

CHALKLAND COURT

HEMEL HEMPSTEAD





CHALKLAND COURT

BE AT THE HEART OF IT ALL

Chalkland Court is ideally situated for commuting and leisure on the edge of Hemel Hempstead, a top 10 commuter town in 2019*. This select development comprises 3 bedroom townhouses and 1 and 2 bedroom contemporary apartments, ideal for first time buyers, professionals or growing families in search of the ideal place to call home.

These light and airy homes are well situated for a range of desirable schools and plentiful amenities and leisure pursuits. Bordering the Chiltern Hills, yet with London under half an hour away by rail, we believe you'll find the perfect balance of work, relaxation and play.

*TotallyMoney's 2019 London Commuter Hotspot Rankings



Local area photography



Photography from a previous CALA development



Stock photography







BUYING NEW IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



MOVE CHAIN-FREE

Our 100% Part Exchange* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit cala.co.uk/part-exchange



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.”



SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well-positioned sockets, multi-point locks and mains powered smoke alarms.



ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers’ warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



Photography from a previous CALA development



Stock photography



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.

SERVICE WITH A WIDE RANGE OF SMILES

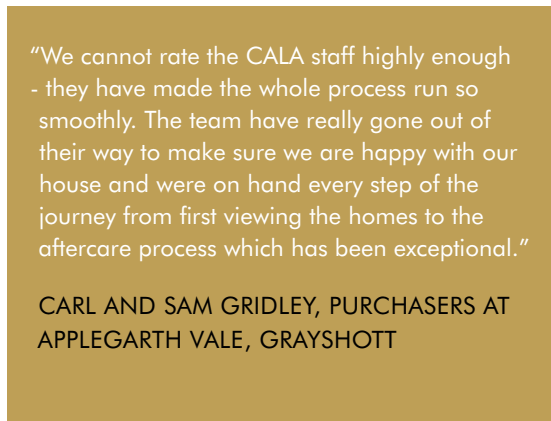
Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many comments we've received from happy CALA homeowners:



"Using CALA's part exchange service was perfect for us as there was very little for us to do, which is great when you've got a busy family life and work full time. CALA set up the estate agents for us and managed the whole process, plus it took out all the risk and concerns we had over the chain breaking."

DAVID ICKE AND HANNAH LUCKETT,
PURCHASERS AT BURROW HILL PARK,
BURTON GREEN



"We cannot rate the CALA staff highly enough - they have made the whole process run so smoothly. The team have really gone out of their way to make sure we are happy with our house and were on hand every step of the journey from first viewing the homes to the aftercare process which has been exceptional."

CARL AND SAM GRIDLEY, PURCHASERS AT
APPLEGARTH VALE, GRAYSHOTT



"The sales team have been brilliant. Nothing has been too much and they have been really helpful - even helping us with some heavy lifting when our new dining table was delivered. They really do exude all the values you'd expect of a high-end, luxury brand and they have been a safe pair of hands that has really helped us along the way."

FRANCIS & LOUISE SCHUBERT,
PURCHASERS AT IMBER RIVERSIDE,
EAST MOLESEY, SURREY

LOCAL COUPLE ENJOY FLEXIBLE LIVING IN THEIR THREE-STOREY HOME

When Richard and Suzie Spreckley and their German Shepherd, Duke, were looking for a new home, they wanted flexible space with good commuter links in a rural and tranquil location.

Richard comments: "We had our heart set on a new build due to the modern interiors, and already knew about CALA's reputation for quality and design. After visiting the development, we fell in love with the three-storey townhouse, and knew this was the home for us. It is deceptively spacious with fantastic bedrooms, an en-suite and even a study. The generous living area is our favourite part of the house as it's the perfect place to wind down after a long day at work, and is great for when guests visit. The top floor comes into great use when my daughter stays, and she loves that she has her own space."

Seven months after purchasing their dream three-storey home, Richard and Suzie are now settled in and are extremely impressed with the service that they have received from CALA.

RICHARD AND SUZIE SPRECKLEY,
PURCHASERS AT CRESSWELL PARK, ANGMERING



“

CALA HAS BEEN FIRST CLASS FROM THE FIRST DAY WE WALKED INTO THE SALES OFFICE. THE DEVELOPMENT IS EVER GROWING AND IT'S GREAT TO SEE IT TAKING SHAPE AROUND US. WE ARE LUCKY TO HAVE LOVELY NEIGHBOURS, THERE IS A GREAT COMMUNITY FEEL HERE.”





HEMEL OLD TOWN MARKET

With the market having dwindled in former years, four local shop owners decided as a group to rally other likeminded businesses and revive the once popular Sunday Old Town market. Relaunching in September 2019, the monthly market is located in and around the grounds of St Mary's Church and invites local craftspeople and producers to promote and sell their wares. Formed by Lisa Thomas of The Copperleaf Clinic, Michele Elliot of House of Elliott, Ben Satchfield, publican at the Olde Kings Arms and Kelly Pedlar of Hive Coffee Shop, the market is non profit-making, with proceeds from the pitch fees being put back into improving the local community.



“

HEMEL'S OLD TOWN IS AN INCREDIBLY PRETTY PLACE WITH LOTS OF HISTORY AND WONDERFUL ARCHITECTURE. THE NEW MARKET ENCOURAGES RESIDENTS AND VISITORS ALIKE TO EXPERIENCE THIS GORGEOUS AREA FOR THEMSELVES. IT ALSO SERVES AS A HUB FOR LOCAL RESIDENTS TO MEET UP AND SAMPLE THE MANY UNUSUAL AND LOCALLY PRODUCED ITEMS ON OFFER. IN REVIVING THE MARKET, WE'VE WITNESSED A GREAT DISPLAY OF LOCALS WORKING TOGETHER AND WE'VE HAD TREMENDOUS SUPPORT FROM THE LIKES OF OUR BOROUGH COUNCILLOR AND THE REVD CANON JOHN WILLIAMS. ”

LISA THOMAS, CHAIR OF THE HEMEL OLD TOWN TRADERS ASSOCIATION

“

RUNNING A GIFT SHOP IS MORE REWARDING THAN ONE MAY THINK. MY CUSTOMERS SEE ME AS THEIR FRIEND AND INVITE ME INTO THEIR LIVES, SO TO SPEAK, SO I CAN HELP THEM FIND THAT PERFECT GIFT. THE SHOP'S AMBIANCE IS SUCH THAT EVERY CUSTOMER OR BROWSER LEAVES HAPPY; MY REGULARS VIEW MY SHOP AS A WARMING, FUN PLACE TO COME TO AND THIS MAKES IT THE BEST JOB IN THE WORLD. AS FOR THE TOWN ITSELF, HEMEL IS ABSOLUTELY WONDERFUL AND I WOULDN'T WANT TO WORK ANYWHERE ELSE.”

