



OLD TOWN
HEMEL HEMPSTEAD

A BOUTIQUE COLLECTION
OF 2 BEDROOM APARTMENTS



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SETTING THE SCENE

An historic town with a contemporary twist

Heritage Gate by Oakmont Homes offers a boutique collection of superbly appointed apartments enviably positioned in the centre of the historic Old Town of Hemel Hempstead and within easy walk of the shopping, cafe, bar and restaurant amenities of the Hemel Hempstead Town Centre.

The Old Town of Hemel Hempstead features an array of Victorian, Georgian and Tudor architecture in a street described as “the prettiest street in Hertfordshire”. Boasting a diverse selection of specialist shops including fine art and antiques, a stroll around the Old Town area reveals historic buildings such as the Old Town Hall and St Mary’s Church together with a number of period pubs, retro cafes and cosmopolitan restaurants dotted along the High Street.

Gadebridge Park, which is situated opposite Heritage Gate, forms an attractive green wedge of urban countryside running into the heart of the town. The park extends to approximately 32 hectares and in addition to well-maintained parkland provides extensive recreation facilities including two bowling greens, a crazy golf course, croquet, play area and skate park. The park is also used for occasional events, such as cross-country and fun runs and much of the parkland to the north of the River Gade is scheduled as an area of archaeological importance.



*This photograph is indicative only.

LEISURE & SHOPPING

Fitness, fun and something for everyone!

Hemel Hempstead is home to two main shopping centres, The Marlowes and Riverside, which offer a wide selection of familiar high street retail names including a Debenhams department store. This is complimented by the exciting combination of independent retailers, antique and speciality shops situated closer to home in the Old Town.

Supermarket shopping is well catered for; branches of Tesco, Sainsbury's, Asda and Marks & Spencer are all within convenient reach.

Jarman Square, which opened this year, is Hemel Hempstead's number one leisure destination. Sit back, relax and enjoy watching the latest movie on the big screen at Empire Cinema, or let off some steam at Planet Ice - the perfect family day out. For fitness fanatics, Jarman Square also offers 'the gym' where you can take advantage of the action-packed fitness class timetable. There is also a wide selection of places to eat from Chiquito and Nando's to Frankie & Benny's, Coast to Coast and Bella Italia.



*This photograph is indicative only.

CONNECTIONS

Location is everything

Heritage Gate has excellent connections to London and beyond.

Ideal for London commuters, the mainline train station offers regular rail services directly into London Euston within approximately 26 minutes. With London so easy to reach, you are ideally placed for all of the capital's entertainment.


The area enjoys good road links to the M1 and M25. Watford and St Albans are both less than 10 miles away.










Whether you need to fly for business or that well-deserved holiday, Heathrow Airport and Luton Airport are within easy reach by road.













Hemel Hempstead

 **Riverside Shopping Centre**

-  Anytime Fitness
-  Debenhams
-  H&M
-  Laura Ashley
-  Next
-  Aroma
-  Chiquen
-  Pizza Express
-  Starbucks
- and more...

 **Marlowes Shopping Centre**

-  Ann Summers
-  Argos
-  Body Shop
-  H Samuel
-  JD
-  River Island
-  Marks & Spencer
-  Tesco Extra
-  Alfrescos
- and more...

 **Jarman Square**

-  Empire Cinema
-  Planet Ice
-  The Gym
-  Chiquito
-  Coast to Coast
-  Frankie & Benny's
-  Hungry Horse
-  Nando's
-  Subway

*Positions are approximate only.

THE APARTMENTS

A life of style

Calm neutrals and timber effect flooring combine with underfloor heating.



Admire the attention to detail

Interior designed kitchens in a choice of three contemporary colour palettes.

Refresh & recharge

Quality finishes and carpets in bedrooms create the perfect escape to recharge from the day.



Relax in luxury

Retreat to an elegant and luxurious sanctuary with clean lines, high-quality floor, wall tiles and feature lighting completing these stylish bathrooms.



