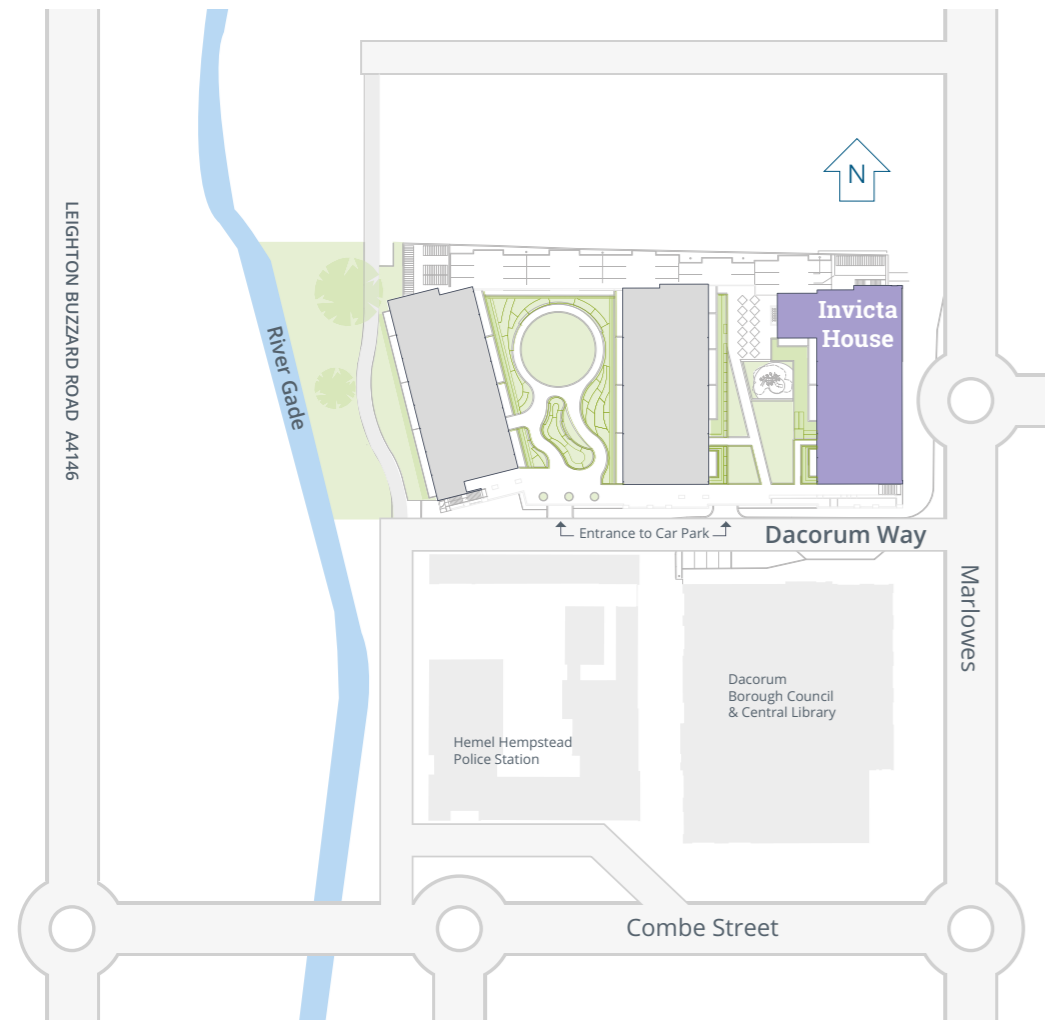


## SITE PLAN



## SPECIFICATION

Every home has been elegantly crafted to match your lifestyle.

### Kitchen

- Contemporary fitted kitchen units with worktop and upstands
- Integrated fridge/freezer and dishwasher
- Washer / dryer located in cupboard space in hall
- Built-in electric oven and hob
- Stainless steel cooker hood
- Stainless steel splashback to hob
- Novillon Aquagrip vinyl flooring
- 1 ½ bowl sink

### Bathroom

- White bathroom suite
- Chrome wet towel radiator
- Glass shower screen
- Electric shower over bath
- Full height tiling to all sides of bath
- Basins to be provided with two courses of tiles as splashback
- Novillon Aquagrip vinyl flooring

### Interiors

- Carpet to all living areas
- Fitted vertical blinds
- Smoke alarm
- Carbon monoxide detector
- Communal heating and hot water system fed from gas boilers in the plant room
- Phone sockets in living room and bedroom 1
- Built-in double wardrobe to bedroom 1 in all plots other than plot 44 which is in bedroom 2
- Communal lift

### Exteriors

- Composite windows
- Communal TV aerial and satellite dish
- Sky Q cabling infrastructure but residents will need to arrange subscription with Sky
- 1 allocated parking space
- 125 year lease
- NHBC 12 year warranty



Please note, hot water and heating will be provided by Switch 2. Residents will not be able to change provider

## THE GADE



SAT NAV: THE GADE, HP1 1DP

### Location details

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 quick links into London and the M25, Luton Airport and Heathrow.

