

CHANCERY PLACE

HITCHIN • HERTFORDSHIRE



A NEW HOME IN
A HISTORIC TOWN

Oakmont Homes is delighted to introduce Chancery Place, a boutique development of 16 one and two-bedroom apartments, moments from the town centre of historic and characterful Hitchin.

Chancery Place is enviably located on Old Park Road, in a building with a proud legal history. Inside each apartment, you'll find the considered layouts and contemporary specifications you'd expect from an Oakmont-built home.

Step outside and you're a short walk from the vibrant market square, and just a short drive from the beautiful Hertfordshire countryside.

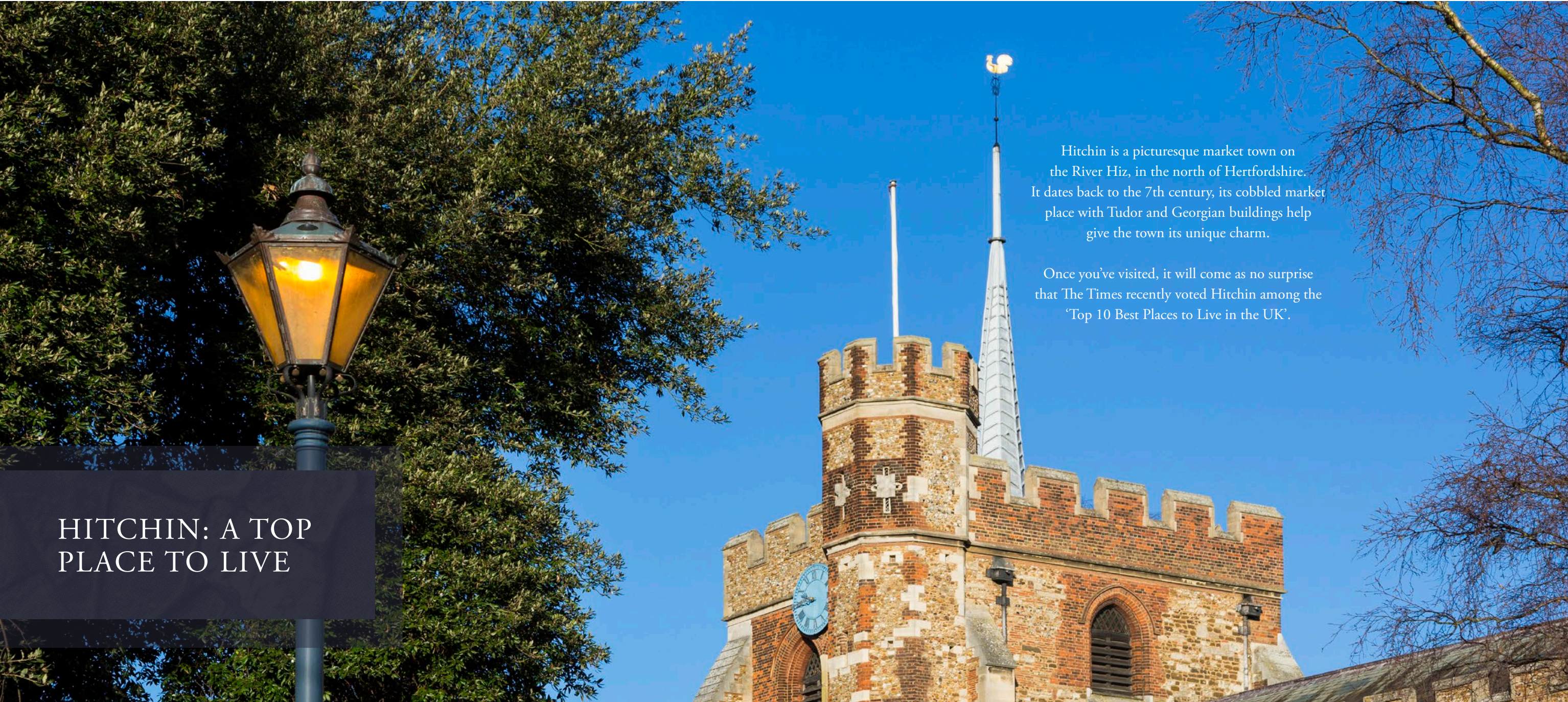
*The Times recently voted Hitchin among the
'Top 10 Best Places to Live in the UK'*

Buy with just a 5% deposit



Backed by HM Government

Computer Generated Impression



HITCHIN: A TOP PLACE TO LIVE

Hitchin is a picturesque market town on the River Hiz, in the north of Hertfordshire. It dates back to the 7th century, its cobbled market place with Tudor and Georgian buildings help give the town its unique charm.

Once you’ve visited, it will come as no surprise that The Times recently voted Hitchin among the ‘Top 10 Best Places to Live in the UK’.

Hitchin’s bustling restaurant scene is a foodie’s delight. You’ll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants. There’s a monthly Farmers’ market offering locally sourced produce, as well as craft, antiques and general markets that are held throughout the month.

The town is also a thriving hub for music and the arts. Hitchin hosts the annual Rhythm of the World Festival, celebrating new music from around the world. Experience the vibrant music scene in the local pubs, or attend a world class classical concert at Benslow Music.

Then there’s the Hitchin Festival in July celebrating over 100 different cultural and artistic events. If you love the theatre, there are three venues to choose from, each with a varied programme, from musicals to panto.