SPECIFICATION

Introducing the height of design

KITCHENS

- Individually designed contemporary kitchen units with integrated handles
- Integrated single oven and ceramic hob
- Integrated extractor to suit design
- Integrated washer / dryer
- Integrated fridge / freezer
- Integrated dishwasher (available as an option subject to cut-off date)
- Wood laminate worktops



CONTEMPORARY BATHROOMS

- Modern wall-mounted basin with single chrome mixer tap
- Bath with fixed shower head and integrated chrome wall mounted triple mixer plate
- Glass shower screen
- Modern chrome heated towel rail
- Ceramic floor and wall tiling



SECURITY & PEACE OF MIND

- Smoke alarms hard-wired to mains supply with battery backup
- 10 Year Housing Warranty (CML compliant) issued on building completion
- Private door entry system to each apartment



ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- LED spotlights throughout
- Television (Sky+, Terrestrial, DAB and FM radio) point to the principal reception room
- Return feed television points to master bedroom and second bedroom (where applicable)
- Wiring to facilitate telephone line to principal reception room and master bedroom
- Appliance grid switch to kitchen



INTERIOR FINISHES

- Contemporary white internal doors with polished chrome door furniture
- Fitted carpets to the remainder of the apartment (options available subject to cut-off date)



COMMUNAL AREA

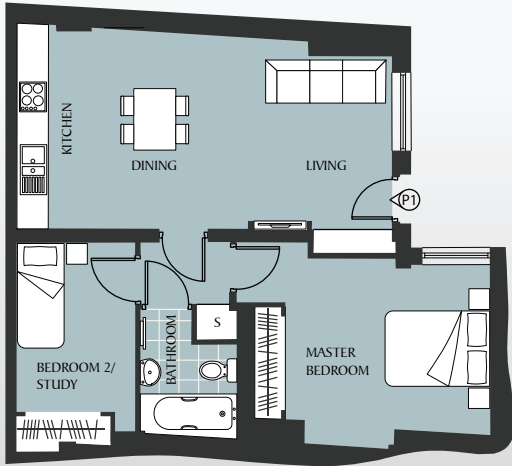
- Private car parking (spaces are allocated to selected apartments)
- Bin storage
- Secure bicycle parking
- Carpet to communal area
- Communal television and satellite dish



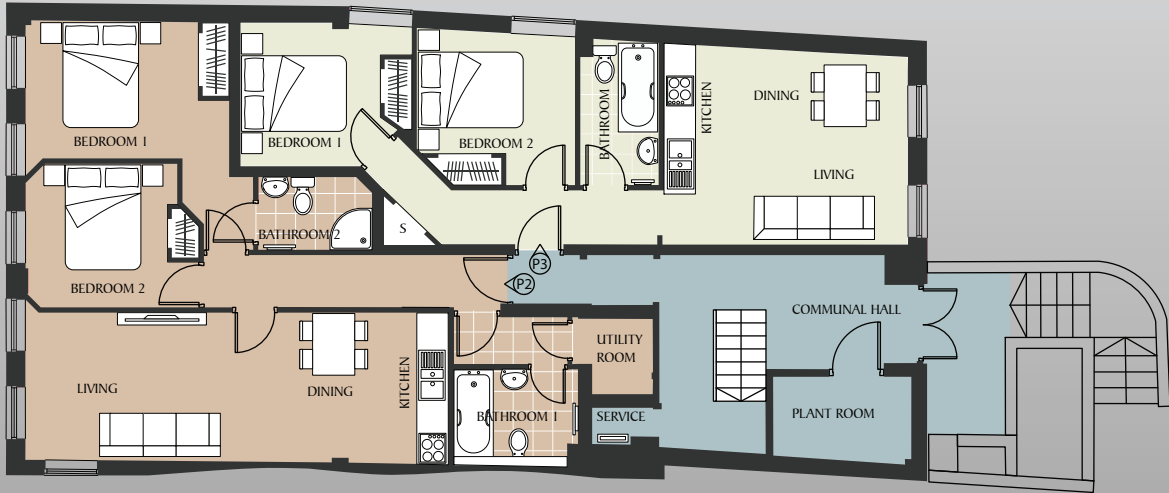
*These photographs are indicative only and subject to change.