MICHELE ELLIOTT, OWNER OF HOUSE OF ELLIOTT

HOUSE OF ELLIOTT

Owner Michele Elliott describes her independent gift shop, House of Elliott, as an Aladdin's cave of treasure, jam-packed with a range of quality, hand-picked home accessories, jewellery, clothing, seasonal decorations, and baby and wedding gifts. Opening on the pretty, cobbled High Street of Hemel's Old Town in 2001, the business became so popular that they needed to move to a larger unit on the same street four years ago. Now, with the Norman St Mary's Church serving as a charming backdrop, Michele's fresh and creative window displays entice both well-known regulars and passers-by who are on the hunt for a unique gift for a friend or loved one.



HALO & WREN BRIDAL

A real highlight of the Old Town, Halo & Wren Bridal sits amidst the historic residents of the old High Street with its charming pink boutique façade captivating passers-by. Established in February 2017, founder Jemma Palmer was able to celebrate her business' third anniversary in style with news that it had won national acclaim, having been crowned Best Bridal Boutique in The UK Wedding Awards of February 2020. Jemma launched her business on the back of her own bridal journey leaving much to be desired. She prides herself on providing a chic and relaxed buying experience for the modern bride-to-be, with meticulous care and attention to detail at every step of the way.

“

AS A PROUD HEMEL RESIDENT BORN AND BRED, I FEEL IT'S SO IMPORTANT TO HAVE POPULAR AND THRIVING INDEPENDENT BUSINESSES WITHIN THE LOCAL COMMUNITY AND I DO FIND THE TOWN IS INCREDIBLY SUPPORTIVE OF MY LITTLE PINK BOUTIQUE. ONCE A BRIDE-TO-BE COMES IN, THE AMBIENCE IS SO WELCOMING WE FIND THEY JUST DON'T WANT TO LEAVE. WE CATER FAR AND WIDE BUT WE'RE PARTICULARLY WELL SET-UP TO SERVE THE NEW GENERATION OF RESIDENTS GETTING MARRIED OR STARTING FAMILIES HERE IN HEMEL.”

JEMMA PALMER, OWNER OF HALO & WREN BRIDAL



HEMEL HEMPSTEAD

AN EXCITING NEW TOWN LIFESTYLE

Nestling in a low chalkland valley, the new town of Hemel Hempstead is a thriving centre for retail, leisure and business, within easy reach of the M1, M25 and central London.

From Chalkland Court you will find your local Tesco Express, coffee and sandwich shops and an Aldi, amongst other local services, within a 10 minute walk.

All your favourite high street brands can be found in the Old Town and The Marlowes shopping centre, while Hertfordshire's other desirable settlements like St Albans and Berkhamstead, are close by. The town has many well regarded bars and bistros to spoil you for choice when dining out.

There is a wide range of leisure pursuits for all tastes.

Nuffield Fitness & Well Being is a short walk away. Further into Hemel Hempstead, you can enjoy the extensive facilities of Leisure World, including a multi-screen cinema, The Snow Centre with its real snow slope, or more extreme activities at the XC including a skate park, climbing, bouldering and caving.

If your preference is for the great outdoors, discover the 170 mile Chiltern Cycleway or take a hike in The Chiltern Hills Area of Outstanding Natural Beauty, exploring its many picturesque towns and villages.

Alternatively, enjoy the many parks and open spaces Hemel Hempstead has to offer, such as Gadebridge Park with its skate park and splash park, or Margaret Lloyd Park. Or head out of town with the family to nearby Whipsnade Zoo or Tring Natural History Museum for a fun day out.

The area boasts a wide selection of well-regarded schools, including Brockwood Primary and Nursery School, about 2 miles from Chalkland Court.





ALL THE RIGHT CONNECTIONS

Hemel Hempstead's commuter belt location makes it a haven for getting into and out of the capital. Both the M1 and M25 motorways and the A414 and A41 are just a short drive away, from where you can directly access London, The Midlands and the North West.

Wood Lane End is also served by two bus routes, connecting to Hemel Hempstead railway station and the town centre. Apsley and Hemel Hempstead train stations are a little over 3 miles away by road and connect you to London Euston in under half an hour.

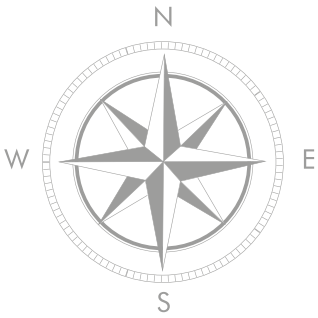
Whether for business or pleasure, Chalkland Court is ideally situated for travel further afield, with Luton Airport just 10 miles away.

Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com



Local area photography

CHALKLAND COURT – THE DEVELOPMENT



Dotted line to The Astley denotes partially covered parking space; integral garage beyond.

