



THE GADE

HEMEL HEMPSTEAD

FACT SHEET



A STYLISH BLOCK OF 1 & 2 BEDROOM APARTMENTS WITH OUTSIDE SPACE AND PARKING WITHIN WALKING DISTANCE TO HEMEL HEMPSTEAD TOWN CENTRE.

A stunning new development in the heart of Hemel Hempstead envisioned, designed and built to deliver everything you are looking for in a new home.

Every home is light and airy and kitchens come fully fitted with quality branded appliances, bedrooms are generously sized with contemporary bathrooms. Additionally there is a private balcony or terrace, landscaped communal gardens and parking to each apartment.

DEVELOPER:



LOCATION:

HEMEL HEMPSTEAD

TENURE

250 years Leasehold

GROUND RENT

N/A

SERVICE CHARGE

See separate schedule

APPROXIMATE RENTAL YIELD 4.92% - 5.25%
(Provided by Imagine Homes Estate Agents)

RESERVATION FEE

£2,500 (HKD 20,000)

EXCHANGE OF CONTRACTS REQUIRED WITHIN 48HRS
Exchange monies within 21 days

10% DEPOSIT ON EXCHANGE OF CONTRACTS

COMPLETION DATE

Jan/Feb 2022
Central Block



PROPERTY INFORMATION

EDUCATION INFORMATION:

PRIMARY SCHOOLS (distance by road)	SECONDARY SCHOOLS (distance by road)	INDEPENDENT SCHOOLS (distance by road)
St George Primary School 0.6 miles	The Collett School 0.7 miles	West Herts College 0.2 miles
Gade Valley Junior Primary School 0.8 miles	The Hemel Hempstead School 0.7 miles	Lockers Park Prep School 1 mile
Broadfield Primary School 0.8 miles		
Tudor Primary School 1.3 miles		
St Roses (Roman Catholic) Primary School 2 miles		

LOCAL INFORMATION:

NEAREST GYM	NEAREST HOSPITAL	NEAREST DOCTORS
Inner Gym 0.1 mile	Hemel General Hospital 0.5 miles	Fernville Surgery 0.1 mile

ESTIMATED ANNUAL CHARGES* FROM:

PROPERTY TYPE	ESTATE CHARGE (PA)	SERVICE CHARGE
1 bedroom apartment from	£105.89	£1,176.03
2 bedroom apartment from	£141.18	£1,551.70

To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge. All apartments will be subject to a service charge for the maintenance of the apartment building and the shared areas within.

MANAGING AGENT:

Trust Premier will manage the development. They will collect the service and Estate charge from all residents. All shared facilities and the communal areas on the development including, external communal grounds and basement parking.

CAR PARKING:

There are 150 secure parking spaces within the parking level. Each apartment will be allocated 1 parking space per apartment. There is no additional parking available on site.

CYCLE PARKING:

There are 150 cycle store spaces in a secure area located within the lower ground car park.



JUST 30 MINUTES*
TO LONDON EUSTON
FROM HEMEL HEMPSTEAD
STATION



A-RATED
FOR ENERGY, EFFICIENCY
AND ENVIRONMENTAL
IMPACT



LUTON AIRPORT IN
20 MINUTES*
BY CAR

* Costs are based on an average estimated charge across all similar homes. Speak to a sales consultant for charges on specific homes.



TAX INFORMATION

COUNCIL TAX FOR
HEMEL HEMPSTEAD:

BAND	2020-21 Charge
D	£1,818.56

STAMP DUTY LAND
TAX SURCHARGE:

An incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy to let properties. Non-residents will be subject to an additional 2% SDLT.

LOCAL AMENITIES



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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 Cochin - 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. Halo & Wren Bridal
23. Old Town Angling Centre
24. Off The Wall Antiques
25. Leisure Wheels - Cycling Shop
26. Riverside Shopping Centre
27. Debenhams



ECO-FRIENDLY
VENTILATION, RAINWATER
AND WASTE SYSTEMS



OPEN SPACE
CLOSE TO GADEBRIDGE PARK
AND JELICOE WATER &
FLOWER GARDENS

PAYMENT TERMS:

1. A non-refundable booking deposit of the local currency equivalent of up to £2,500 or HKD20,000 for apartment.
2. A further deposit of 10% of purchase price is payable within 21 days after exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon legal completion.