If you love the outdoors, the Hitchin Swimming Centre has an outdoor Lido-style pool as well as two indoor pools which the whole family will enjoy. Take a trip to Hitchin Lavender Farm, with 25 miles of lavender rows you can wander through, and even pick your own. The Pegsdon Hills are under a ten minute drive from Chancery Place, and in an ‘Area of Outstanding Natural Beauty’. From the top, you’ll have some of the best panoramic views in the whole county.



IDEAL FOR COMING AND GOING



16 minutes to Luton
50 minutes to Heathrow
53 minutes to Stansted



5 minutes to Stevenage
28 minutes to London King's Cross
33 minutes to Cambridge



6 miles to Stevenage
17 miles to St Albans
34 miles to Cambridge

Details by car provided by www.google.co.uk. Train information provided by National Rail.



Hitchin's popularity has much to do with its excellent location and transport links.

For commuters, Chancery Place is a mile from the main railway station. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes.

By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1.

You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).



With an array of amenities on the doorstep, everything you need is within touching distance from Chancery Place.



SHOPPING

- 1. Asda
- 2. Church Gate Shopping Centre
- 3. Sainsburys
- 4. Waitrose



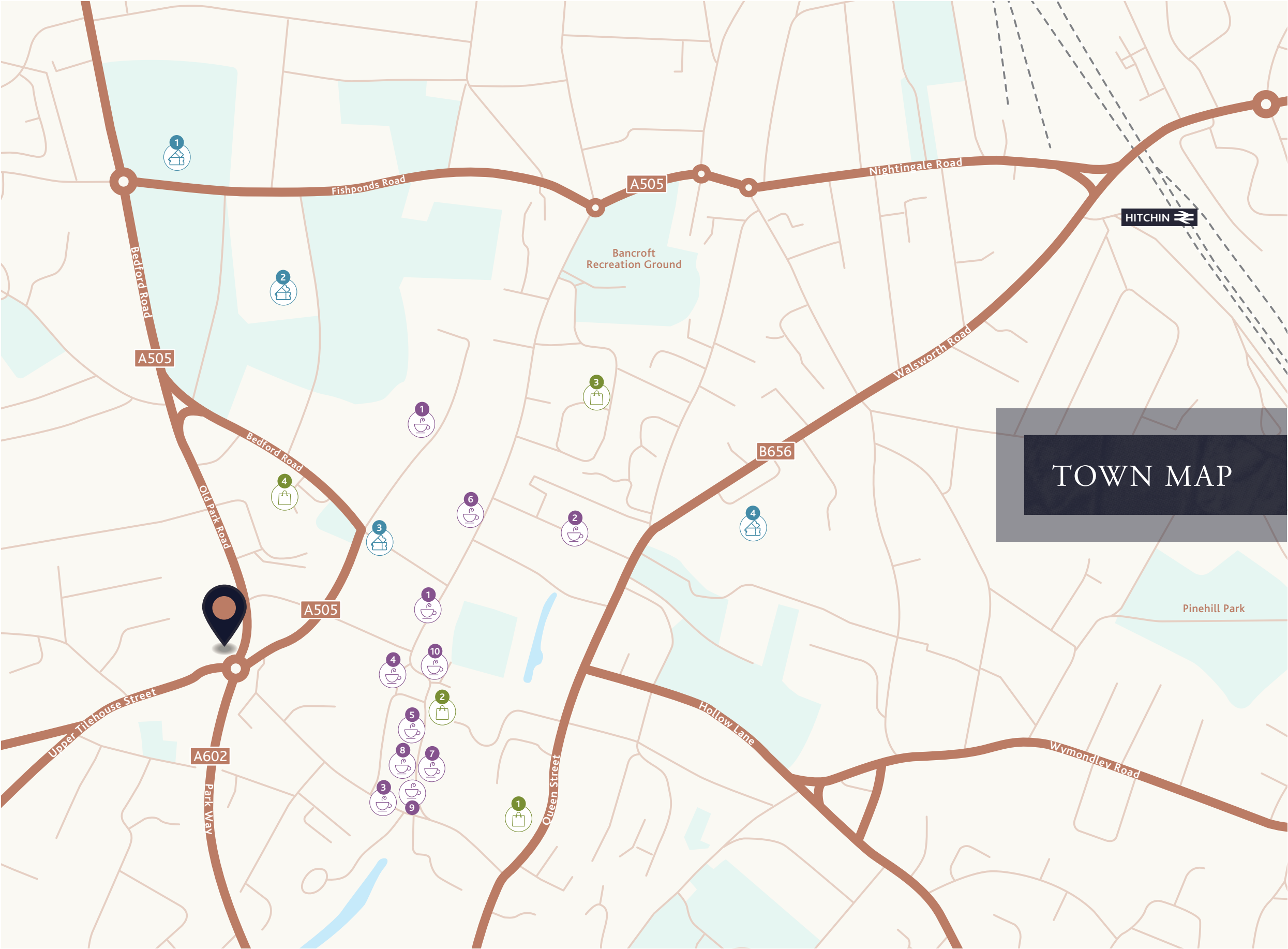
LEISURE

- 1. Hitchin Town Football Club
- 2. Hitchin Swimming Centre
- 3. North Hertfordshire Museum
- 4. Queen Mother Theatre



BARS / RESTAURANTS

- 1. Cafe Rouge
- 2. Hermitage Road Bar & Restaurant
- 3. Los Reyes Tapas
- 4. Pitcher & Piano
- 5. Pizza Express
- 6. Prezzo
- 7. The Angel Vaults Inn Gastropub
- 8. Lussmanns
- 9. Zizzi
- 10. Starbucks





Photography depicts a typical showroom at an Oakmont Homes development and is indicative only.