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

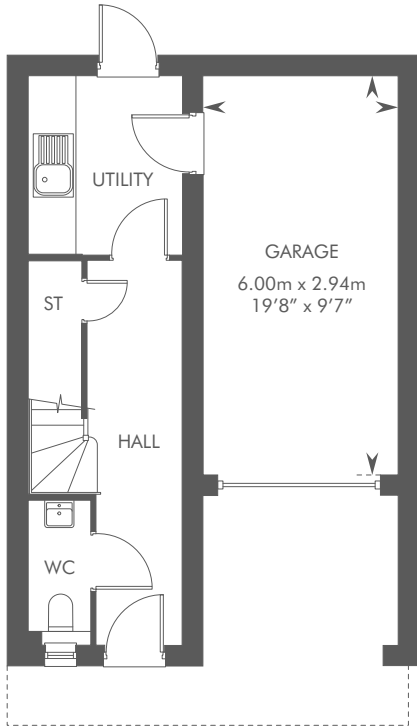


THE ASTLEY

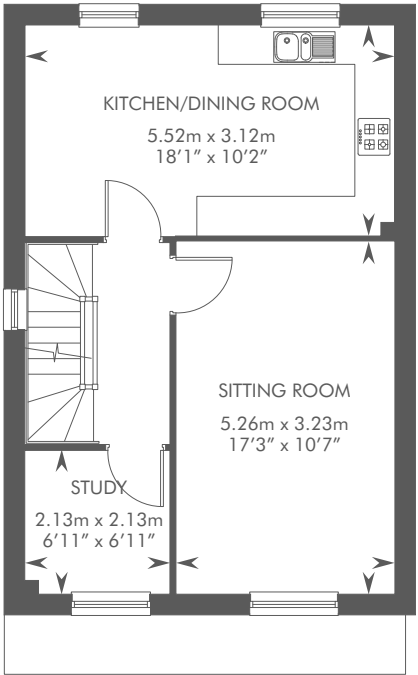
3 BEDROOM SEMI-DETACHED AND TERRACED HOMES



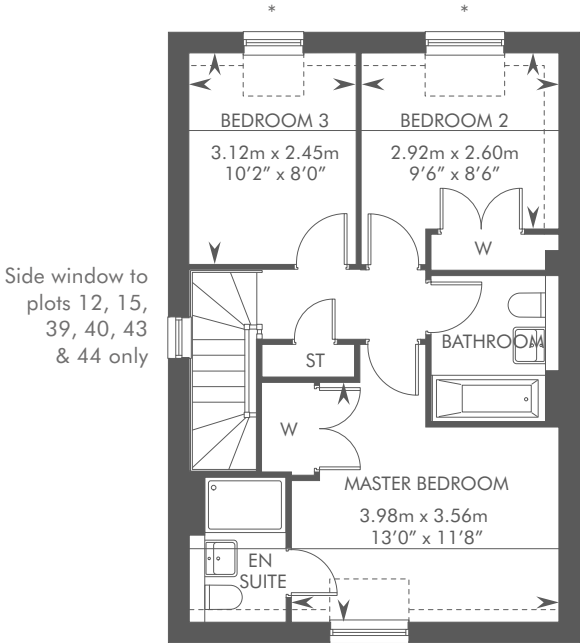
THE ASTLEY
PLOTS 12, 14, 39 & 43 – AS SHOWN
PLOTS 13, 15, 40 & 44 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*Plot 12 has Velux windows to bedrooms 2 & 3 instead of dormer windows.
Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling.
Kitchen designs are indicative. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

IMPORTANT NOTICE TO CUSTOMERS: The consumer protection from unfair trading regulations 2008. CALA Homes (Chiltern) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. Floor plans, dimensions and specifications are correct at the time of print.





Computer generated image - The Cooper

THE COOPER

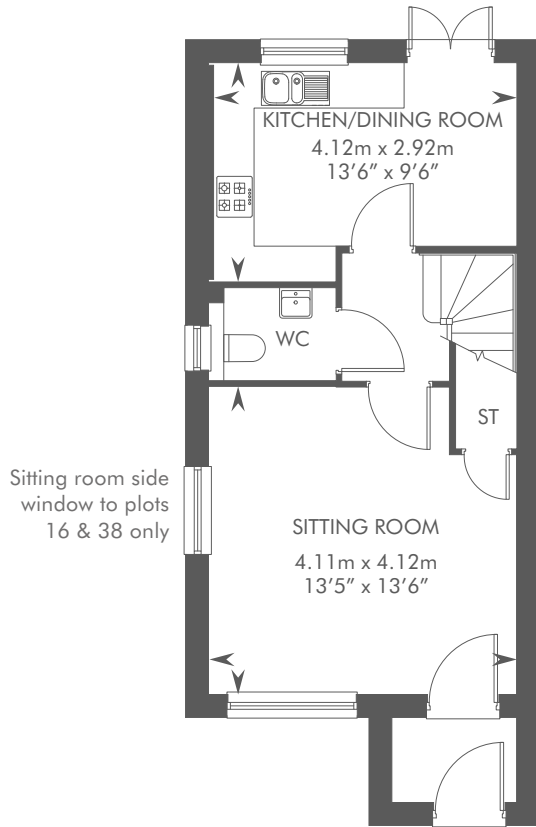
3 BEDROOM SEMI-DETACHED HOME



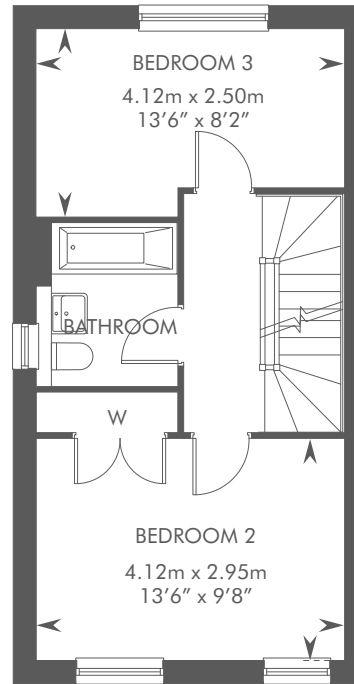
THE COOPER

PLOTS 8, 10, 16, 37, 41 & 45 – AS SHOWN

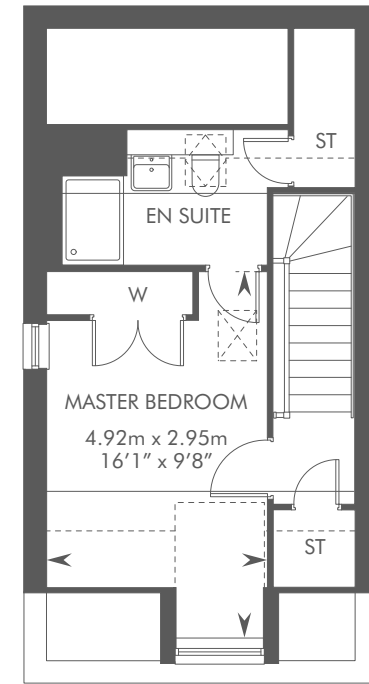
PLOTS 9, 11, 17, 38, 42 & 46 – HANDED




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Kitchen designs are indicative. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. : Velux window.

