



THE
GADE
HEMEL HEMPSTEAD



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The Gade is a stunning new development
of one and two bedroom apartments in the
heart of old Hemel Hempstead.



www.hill.co.uk

RELAX & UNWIND

The Gade is part of an exciting new £30 million regeneration programme that is set to revolutionise the town centre of Hemel Hempstead.

The Gade is more than bricks and mortar, it's a place where people want to call home with everything you could hope for both inside and out. Here you will discover the perfect balance of new and old, town and country right on your doorstep. Every detail has been carefully considered to create your ideal home and the charming location, overlooking the River Gade is the cherry on top.

Every home is light and airy with large windows that allow an abundance of natural light inside. Kitchens come fully fitted with integrated appliances, bedrooms are generously sized and bathrooms are modern with contemporary fittings. Along with a private balcony or terrace and landscaped communal gardens you will feel at home no matter what the weather.



Computer generated image of the bedroom, Plot 109 at The Gade



There's been a settlement here since Roman times and the High Street is full of timber framed buildings that go back to Tudor times.

The church, with its magnificent spire, was originally built in 1340. Yet Hemel Hempstead also looks to the future. Since the end of the second World War, and today more than ever, Hemel Hempstead has attracted investment. You'll find dozens of big-name companies clustered around the town centre, making this a great town for job opportunities and creating a vibrant, modern community.

THE BEST OF OLD & NEW





A great day shopping.
A canal-side walk.
A memorable night out.
Hemel Hempstead has it all.

Traditional. Modern. The Gade invites you to live life to the full.

A few minutes from your front door, you'll be strolling the Yorkstone and granite pavements of the Tudor High Street. These days its half-timbered buildings house fashionable cafés, intriguing boutiques, craft shops, galleries and restaurants.

Walk in the other direction, through Gadebridge Park, and you are suddenly in the open countryside of the Chilterns, enjoying grassy hills, beech forests and chalky streams. Or follow the towpath of the Grand Union Canal and stop off for a drink at the Three Horseshoes, a 16th century pub on the water.

With its own theatre and cinema, two shopping centres, children's farm and even a working watermill, Hemel Hempstead offers everything you could wish for.

THE LOCAL BUZZ





A different adventure every day.

Hemel Hempstead Leisure Centre offers swimming, gym, squash, football and exercise classes. There's a local football team, a rugby club, cricket, tennis, bowls green and miles of countryside and waterside footpaths to enjoy.

But, these days, Hemel Hempstead is most famous for its impressive Snow Centre, offering indoor skiing all year round on real snow. Whether a skier or snowboarder, this is the perfect place to take your first lesson or perfect your skills before heading to the mountains.

ACTIVE LIVING





PERFECTLY PLACED

Located within walking distance of the cobbled High Street and all the shops, yet also close to the wide-open spaces of Gadebridge Park, it's the perfect place to live.



LOCAL AMENITIES

1. Dacorum Council Building & Library
2. H.H. Police Station
3. NHS Health Centre
4. General Hospital
5. Fernville Pharmacy
6. St Mary's Church
7. West Herts College
8. H.H. Fire Station
9. The Old Town Hall Arts Centre
10. The Marlowes Shopping Centre

PUBS & RESTAURANTS

11. The White Hart Pub & Restaurant
12. Old Bell
13. Alberto's Hemel Hempstead
14. Chiang Mai Cottage - Thai
15. The Cochon - Indian
16. Marmaris Turkish Restaurant
17. Shaketastic Milkshake Bar
18. The Tea Tree
19. Hive Coffee Shop + Night Cafe
20. Quasar

SHOPPING

21. ASDA Supermarket
22. Old Town Angling Centre
23. Off The Wall Antiques
24. Leisure Wheels - Cycling Shop
25. Riverside Shopping Centre
26. Debenhams
27. TK Maxx
28. Starbucks
29. Laura Ashley

This map has been simplified for illustrative purposes and is indicative only *Source: www.google.co.uk/maps

