



THE EXCHANGE

HEMEL HEMPSTEAD

EXCLUSIVE COLLECTION OF ONE & TWO
BEDROOM LUXURY APARTMENTS

Introduction

It's time to change up

Oakmont Homes is excited to introduce The Exchange, a prestigious new development consisting of 52 stylish one and two bedroom apartments, located in the heart of bustling Hemel Hempstead. Each new home has been thoughtfully designed to cater for the demands of a contemporary lifestyle.



Buy a new Oakmont home with just a **5% deposit** with Help to Buy.

Development

Contemporary living in the heart of town

Stylish fitted kitchens, open modern living space and large windows that fill each new home with natural light – just some of the features you'll find in every new home. Some of the apartments have access to a roof terrace, parking and lift access, while others have en suites in the master bedroom.

All of this, and Hemel Hempstead's lively town centre just outside your front door.



Computer generated image of The Exchange.
Image is indicative only and subject to change.

*The home you want.
The location you need.*



Computer generated image of The Exchange.
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A town with a bright future

Hemel Hempstead is in an enviable location. A historic town nestled in the Chiltern Hills, it's surrounded by rolling green countryside and pretty villages – yet perfectly placed for commuting to central London.

If you're looking for a location with potential then Hemel Hempstead could be the place for you. The town is undergoing a multimillion-pound regeneration which is creating a busy, welcoming and vibrant town centre. The exciting project will offer residents better connectivity, new leisure zones, restaurants and a multi-screen cinema – and all within walking distance of The Exchange. Hemel Hempstead's next evolution will ensure this already popular commuter town becomes even more desirable.



Gadebridge Park



Lifestyle

Shop, sip and ski

Hemel Hempstead is a thriving community. From a supermarket to a super 17-screen cinema, and fast food to fast train connections, you'll be right at the heart of it. The Exchange is in an ideal location for all the local amenities. Take a stroll along the Old Town High Street and browse the antiques and gift shops; visit the weekly markets selling everything from fresh produce, to antiques, or get a taste for the local area at the Mad Squirrel Brewery. The Marlowes, Jarman Square and the Riverside shopping centres are just a short walk away and are home to many independent and high street favourites, while foodies will find a huge variety of cafés, bars and restaurants on your doorstep. If you're feeling energetic you can follow the towpath along the Grand Union canal, visit popular Gadebridge Park, or hit the slopes at The Snow Centre.

The recently renovated Jarman Square offers something for everyone. Catch a movie on the big screen at the IMAX cinema, or let off steam at Planet Ice. For fitness fanatics there's 'The Gym' which is open 24/7 and The XC which is the first extreme sports facility in the UK. Attractions include skate & BMX parks, 14m climbing wall, indoor caving system, bouldering and high ropes. There is also a wide selection of places to eat from Chiquito and Nando's to Frankie & Benny's.