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CHALKLAND COURT

SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN*

- Professionally designed Omega kitchen with quality units and laminate work surfaces
- 1 1/2 bowl inset stainless steel sink with single drainer and chrome mixer tap and swivel spout
- Indesit built-in single oven to apartments and The Cooper
- Indesit built-in double oven to The Astley
- Indesit 4 burner gas hob and extractor
- Fully integrated, Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer (where no utility room)

UTILITY ROOM (THE ASTLEY)

- Space for two appliances
- Laminate work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer tap with swivel spout

FAMILY BATHROOM, EN SUITES,^ AND CLOAKROOM*^

- Roca sanitaryware
- Thermostatic shower and full height tiling to shower cubicles
- Full height tiling around bath with thermostatically controlled shower and folding shower screen
- Heated white towel rail to family bathroom and en suite^
- Shaver socket to family bathroom and en suite^
- Half height tiling to walls with sanitaryware and cut tile skirting to all other walls

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room, study^ and all bedrooms
- Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Infrastructure for BT Fibre throughout homes with additional Hyperoptic connection for immediate broadband access
- Designated data distribution system (to specific rooms) consisting of CAT6 wiring allowing for a faster high definition connection, following purchase and installation of suitable equipment
- Telephone sockets to sitting room, master bedroom and study/smallest bedroom of houses, and to sitting room and master bedroom of apartments

HEATING, LIGHTING AND INTERNAL FINISHES

- Houses – solid ground floor for a warmer, quieter home and engineered timber joists to upper floors
- Apartments – precast concrete flooring for a quieter home
- Traditional gas fired combination boiler and central heating
- Provision for electric fire in houses only, following purchase and installation of suitable equipment
- Built-in wardrobes (please see floor plans for details)

- Recessed downlights to kitchen/dining room, utility room^, family bathroom, cloakroom^ and en suite.^ Pendant light fittings to all other rooms
- Houses - Amtico flooring to kitchen/dining room, utility room^, family bathroom, en suite^, cloakroom and hallway. Carpet to all other rooms
- Apartments – Amtico flooring to kitchen, sitting rooms, bathroom, en suite^ and hallway. Carpet to all other rooms

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Smart meters installed in houses only, to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk to dawn sensors to some external lighting, to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

- Cycle storage facilities to encourage more sustainable travel

SECURITY

- Apartments - video entry system with keypad and 24 hour security code
- Outside lights to all external doors
- Bollard lighting to external communal areas
- Dusk-to-dawn sensor lights to house front door
- Multi-point locking system and mains operated doorbell to house front door
- Spur fitted for alarm
- Smoke detectors to all homes, apartments and communal areas. Dry riser to each apartment stairwell

EXTERNAL DETAILS - HOUSES

- Landscaped front garden and turf to rear garden
- Outside water tap
- Patio, garden shed and close board fencing to rear garden
- Gated access to rear garden (except plots 13 and 14)

EXTERNAL DETAILS - APARTMENTS

- Secure cycle storage facilities to each apartment block
- External bin storage to each apartment block
- Allocated parking space

*Design is subject to change. Please ask your Sales Consultant for more information. ^To selected plots only, please see floor plans for details. †† Proportions may vary, please refer to Sales Consultant for more information.

†Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



BEAUMONT HOUSE

CHALKLAND COURT



BEAUMONT HOUSE AT CHALKLAND COURT 1 & 2 BEDROOM APARTMENTS

Chalkland Court offers excellent connections into London, The Midlands and scenic green belt countryside alike. This vibrant community can take advantage of Hemel Hempstead's wide array of shops, bars, leisure activities and parks, ensuring plenty of scope for both fun and fresh air.

These contemporary 1 and 2 bedroom apartments feature bright and spacious interiors with a high quality specification throughout. Professionally designed kitchens with the latest integrated appliances come as standard, along with built-in wardrobes and en suites to the 2 bedroom apartments. Cycle storage facilities and a video entry system offer wellbeing and peace of mind in stylish surroundings.

Ideal for first time buyers and professionals in search of the ideal out-of-city escape and a low maintenance home. With London under half an hour train journey from Hemel Hempstead or Apsley train stations, the M1 and M25 nearby, Chalkland Court is perfectly placed for commuting to the capital or further afield.