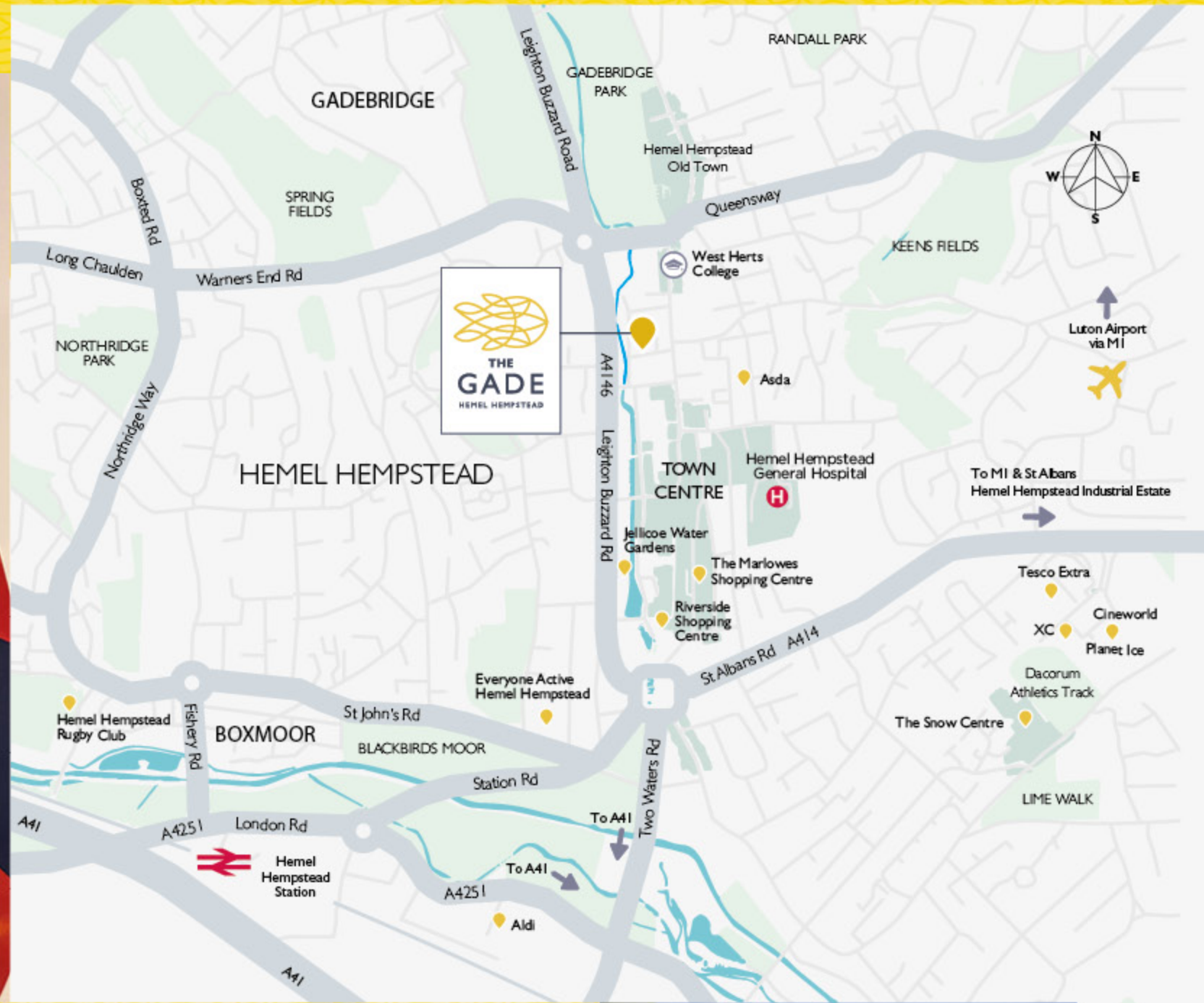
SO EASY TO GET AROUND

Hemel Hempstead is perfectly placed to get you where you want to go, whether by road, rail or air.

London Euston is just 30 minutes away by train from Hemel Hempstead station. Sitting on the West Coast main line, there are also quick connections to Milton Keynes, where you can change for services across the country.

The town is close to the M1, which provides another quick route into London and also provides a handy connection to the M25 and the rest of the motorway network.

Turn left up the M1 for Luton Airport, turn right for Heathrow. Whichever way you look at it, living at The Gade, you are well connected.



8 MINS†



HEMEL HEMPSTEAD

30 MINS*

TRAINS RUNNING EVERY 10 - 20 MINS



LONDON EUSTON

(NORTHERN LINE) 11 MINS*



BANK

(NORTHERN LINE) 5 MINS*



LEICESTER SQUARE

(VICTORIA LINE) 3 MINS*



OXFORD CIRCUS

Luton Airport
12.8 miles / 20 mins*



* Source: www.tfl.co.uk - Train times taken between stations. † Source: www.google.com/maps

A riverside location, bold, confident design with floor to ceiling windows that ensure the light floods in, makes The Gade a very inviting place to live.





ENJOY LIFE AT THE GADE



SITE PLAN

This site plan illustration has been simplified and is indicative only.

APARTMENT SPECIFICATION

Every home is light and airy with large windows, kitchens come fully fitted with quality appliances, bedrooms are generously sized and bathrooms are modern with contemporary fittings.



Computer generated image of the living room, Plot 109 at The Gade

KITCHEN

- Gloss finish kitchen units in platinum with soft close to doors and drawers
- Slim laminate worktop
- Ceramic hob with stainless steel splashback
- Integrated oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel sink with contemporary mixer tap
- LED feature lighting to wall units
- Freestanding washer/dryer in hall cupboard

*Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

BATHROOM AND EN-SUITE

- Bath with shower over and glass screen to bathroom
- Low profile shower tray with glass shower door to en-suite
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- Aluminium composite windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and cupboards, kitchen/living/dining room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suites

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suite
- TV, phone and data points to selected locations
- Hyperoptic connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments

HEATING AND WATER

- Heating via communal heating system
- Underfloor heating
- Heated chrome towel rails to bathroom and en-suite

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby



Computer generated image of the kitchen, Plot 109 at The Gade



Computer generated image of the bathroom, Plot 109 at The Gade

EXTERNAL FINISHES

- Paving to terraces and tiles to balconies
- Aluminium privacy screens
- Railing and brick boundary to terraces

GENERAL

- Allocated parking space to each apartment
- No ground rent payable
- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

A Management Company has been formed at The Gade and will be responsible for the management of the shared facilities and communal areas of the apartment buildings. This includes any unadopted private roads and landscaped areas. All homeowners will become a member of the Management Company when they purchase their property at The Gade. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Please speak to a member of the sales team for further information.



FIVE STAR QUALITY

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.



Mosaics, Oxford



Knights Park, Eddington

Hill prides itself on putting its customers first and have a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019 & 2020.

Hill has won over 450 industry awards in the past 20 years, including Large Housebuilder of the Year at the Housebuilder Awards 2018, Medium Housebuilder of the Year at the WhatHouse? Awards in 2018, and WhatHouse? Development of the Year for three years running. In 2020, Hill, with joint-venture partners Peabody, received the overall Grand Prix prize at the prestigious Evening Standard New Homes Awards, the award's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-east, with its head office based in Waltham Abbey.

Hill builds around 2,000 homes a year and around half of Hill's development portfolio is in Joint venture to deliver affordable homes, reflecting the company's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

Follow us on Facebook and Instagram @CreatedbyHill





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