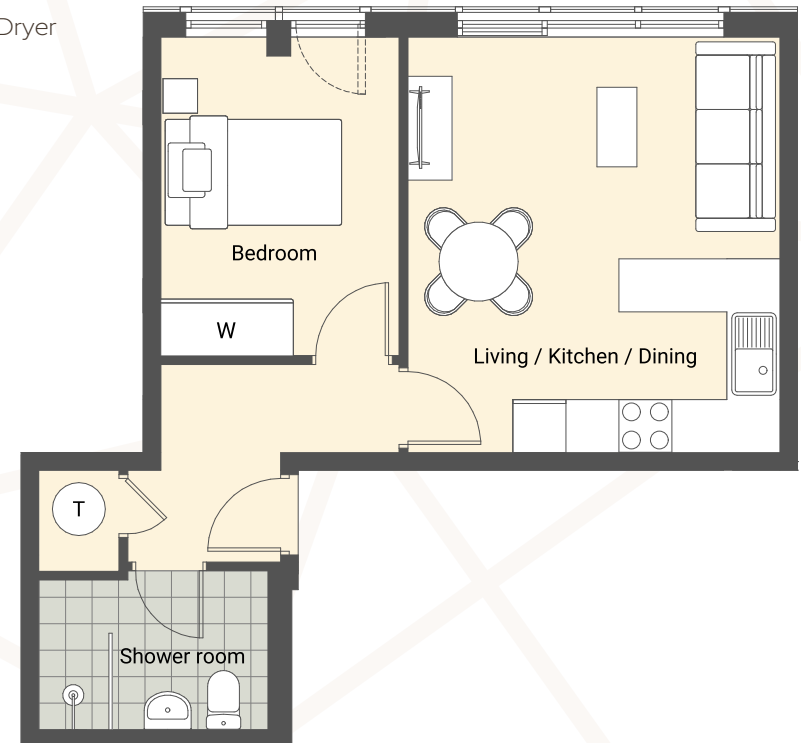
Bedroom

2.70m x 3.61m
8'10" x 11'10"

WD - Washer/Dryer

W - Wardrobe

T - Water Tank



Note: Flat 2 features a bath.
Layouts are indicative only.



APARTMENTS

3 & 7

Kitchen / Living / Dining

4.19m x 5.95m
13'9" x 19'6"

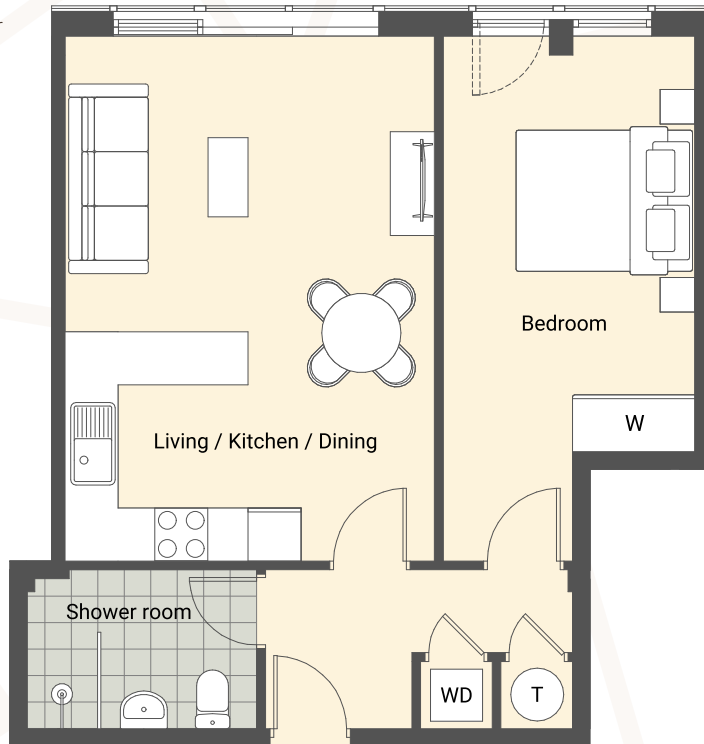
Bedroom

2.85m x 4.81m
9'4" x 15'10"

WD - Washer/Dryer

W - Wardrobe

T - Water Tank



Note: Flat 3 features a bath.
Layouts are indicative only.

APARTMENTS

4 & 8

Kitchen / Living / Dining

3.43m x 7.11m
11'3" x 23'4"

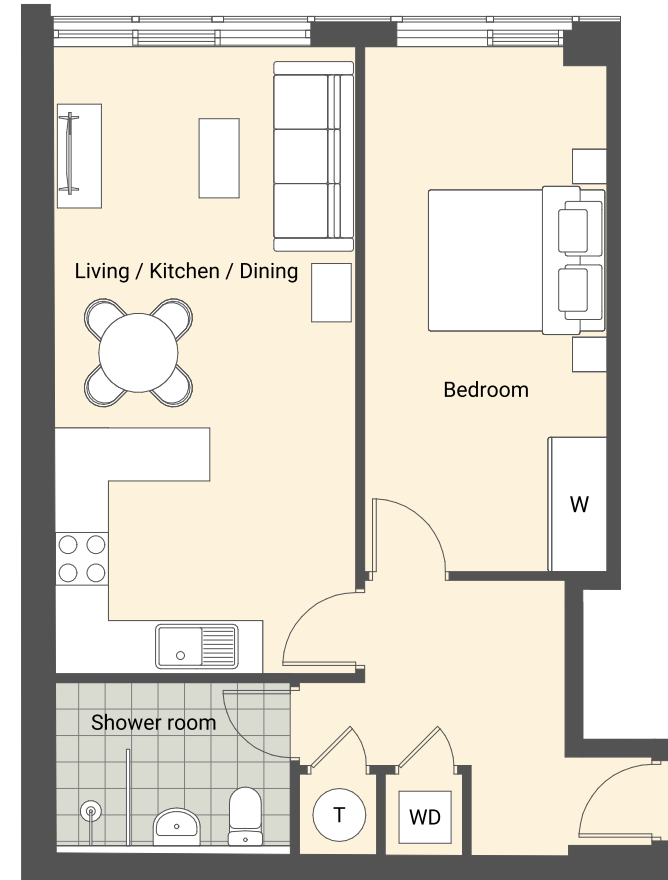
Bedroom

2.75m x 5.95m
9'0" x 19'6"

WD - Washer/Dryer

W - Wardrobe

T - Water Tank



Note: Flat 4 features a bath.
Layouts are indicative only.