Local area photography

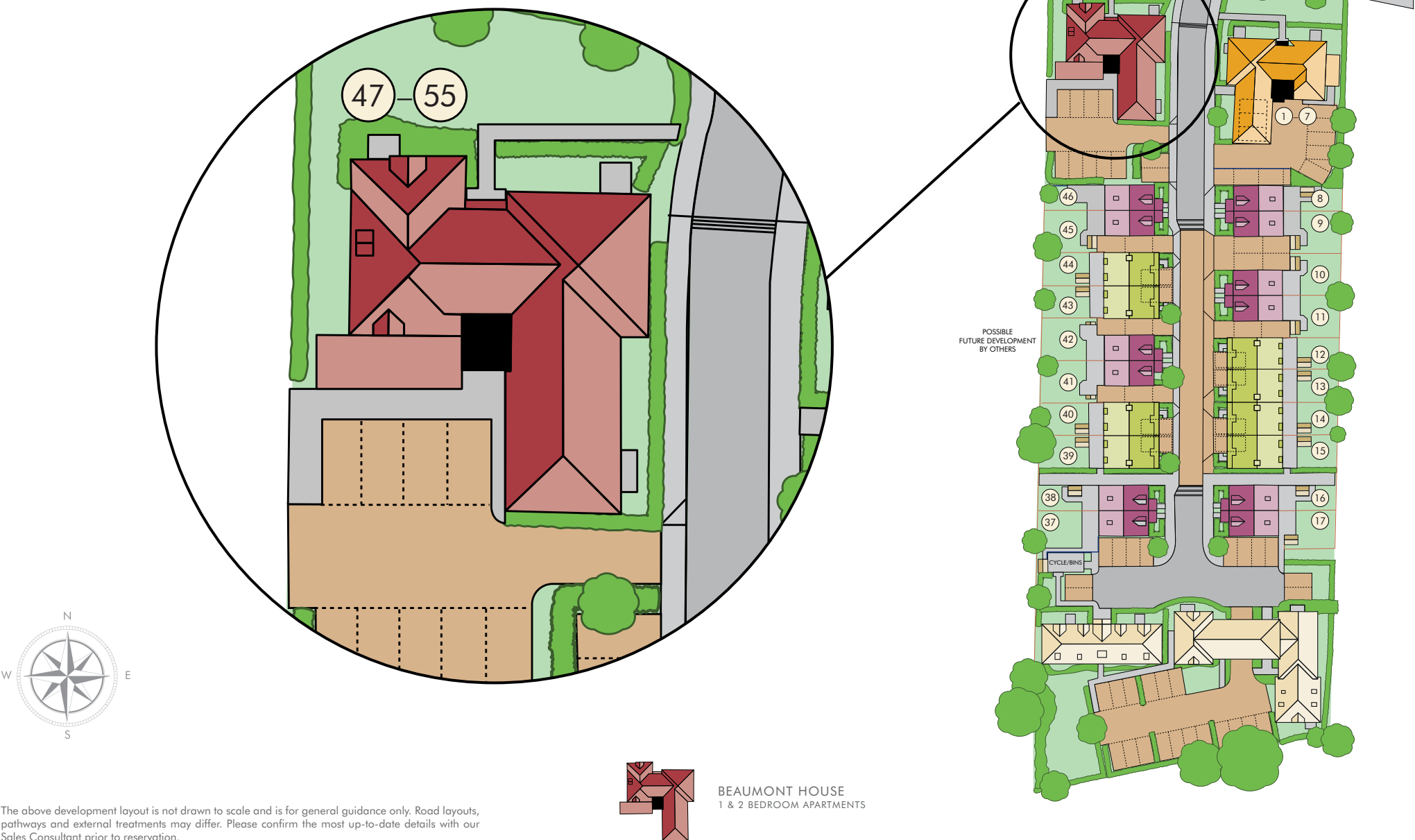


Photography of a previous CALA development



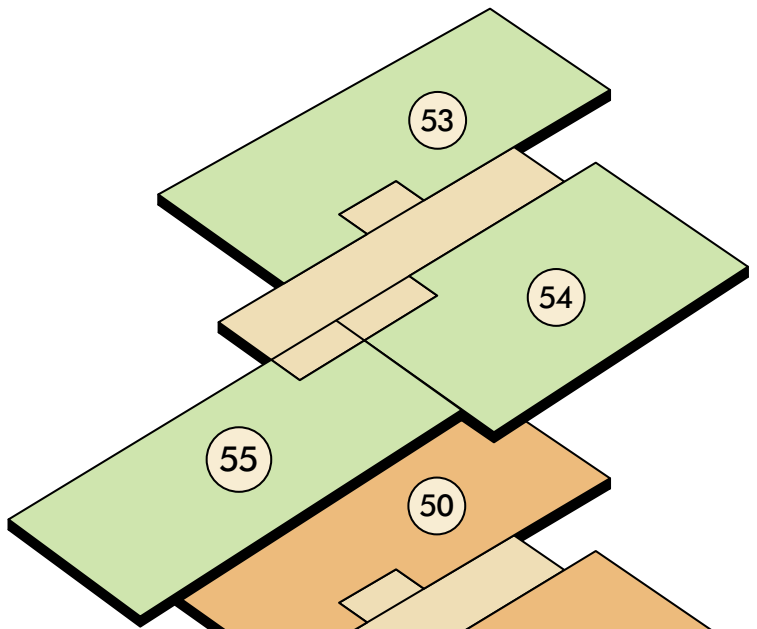
Stock photography

CHALKLAND COURT – THE DEVELOPMENT

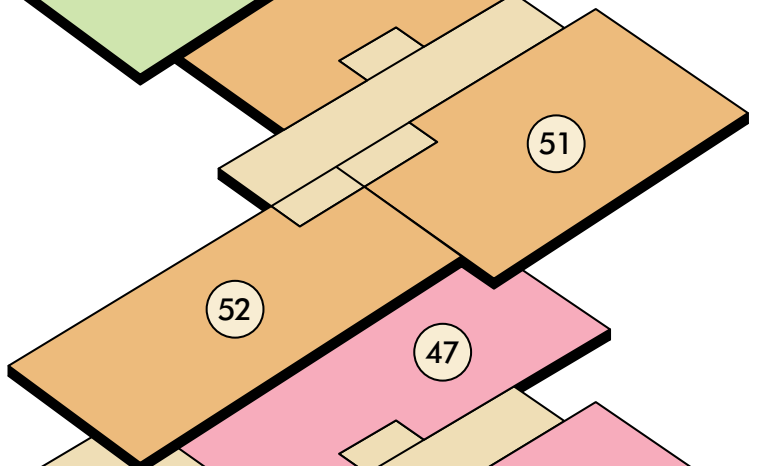


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SECOND FLOOR



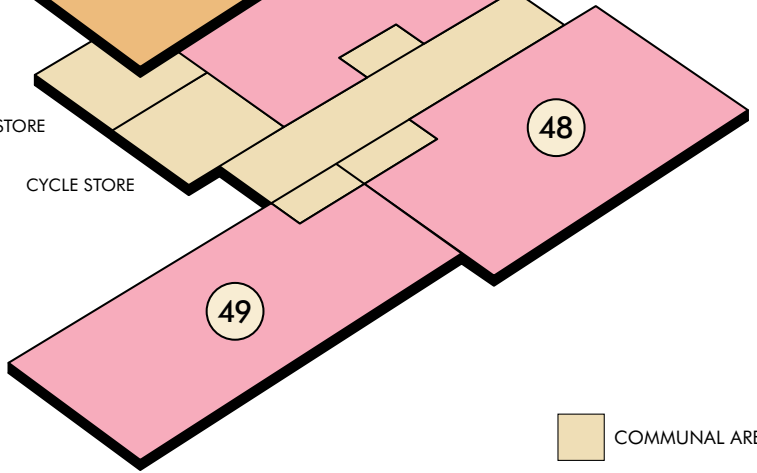
FIRST FLOOR



BIN STORE

CYCLE STORE

GROUND FLOOR



COMMUNAL AREAS



Stock photography



Photography of a previous CALA development

GROUND FLOOR

PLOTS 47-49



Patio areas and kitchen designs are indicative. ST: Store cupboard. W: Wardrobe.**The lobby does not form part of the apartment accommodation. Please ask your Sales Consultant for further details.

FIRST FLOOR

PLOTS 50-52



Kitchen designs are indicative. ST: Store cupboard. W: Wardrobe. **The lobby does not form part of the apartment accommodation. Please ask your Sales Consultant for further details.

SECOND FLOOR

PLOTS 53-55



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Kitchen designs are indicative.
ST: Store cupboard. W: Wardrobe. ☒ : Velux window. **The lobby does not form part of the apartment accommodation.
Please ask your Sales Consultant for further details.



Photography of a previous CALA development

SPECIFICATION

KITCHEN*

- Professionally designed Omega kitchen with quality units and laminate work surfaces
- 1½ bowl inset stainless steel sink with single drainer and chrome mixer tap and swivel spout
- Indesit built-in single oven
- Indesit 4 burner gas hob and extractor
- Fully integrated, Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer

FAMILY BATHROOM AND EN SUITES^

- Roca sanitaryware
- Thermostatic shower and full height tiling to shower cubicles
- Full height tiling around bath with thermostatically controlled shower and folding shower screen
- Half height tiling to walls with sanitaryware and cut tile skirting to all other walls
- Heated white towel rail to family bathroom and en suite^
- Shaver socket to family bathroom and en suite^

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/sitting room, and all bedrooms
- Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Infrastructure for BT Fibre throughout homes with additional Hyperoptic connection for immediate broadband access
- CAT6 wiring to connect your home, following purchase and installation of suitable equipment