SPECIFICATION

Kitchen

- Individually designed layouts
- Integrated fridge / freezer
- Contemporary handle-less kitchen units (colour options available) *
- Integrated dishwasher
- Branded appliances
- Touch control hob
- Stainless steel multi function oven
- Glass curved extractor hood
- Integrated washer / dryer

Bathrooms

- White semi-pedestal wall mounted basin with polished chrome mixer tap
- White bath with bath filler, stylish fixed wall mounted shower head and integrated polished chrome wall mounted triple mixer plate controls **
- Glass bath screen to baths where overhead shower provided
- Shower enclosure with stylish fixed wall mounted shower head, separate hand shower set and polished chrome wall mounted mixer plate controls **
- Modern close coupled white toilet
- Polished chrome ladder style heated towel rail to all bathrooms / shower rooms
- Fitted mirror
- Ceramic floor and wall tiling

Electrical Fittings & Home Entertainment

- Recessed LED ceiling downlighters throughout
- Television (Sky+, terrestrial, DAB and FM radio) point to the primary 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
- Single grid switch to all kitchen appliances

Interior Finishes

- Contemporary white internal doors with polished chrome door furniture
- Fitted carpets
- Built in wardrobes to bedrooms†
- Karndean 'wood effect' flooring option *

Peace of Mind

- 125 year lease
- All apartments benefit from a 10 year build Warranty (CML compliant)

Safety & Security

- Private audio door entry system to all apartments
- Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- Multi-point locking, spy hole and security chain to apartment entrance doors
- Mains hardwired smoke detectors, heat detectors and fitted with residential Sprinkler system**

Car Parking

- Private car parking available to all apartments

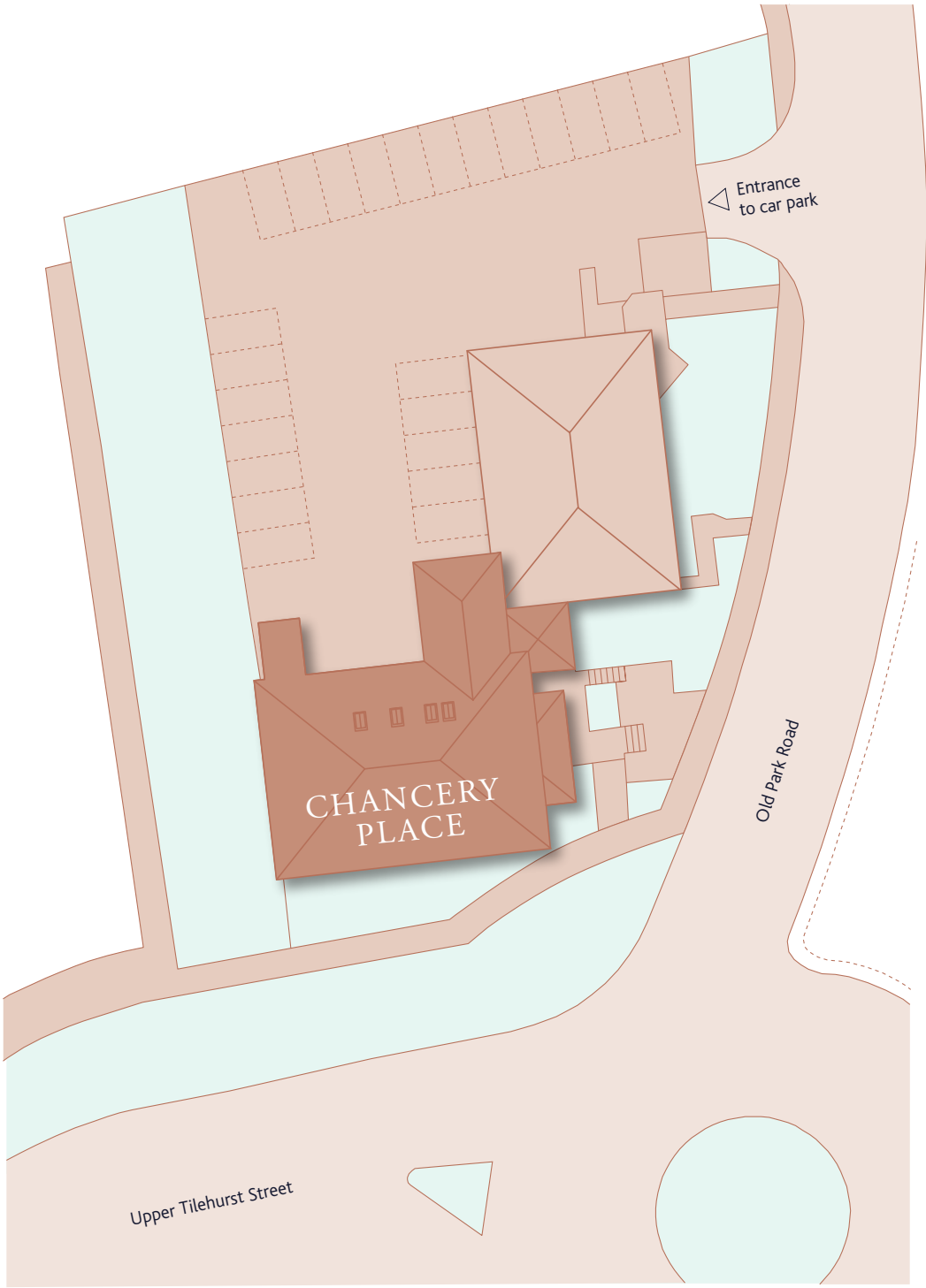
Management Company

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

*Subject to cut off date **As applicable. †Where denoted on floor plan. Please refer to specific apartment floor plan.