COMPLETION DATES:

Plot specific from Jan/Feb 2022 onwards.

DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACTS:

- Original current passport or original identity card.
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer’s name and home address – these items to be less than three months old.
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account.

- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

RECOMMENDED SOLICITOR:

Hayley Marler

Riseam Sharples

2 Tower Street, London WC2H 9NP

Email: juliac@rs-law.co.uk

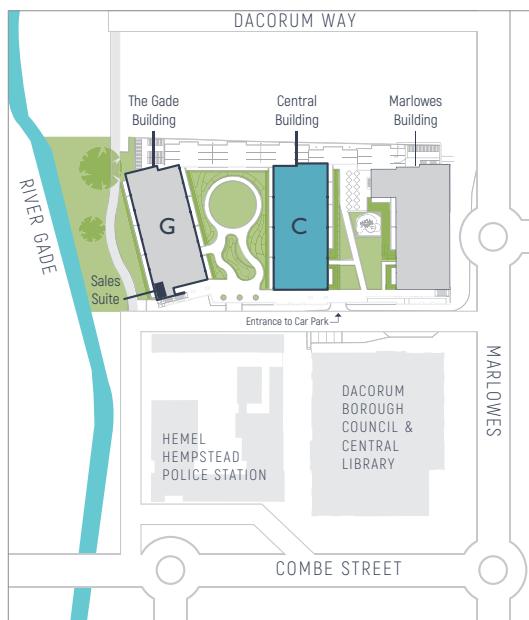
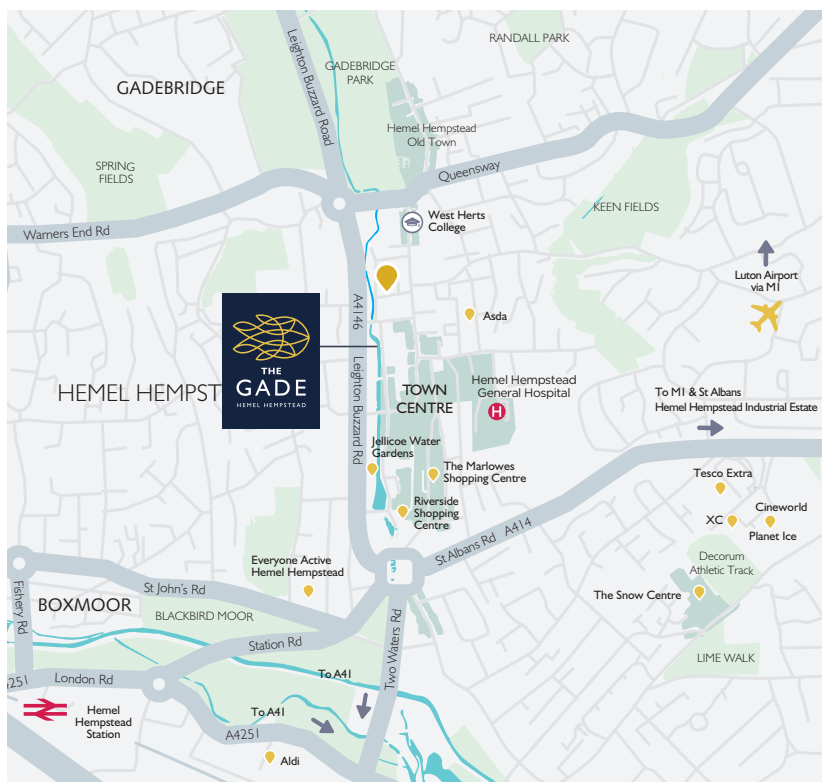
VENDOR'S SOLICITOR:

Howard Kennedy

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DX 144370 Southwark 4

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THE GADE SALES AND MARKETING SUITE, DACORUM WAY, HP1 1HH

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