- Telephone sockets to sitting room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Precast concrete flooring for a quieter home
- Traditional gas fired combination boiler and central heating
- Built-in wardrobes (please see floor plans for details)
- Recessed downlights to kitchen, family bathroom and en suite^. Pendant light fittings to all other rooms
- Amtico flooring to kitchen, sitting room, bathroom, en suite^ and hallway. Carpet to all other rooms



Photography from a previous CALA development

^Where applicable. *Design is subject to change. †Not all domestic appliances have an EU energy label.
††Proportions may vary. Please ask your Sales Consultant for more information.



ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Cycle storage facilities to encourage more sustainable travel

SECURITY

- Video entry system with keypad and 24 hour security code
- Outside lights to all external doors
- Bollard lighting to external communal areas
- Smoke detectors to all apartments and communal areas. Dry riser to each stairwell

EXTERNAL DETAILS

- Secure cycle storage facilities to each apartment block
- External bin storage to each apartment block
- Allocated parking space



REDBOURNE HOUSE
CHALKLAND COURT



Computer generated image of Redbourne House

REDBOURNE HOUSE AT CHALKLAND COURT 2 BEDROOM APARTMENTS

Chalkland Court offers excellent connections into London, The Midlands and scenic green belt countryside alike. This vibrant community can take advantage of Hemel Hempstead's wide array of shops, bars, leisure activities and parks, ensuring plenty of scope for both fun and fresh air.

These contemporary 2 bedroom apartments feature bright and spacious interiors with a high quality specification throughout. Professionally designed kitchens with the latest integrated appliances come as standard, along with built-in wardrobes and en suites. Cycle storage facilities and a video entry system offer wellbeing and peace of mind in stylish surroundings.

Ideal for first time buyers and professionals in search of the ideal out-of-city escape and a low maintenance home. With London under half an hour train journey from Hemel Hempstead or Apsley train stations, the M1 and M25 nearby, Chalkland Court is perfectly placed for commuting to the capital or further afield.