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Site plan is indicative only. Exact layout and sizes may vary.

CHANCERY PLACE, HITCHIN

APARTMENT LOCATOR



UPPER GROUND

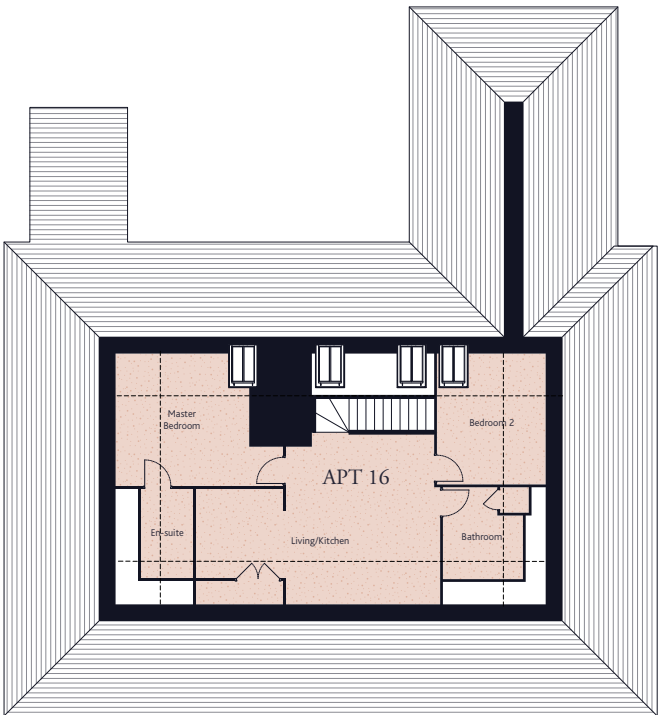


GROUND FLOOR

Floor plans have been sized to fit the page and as a result a plan may not be at the same scale as plans on other pages.

CHANCERY PLACE, HITCHIN

APARTMENT LOCATOR



PENTHOUSE



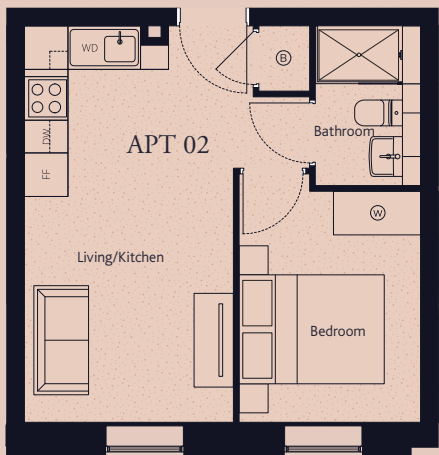
FIRST FLOOR

ONE BEDROOM
APARTMENTS



APARTMENT 01: GROUND

Living/Kitchen	4,270mm x 3,180mm
Bedroom	3,035mm x 4,040mm
Bathroom	1,450mm x 2,220mm



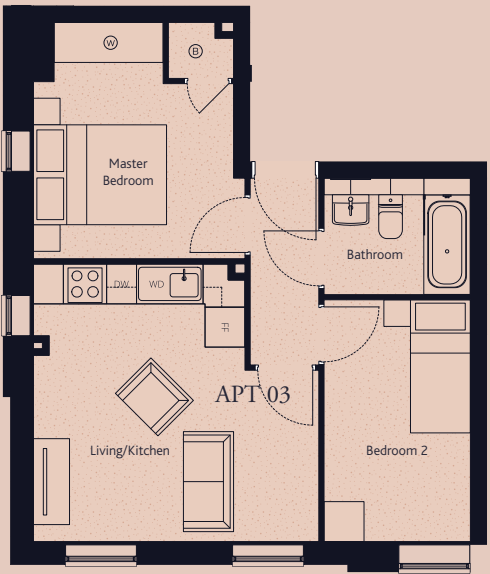
APARTMENT 02: GROUND

Living/Kitchen	2,875mm x 5,455mm
Bedroom	2,495mm x 3,175mm
Bathroom	1,450mm x 2,200mm

(B) = Boiler/Store Cupboard (W) = Built in Wardrobe

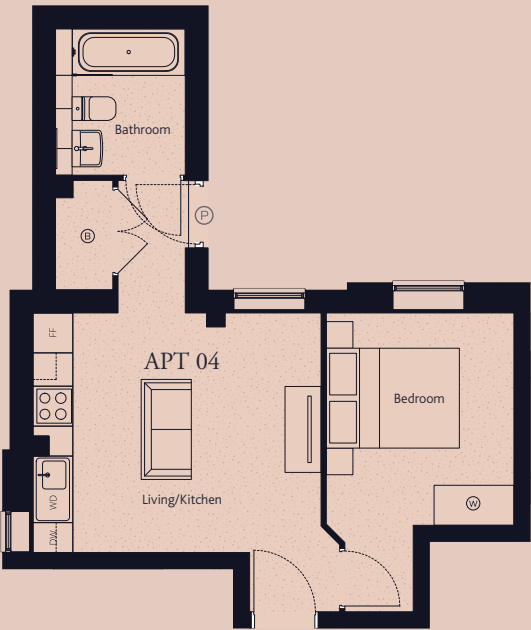
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ONE & TWO BEDROOM
APARTMENTS