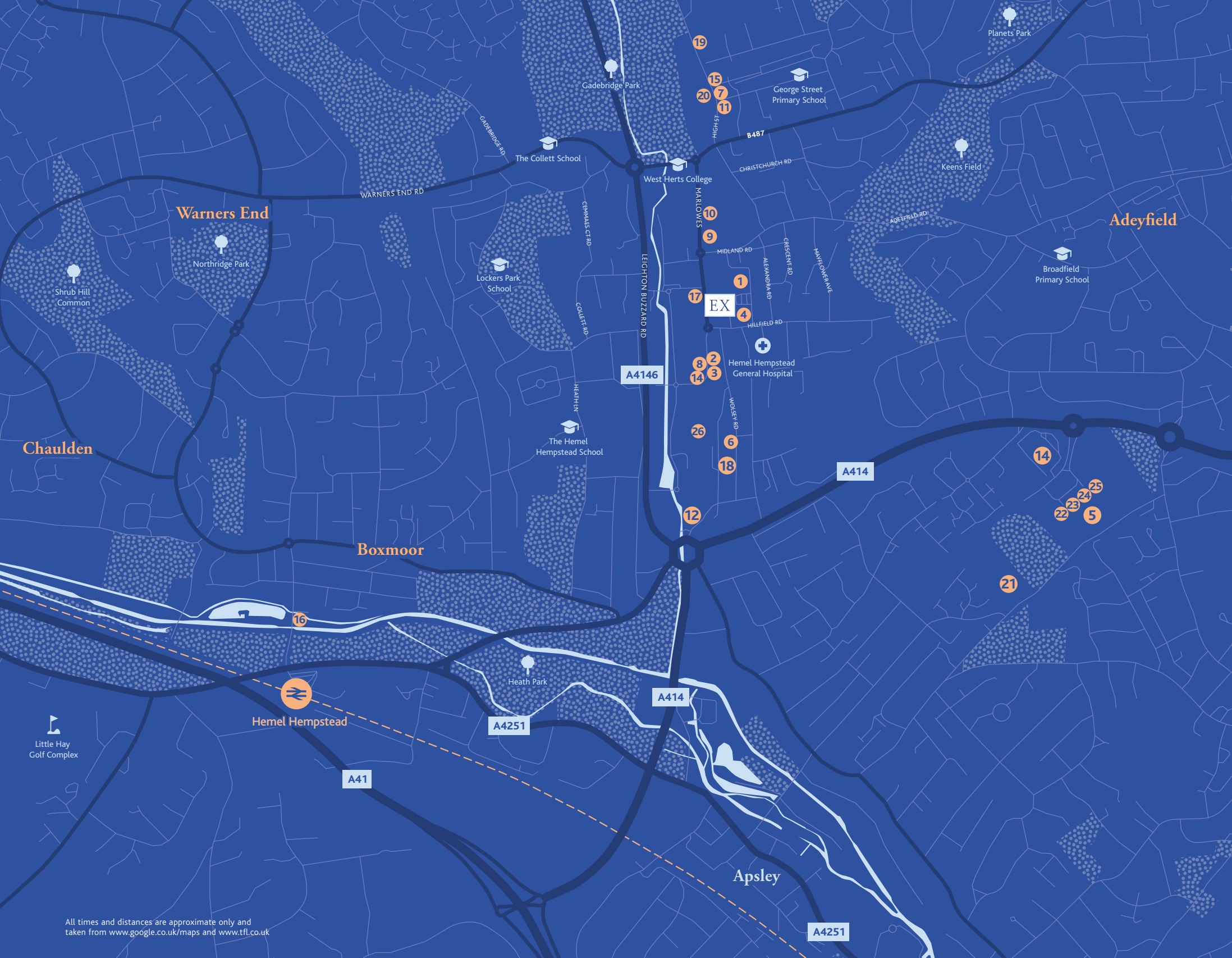




Well Connected

*Hemel Hempstead
to London Euston
in 26 minutes*

All times and distances are approximate only
and taken from www.nationalrail.co.uk



All times and distances are approximate only and taken from www.google.co.uk/maps and www.tfl.co.uk



By train

| | | | |
|--------------------|-------------|-----------------------|---------|
| Watford Junction | 7 mins | Clapham Junction | 48 mins |
| London Euston | 26 mins | Milton Keynes Central | 29 mins |
| Kensington Olympia | 38 mins | Northampton | 47 mins |
| East Croydon | 1hr 26 mins | | |



By car

| | |
|------------------|----------|
| M1 | 2 miles |
| M25 | 5 miles |
| Heathrow Airport | 23 miles |
| Luton airport | 11 miles |



By foot

| | |
|---------------------------------|-----------|
| Hemel Hempstead Railway Station | 2 miles |
| Gadebridge Park | 0.5 miles |
| Snow Centre | 1.1 miles |

Nearby The Exchange

Getting around couldn't be easier

Hemel Hempstead station is under 2 miles away, with trains to London Euston in as little as 26 minutes, Watford Junction in 7 minutes, and an hourly service to East Croydon (1hr 16 mins), via Kensington Olympia (38 mins) and Clapham Junction (48 mins). Heading north, direct services run to Milton Keynes Central (29 mins) and Northampton (47 mins).

By car, you're just a 2 mile drive from the M1, and 5 miles from the M25. For international travel, Heathrow airport is 23 miles away (26 mins), and Luton airport 11 miles (20 mins).

Local amenities

| | | |
|---------------------------------|----------------------------------|---------------------------------|
| 1 Asda | 10 Marmaris Turkish | 18 The Marlowes Shopping Centre |
| 2 Banana Leaf | 11 Redz Bar and Nightclub | 19 The Mogul |
| 3 Creams Cafe | 12 Riverside Shopping Centre | 20 The Old Town Hall |
| 4 Iceland | 13 Roastino | 21 The Snow Centre |
| 5 Jarman Fields Leisure Complex | 14 Tesco Extra | 22 Bella Italia |
| 6 JD Sports | 15 The Cochlin Indian Restaurant | 23 Nando's |
| 7 Old Bell | 16 The Fishery Inn | 24 Frankie & Benny's |
| 8 Opuz Kitchen | 17 The Full House | 25 Starbucks |
| 9 Mazza Indian Restaurant | | |

*Where modern design
meets home comforts*

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

Specification

Superior specification

Kitchen

- + Contemporary handle-less kitchen units (colour options available) *
- + Individually designed layouts
- + Integrated fridge / freezer
- + 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
- + The wi-fi controlled hot water is via a Therma Q Evocyl pressurised cylinder
- + Wi-fi controlled heating is via electric panel radiators

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
- + Wiring to facilitate telephone line to principal reception room
- + Single-grid switch to all kitchen appliances