Local area photography

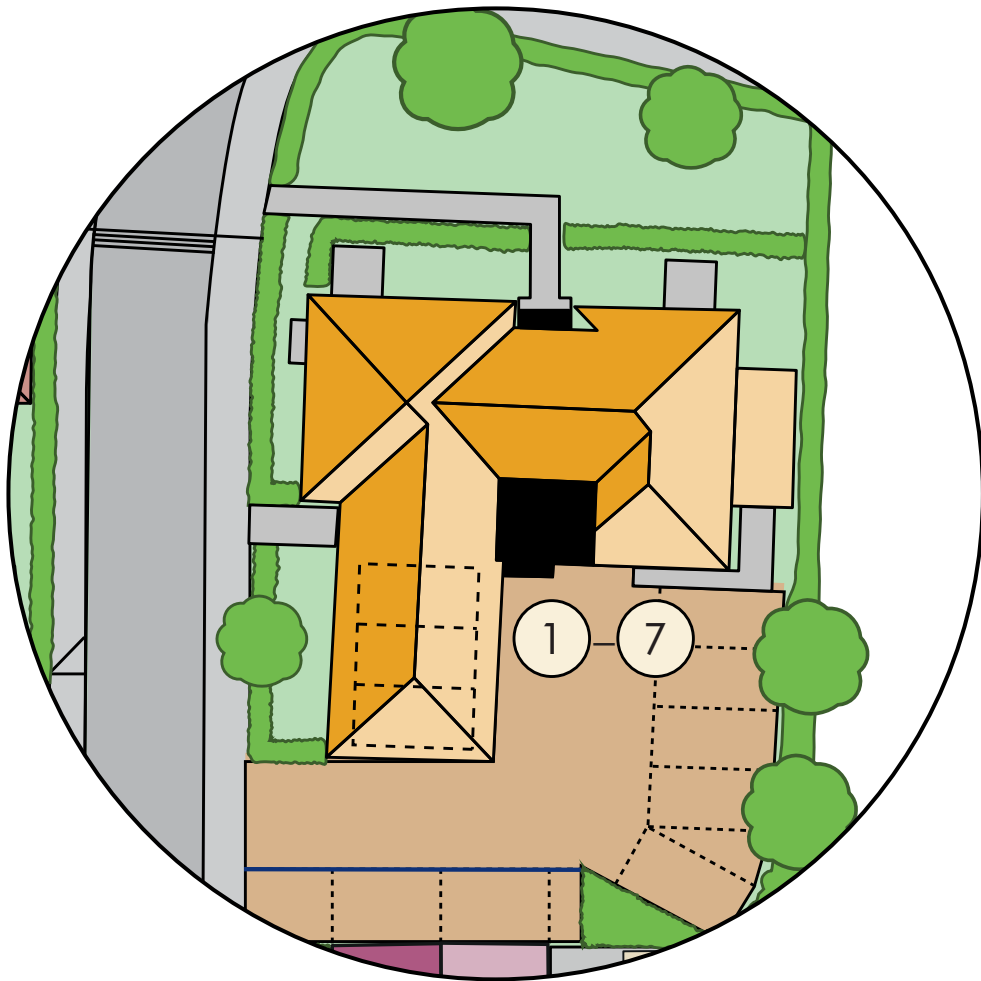


Photography of a previous CALA development

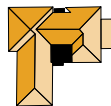


Stock photography

CHALKLAND COURT – THE DEVELOPMENT

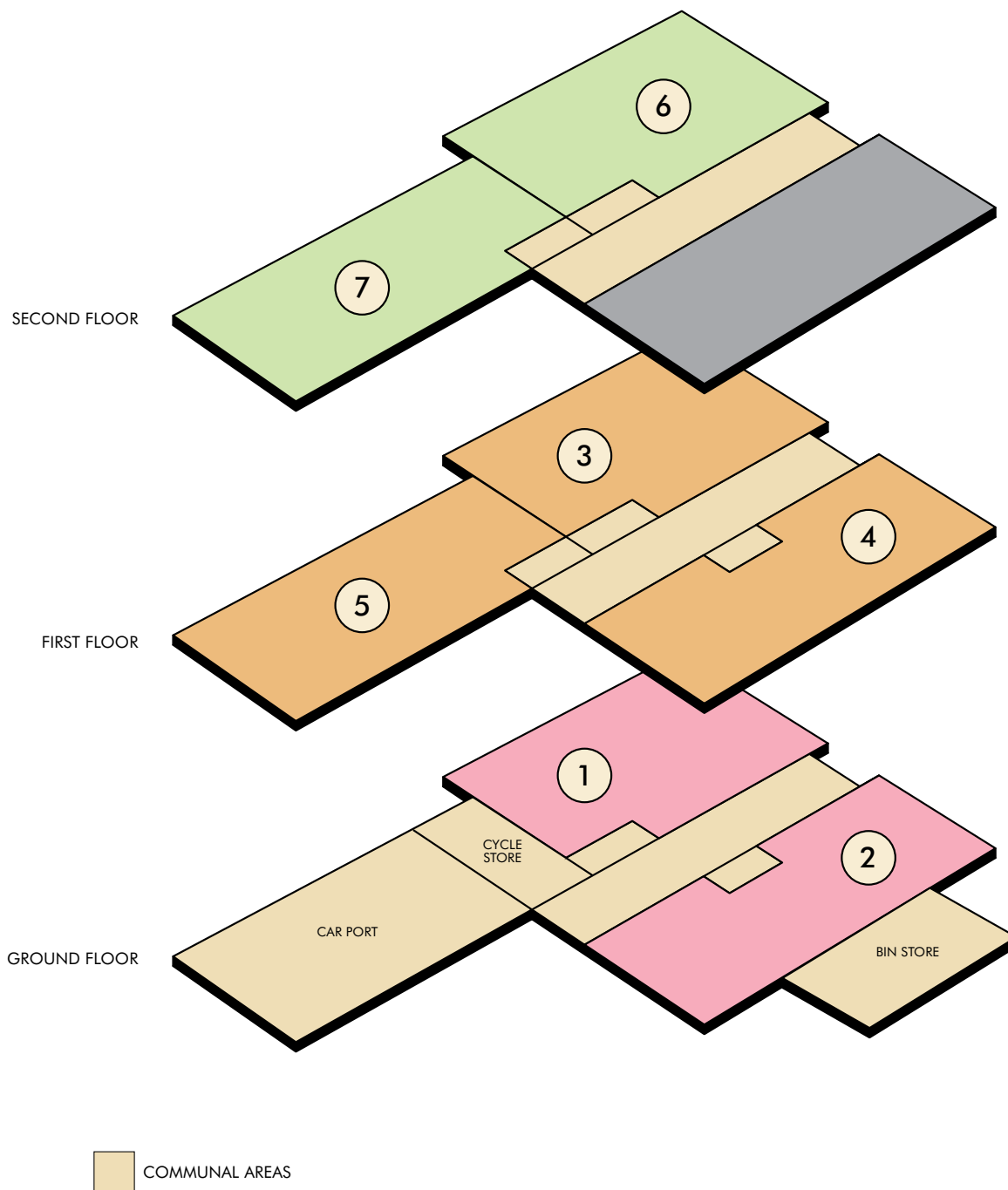


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REDBOURNE HOUSE
2 BEDROOM APARTMENTS





GROUND FLOOR

PLOTS 1-2



Patio areas and kitchen designs are indicative. ST: Store cupboard. W: Wardrobe.
**The lobby does not form part of the apartment accommodation. Please ask your Sales Consultant for further details.