APARTMENT 03: GROUND

Living/Kitchen	4,310mm x 4,170mm
Master Bedroom	3,005mm x 3,550mm
Bedroom Two	2,175mm x 3,625mm
Bathroom	2,175mm x 1,750mm



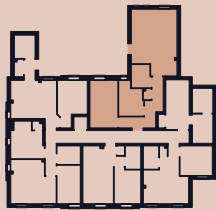
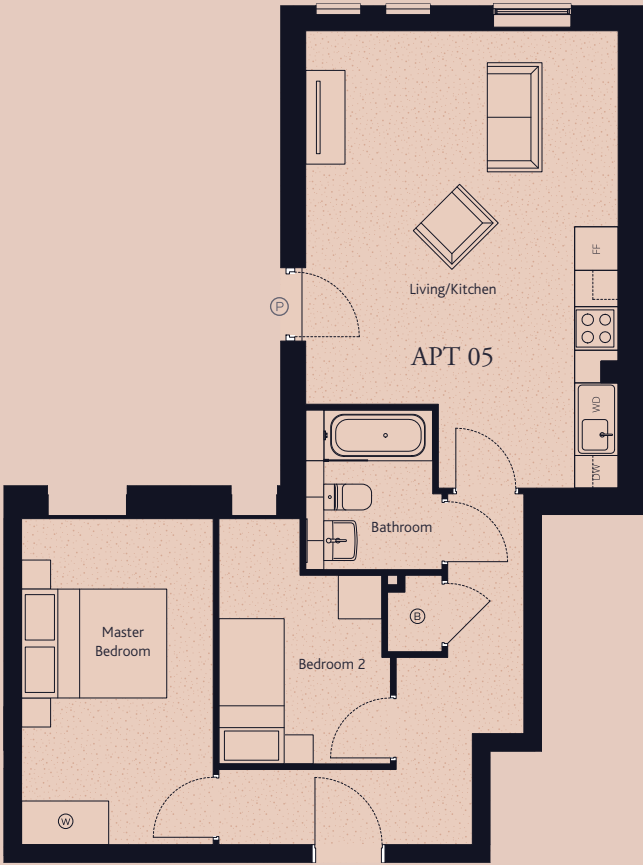
APARTMENT 04: GROUND

Living/Kitchen	4,330mm x 3,595mm
Bedroom	2,815mm x 3,185mm
Bathroom	1,945mm x 2,195mm

(P) = Private Entrance (B) = Boiler/Store Cupboard (W) = Built in Wardrobe

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TWO BEDROOM APARTMENT



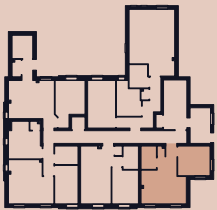
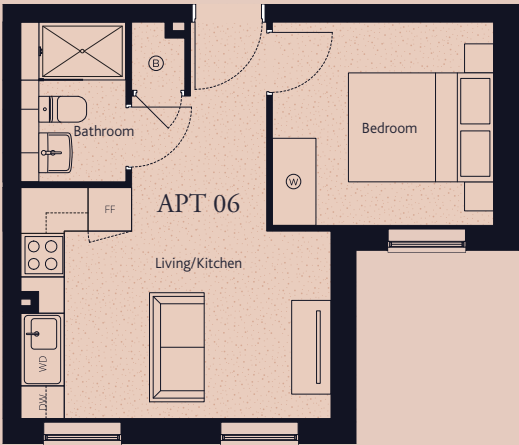
APARTMENT 05: GROUND

Living/Kitchen	4,300mm x 6,295mm
Master Bedroom	2,635mm x 4,500mm
Bedroom Two	2,360mm x 3,370mm
Bathroom	1,750mm x 2,195mm

(P) = Private Entrance (B) = Boiler/Store Cupboard (W) = Built in Wardrobe

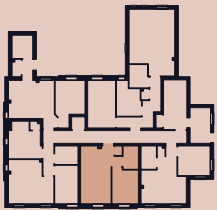
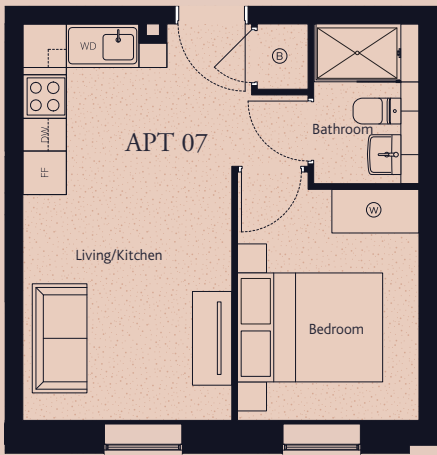
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ONE BEDROOM APARTMENTS



APARTMENT 06: UPPER GROUND

Living/Kitchen	4,270mm x 3,180mm
Bedroom	3,035mm x 2,795mm
Bathroom	1,450mm x 2,220mm