FLOOR PLANS

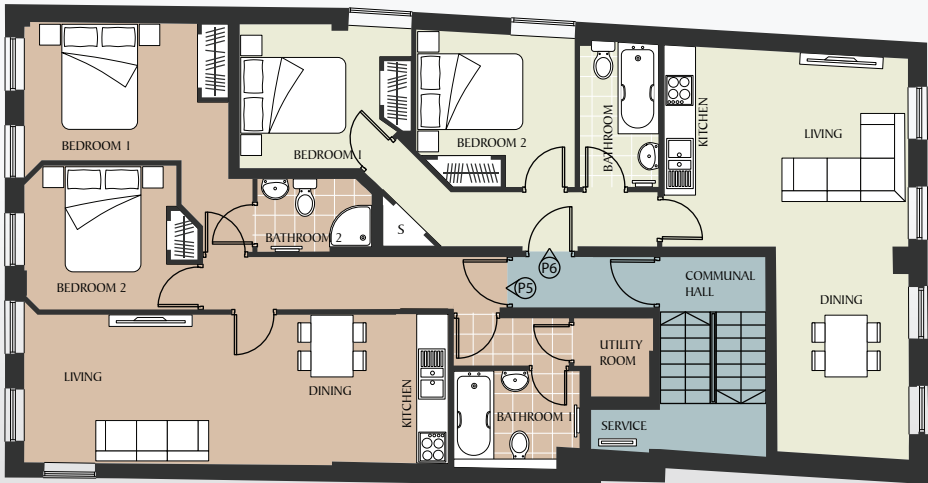
Ground Floor



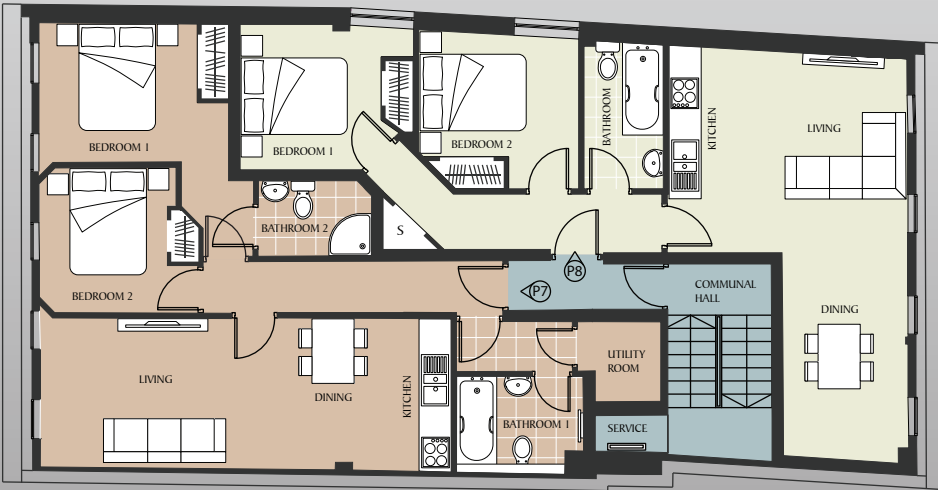
First Floor



Second Floor



Third Floor



*All floor plans are indicative only and subject to change.

Disclaimer: This brochure and the information contained within it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed. Apartment designs and layouts are indicative only and may change. Computer generated images and photographs are indicative only. Any furniture shown is not included. The specification may be subject to change in accordance with permitted variances under the apartment sales contract. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Building names used in marketing materials may not necessarily form part of the approved postal address. All sales remain subject to contract. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee in respect of or in relation to the development.



For more information,
please visit:

www.oakmonthomes.co.uk/heritagegate



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