Source: \*[www.tfl.gov.uk](http://www.tfl.gov.uk). †[www.nationalrail.co.uk](http://www.nationalrail.co.uk)

For further information call 01442 292381  
or email [sales@hightownha.org.uk](mailto:sales@hightownha.org.uk)

[www.hightownhomes.com](http://www.hightownhomes.com)

 [HightownHomes](https://twitter.com/HightownHomes)



Hightown Homes Hightown House  
Maylands Avenue Hemel Hempstead  
Herts HP2 4XH

Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association. We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

## THE GADE

INVICTA HOUSE, DACORUM WAY, HEMEL HEMPSTEAD,  
HERTFORDSHIRE, HP1 1EB

Hightown Homes has stylish two bedroom apartments  
situated close to the many amenities of  
Hemel Hempstead town centre



# WELCOME

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

## The local area

The Gade is a collection of contemporary apartments located within walking distance of the heart of Hemel Hempstead.

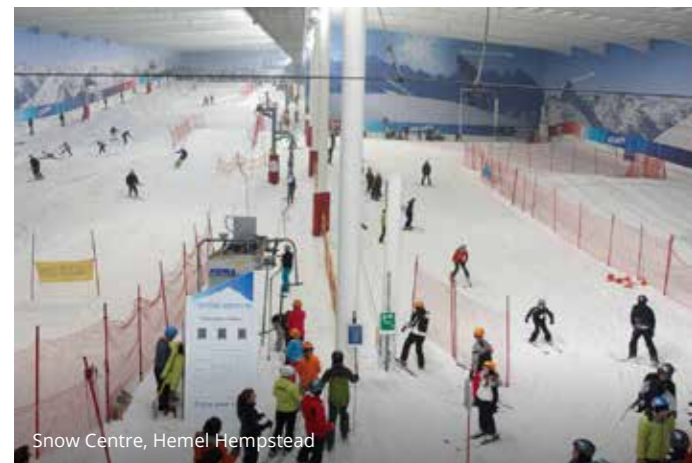
Hemel Hempstead is a thriving and dynamic town that combines modern urban living with Old Town charm. The Riverside and The Marlowes shopping centres provide vibrant shopping and places to eat, while the Old Town offers specialist shops and historic pubs.

Day or night, there are plenty of activities to enjoy, catch a film at the cinema or try your hand skiing at the Hemel Hempstead Snow Centre. For fresh air you can walk on the nearby moor, along the canal in Gadebridge Park.

Hemel Hempstead is conveniently located for motorists with the M1, M25, M10, A41 all easily accessible. Trains go direct into London Euston in under 30 minutes from Hemel Hempstead Train station



Gadebridge Park, Hemel Hempstead



Snow Centre, Hemel Hempstead



Hemel Hempstead Old Town

# FLOOR PLANS

## 2 BEDROOM APARTMENTS

- Plot 38 | 38 Invicta House, Dacorum Way, Hemel Hempstead, Herts, HP1 1EB
- Plot 41 | 41 Invicta House, Dacorum Way, Hemel Hempstead, Herts, HP1 1EB
- Plot 42 | 42 Invicta House, Dacorum Way, Hemel Hempstead, Herts, HP1 1EB
- Plot 44 | 44 Invicta House, Dacorum Way, Hemel Hempstead, Herts, HP1 1EB

### Plot 41 Dimensions

Kitchen / Living / Dining Room	5.62m x 4.67m	18' 5" x 15' 3"
Bedroom 1	3.48m x 3.43m	11' 5" x 11' 3"
Bedroom 2	3.48m x 3.33m	11' 5" x 10' 11"

**Total Area** 67m<sup>2</sup> / 721ft<sup>2</sup>

### Plot 42 Dimensions

Kitchen / Living / Dining Room	5.62m x 4.67m	18' 5" x 15' 3"
Bedroom 1	3.48m x 3.43m	11' 5" x 11' 3"
Bedroom 2	3.48m x 3.33m	11' 5" x 10' 11"

**Total Area** 67m<sup>2</sup> / 721ft<sup>2</sup>