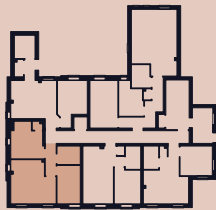
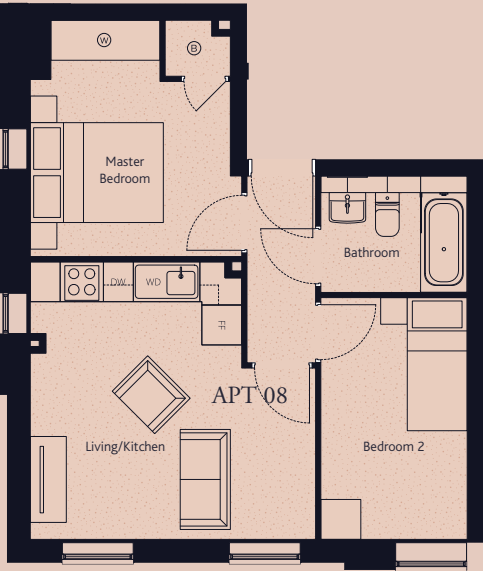
APARTMENT 07: UPPER GROUND

Living/Kitchen	2,875mm x 5,455mm
Bedroom	2,495mm x 3,175mm
Bathroom	1,450mm x 2,200mm

(B) = Boiler/Store Cupboard (W) = Built in Wardrobe

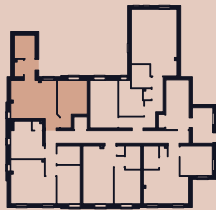
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ONE & TWO BEDROOM
APARTMENTS



APARTMENT 08: UPPER GROUND

Living/Kitchen	4,310mm x 4,170mm
Master Bedroom	3,005mm x 3,550mm
Bedroom Two	2,175mm x 3,625mm
Bathroom	2,175mm x 1,750mm



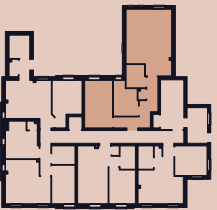
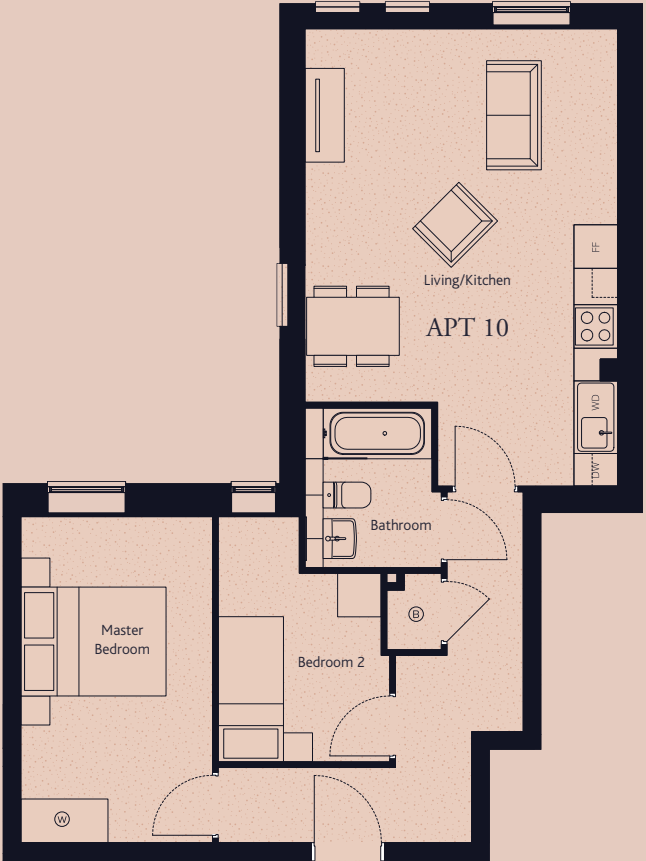
APARTMENT 09: UPPER GROUND

Living/Kitchen	4,330mm x 3,595mm
Bedroom	2,815mm x 3,185mm
Bathroom	1,945mm x 2,195mm

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TWO BEDROOM
APARTMENT



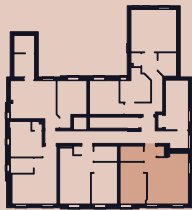
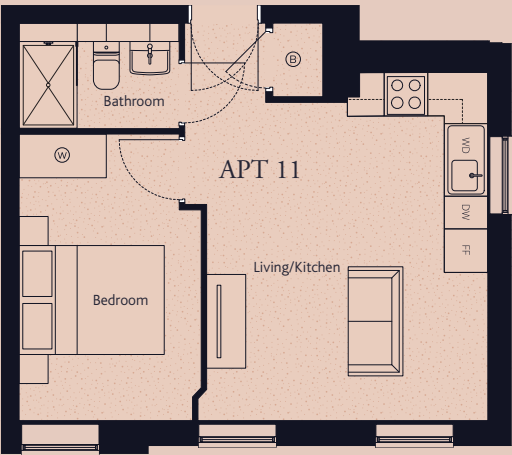
APARTMENT 10: UPPER GROUND

Living/Kitchen	4,300mm x 6,295mm
Master Bedroom	2,635mm x 4,500mm
Bedroom Two	2,360mm x 3,370mm
Bathroom	1,750mm x 2,195mm