GEMSTONE HOUSE

SPECIFICATION

KITCHEN

- Contemporary matt-finish cabinetry with slimline brushed stainless steel bar handles
- 12.5mm marble-effect compact laminate worktop with matching splashback
- Full suite of integrated appliances including:
 - Bosch 4-zone touch-control ceramic hob
 - Bosch multi-function oven
 - Integrated fridge freezer
 - Integrated dishwasher

BATHROOM

- Wall-hung white sanitaryware with matt black brassware
- Large-format Italian porcelain floor tiles with full-height wall tiling
- Walk-in shower with VOS thermostatically controlled rainfall showerhead
- Saniform bathtub with VOS thermostatically controlled shower mixer and handset
- Integrated under-sink storage drawer
- Backlit, heated demisting mirrors

DOORS & WINDOWS

- Composite apartment entrance doors with PAS 24 security rating
- Contemporary internal doors with quality ironmongery
- Retained original steel-framed windows in keeping with the building's character
- Internally fitted double-glazed uPVC windows, creating an enhanced triple-glazed effect
- Argon-filled glazing units with A++ energy rating
- Magnetic blinds fitted to all windows
- Windows and external doors compliant with PAS 24 security standards

DECORATIVE FINISHES

- Walls and ceilings finished in a clean, neutral colour palette
- Smooth, contemporary finish throughout, ready for personalisation

FLOOR FINISHES

- Luxury wide-plank LVT (Luxury Vinyl Tile) flooring throughout
- Anti-scratch, 100% waterproof and R13 anti-slip rated
- 7.2mm thick planks with lifetime wear warranty

HEATING & WATER

- Wet underfloor heating system installed throughout, including bathrooms
- Air source heat pump providing energy-efficient heating and hot water
- Fully electric development with no gas supply
- No gas bills for residents

ELECTRICAL

- LED lighting throughout apartments
- Under-cabinet lighting to kitchen areas
- TV and data points to living areas and bedrooms
- Intercom system for secure visitor access

EXTERNAL FINISHES

- Exterior restored and upgraded in keeping with the building's original character
- New elements carefully integrated to enhance overall performance and appearance
- Retained concrete structural frame with upgraded thermal and acoustic performance
- Enhanced insulation to floors, walls and roof to meet current building regulations
- Double-glazed external doors with PAS 24 security rating

COMMUNAL AREAS

- Secure entrance with intercom access
- Individual post boxes for each apartment, accessible without entering the building
- Clean, contemporary finishes to internal communal areas
- Secure cycle storage for up to eight bicycles within a dedicated store

GENERAL

- This property benefits from a 6-year Professional Consultant's Certificate (PCC), widely accepted by mortgage lenders as an alternative to a structural warranty
- 999 year lease



STEP INTO YOUR SANCTUARY

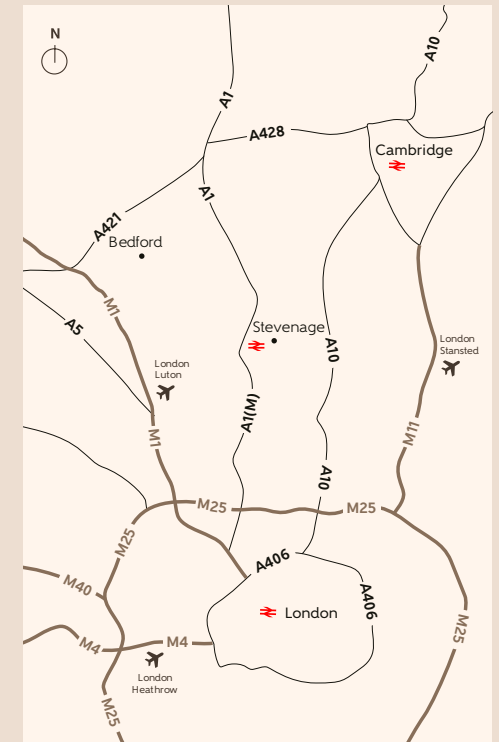
Bright, airy, and thoughtfully designed, each apartment offers a high-quality space for relaxing, working, and entertaining.

Open-plan layouts maximise space and flexibility, while stylish fitted kitchens feature contemporary finishes. Bathrooms are sleek and calming, designed to create a tranquil retreat.

Every apartment at Gemstone House has been finished to a high standard, with elegant, neutral interiors that provide the perfect canvas for you to make your home your own.

Interior design by **Studio 361**
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07958047432





Connect with Ease

Whether commuting, visiting friends and family, or travelling further afield, Gemstone House is exceptionally well placed.

Fast trains from Stevenage reach central London in under 30 minutes, with direct services to King's Cross and St Pancras, offering easy access to the Underground and international travel via Eurostar. There are also direct connections to Cambridge, home to a thriving tech sector and world-renowned university.

By road, the A1 is just a short drive away, providing convenient access across the country. For international travel, both London Luton and Stansted airports are within easy reach.



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