Interior finishes

- + Contemporary white internal doors with polished chrome door furniture
- + Fitted carpets and Karndean 'wood floor' option extras are available *
- + Built-in wardrobes to bedrooms ***



Peace of mind

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

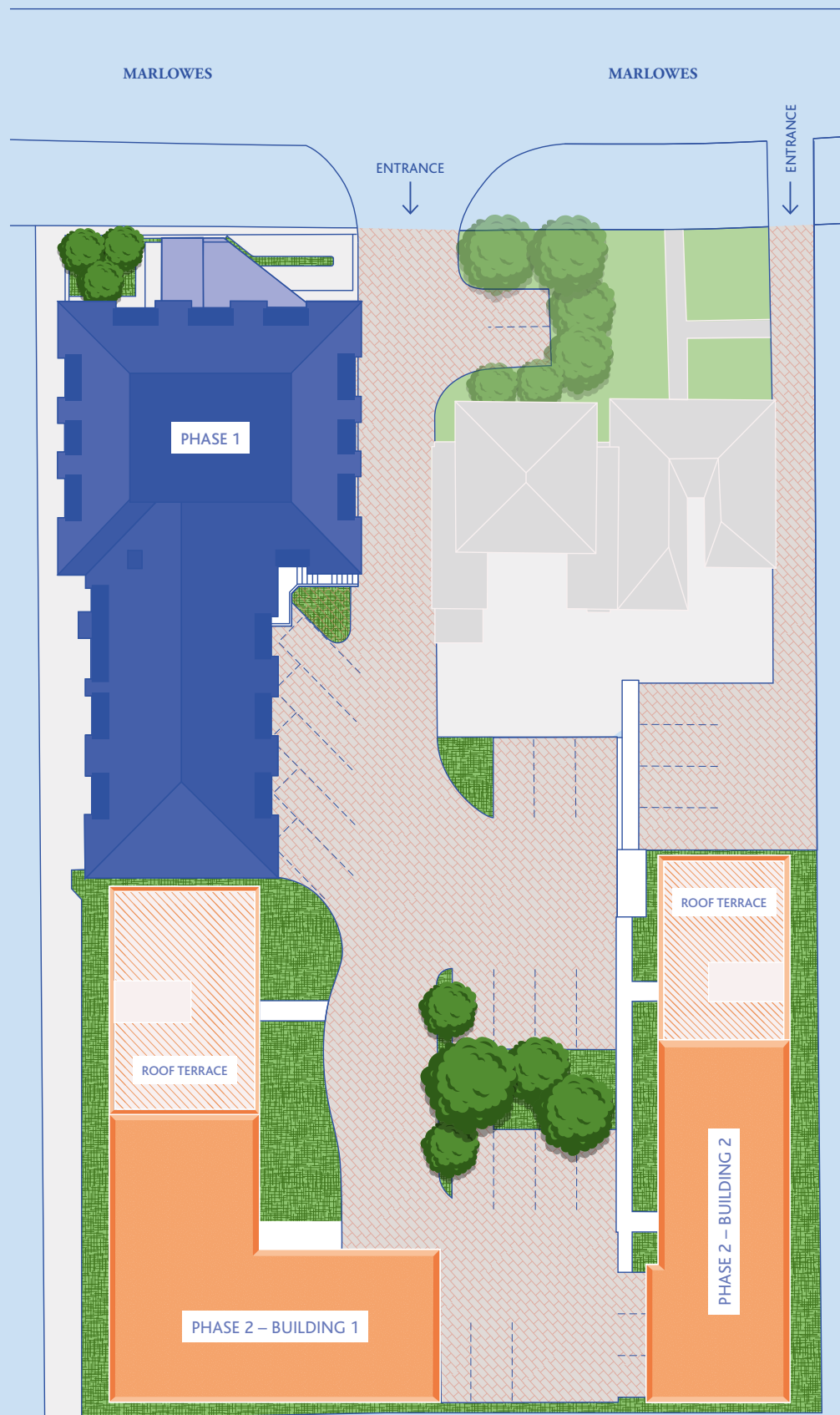
Safety & security

- + 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 **

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

Photography depicts a typical showroom at an Oakmont Homes development and is indicative only.
*Subject to cut off date **As applicable. ***Where denoted on floor plan. Please refer to specific apartment floor plan.



The Exchange

Site plan

The sitemap is indicative only and not to scale.

Oakmont Homes

Contemporary living spaces across London & the South East

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.

Awards



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.

| | | | |
|---------------------|-------------------------------------|---|-------|
| Example house value | Buyer's 5% deposit | → | £10k |
| | Government's 20% loan | → | £40k |
| | 75% mortgage from commercial lender | → | £150k |

How to find us



The Exchange

Marlowes, Hemel Hempstead, Hertfordshire HP1 1XY



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

FOR SALES ENQUIRIES

01442 216 633

HEMELHEMPSTEAD@CONNELLS.CO.UK

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