(B) = Boiler/Store Cupboard (W) = Built in Wardrobe

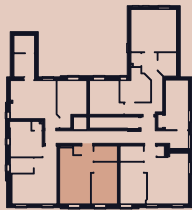
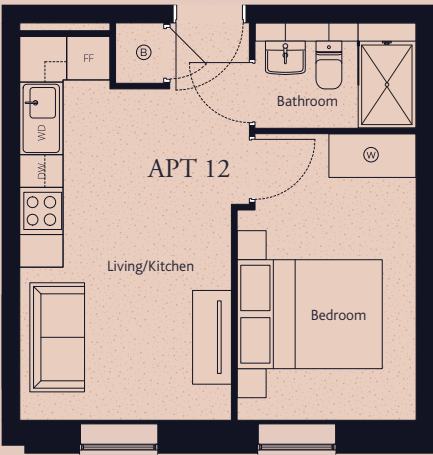
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ONE BEDROOM
APARTMENTS



APARTMENT 11: FIRST FLOOR

Living/Kitchen	3,835mm x 4,760mm
Bedroom	2,515mm x 3,925mm
Bathroom	2,200mm x 1,455mm



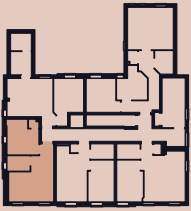
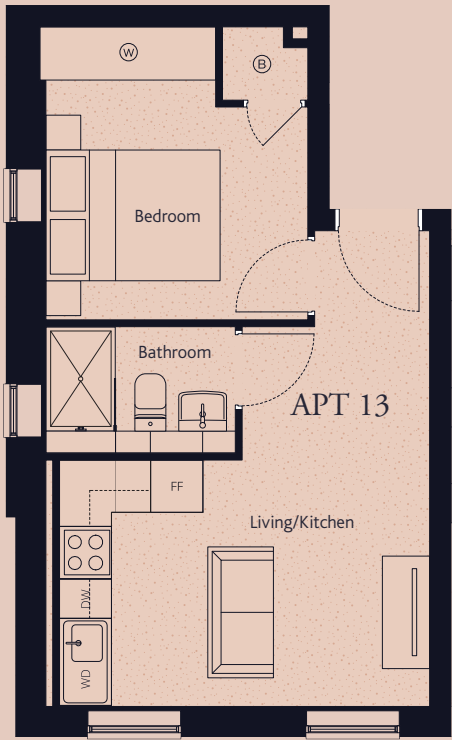
APARTMENT 12: FIRST FLOOR

Living/Kitchen	2,900mm x 5,255mm
Bedroom	3,925mm x 2,480mm
Bathroom	2,195mm x 1,455mm

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ONE BEDROOM
APARTMENT



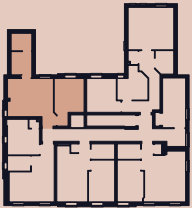
APARTMENT 13: FIRST FLOOR

Living/Kitchen	4,280mm x 2,810mm
Bedroom	3,005mm x 3,380mm
Bathroom	2,200mm x 1,450mm

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ONE BEDROOM
APARTMENT



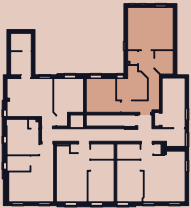
APARTMENT 14: FIRST FLOOR

Living/Kitchen	4,330mm x 3,595mm
Bedroom	2,820mm x 3,155mm
Bathroom	1,945mm x 2,180mm

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TWO BEDROOM
APARTMENT



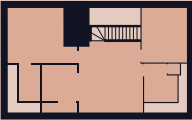
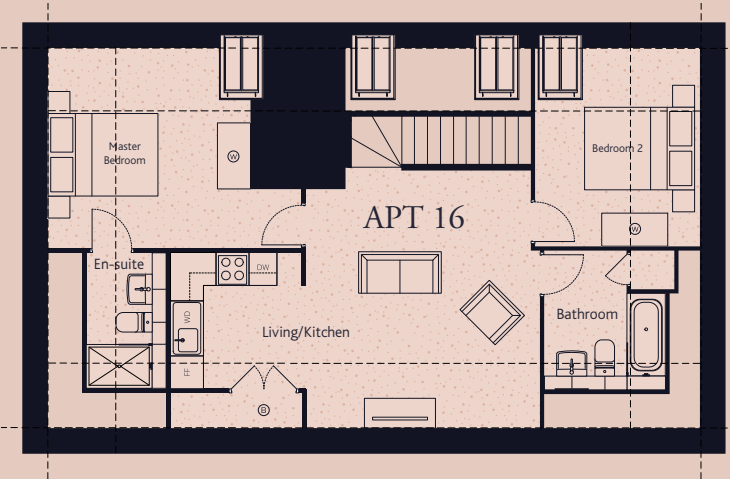
APARTMENT 15: FIRST FLOOR

Living/Kitchen	4,305mm x 4,020mm
Master Bedroom	2,820mm x 3,160mm
Bedroom Two	2,895mm x 3,265mm
Bathroom	1,745mm x 2,200mm

(B) = Boiler/Store Cupboard (W) = Built in Wardrobe

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TWO BEDROOM APARTMENT



APARTMENT 16: PENTHOUSE

Living/Kitchen	6,890mm x 4,775mm
Master Bedroom	4,605mm x 3,810mm
Bedroom Two	3,050mm x 3,745mm
Bathroom	2,200mm x 2,520mm
En-suite	1,440mm x 2,485mm

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OAKMONT HOMES

ABOUT US

Oakmont Homes is a privately owned property developer and investor, committed to delivering innovative, high specification and contemporary living spaces across London and the South East.

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage. Our Customer Service charter sets out what you can expect from us from reservation to completion (further details via www.oakmonthomes.co.uk. But here is a summary:

From the day you reserve – until the day you complete – we'll update you regularly on progress.

We'll meet you at the development to demonstrate all the functions and facilities of your new apartment and will present you with your own bespoke guide to your new home.
We will also provide you with a dedicated online portal.

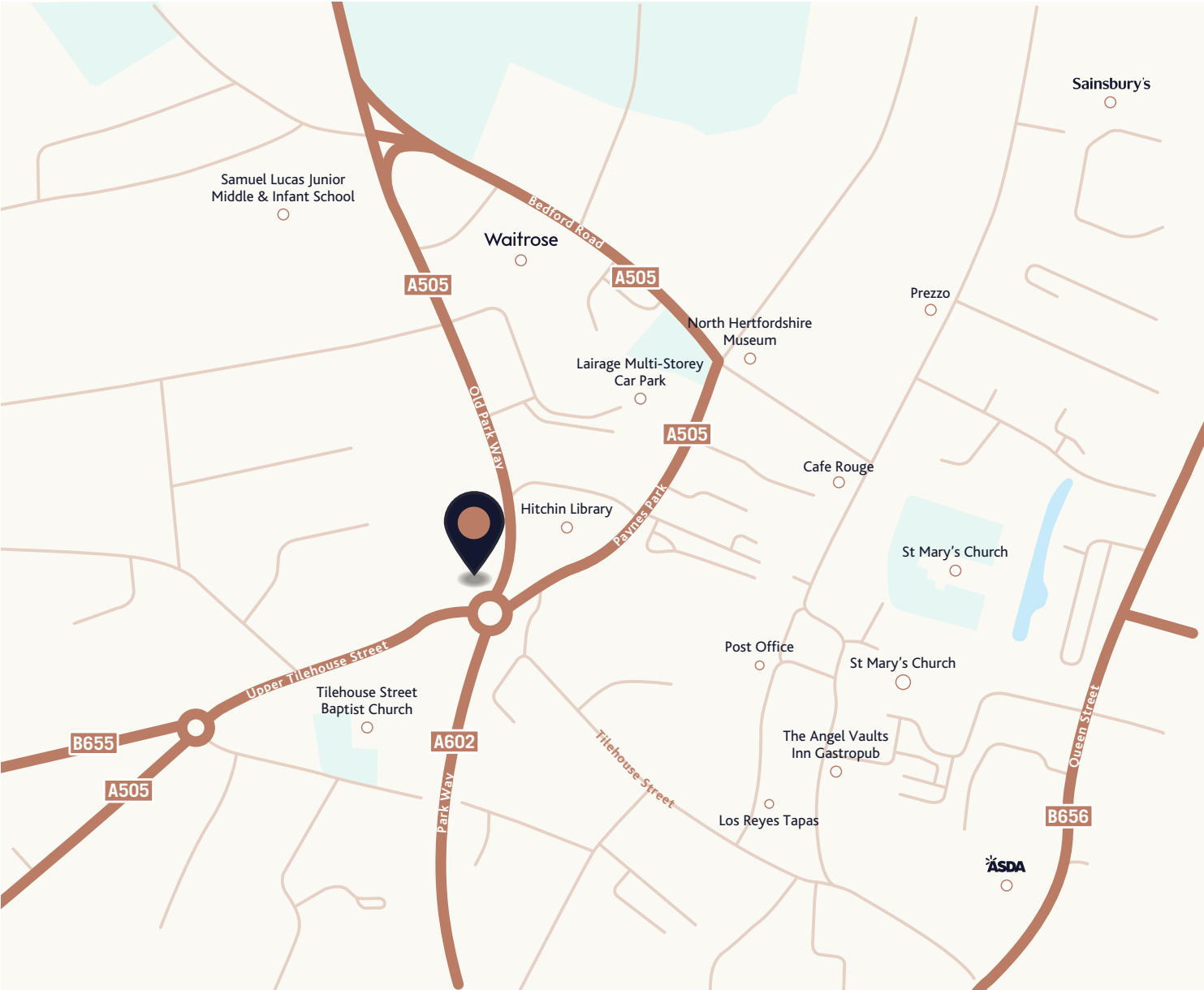
We personally hand over your key on completion day and make sure everything is to your satisfaction.

Finally we will contact you throughout your buying journey to ensure everything progresses smoothly and you are kept up to date with regular information.

OUR AWARDS



HOW TO FIND US



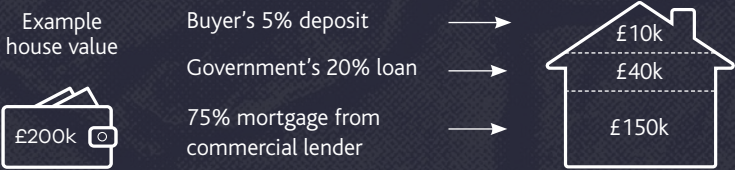
CHANCERY PLACE
Old Park Road, Hitchin, Hertfordshire, SG5 2JR



BUY A NEW OAKMONT HOME WITH JUST A 5% DEPOSIT WITH HELP TO BUY

With a Help to Buy Equity Loan 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. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Example: for a home with a £200,000 price tag.



Please contact us for more information



For more information please visit
www.oakmonthomes.co.uk

Connells

For Sales Enquiries 01462 437 666
hitchin@connells.co.uk

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