FIRST FLOOR

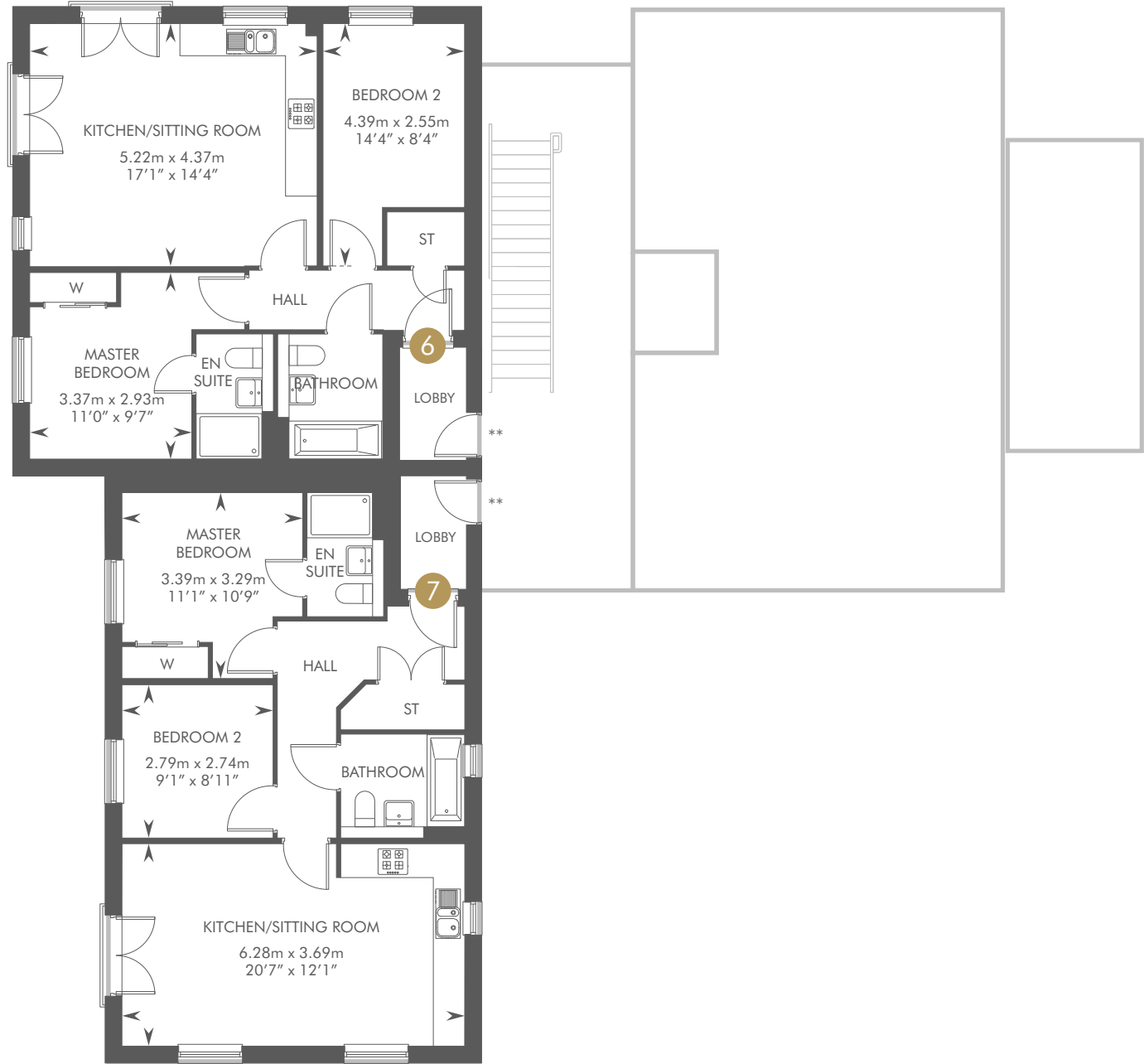
PLOTS 3-5



Kitchen designs are indicative. ST: Store cupboard. W: Wardrobe.
**The lobby does not form part of the apartment accommodation.
Please ask your Sales Consultant for further details.

SECOND FLOOR

PLOTS 6-7



Kitchen designs are indicative. ST: Store cupboard. W: Wardrobe.
**The lobby does not form part of the apartment accommodation.
Please ask your Sales Consultant for further details.



Photography of a previous CALA development

SPECIFICATION

KITCHEN*

- Professionally designed Omega kitchen with quality units and laminate work surfaces
- 1½ bowl inset stainless steel sink with single drainer and chrome mixer tap and swivel spout
- Indesit built-in single oven
- Indesit 4 burner gas hob and extractor
- Fully integrated, Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer

FAMILY BATHROOM AND EN SUITES^

- Roca sanitaryware
- Thermostatic shower and full height tiling to shower cubicles
- Full height tiling around bath with thermostatically controlled shower and folding shower screen
- Half height tiling to walls with sanitaryware and cut tile skirting to all other walls
- Heated white towel rail to family bathroom and en suite^
- Shaver socket to family bathroom and en suite^

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/sitting room, and all bedrooms
- Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Infrastructure for BT Fibre throughout homes with additional Hyperoptic connection for immediate broadband access
- CAT6 wiring to connect your home, following purchase and installation of suitable equipment
- Telephone sockets to sitting room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Precast concrete flooring for a quieter home
- Traditional gas fired combination boiler and central heating
- Built-in wardrobes (please see floor plans for details)
- Recessed downlights to kitchen, family bathroom and en suite^. Pendant light fittings to all other rooms
- Amtico flooring to kitchen, sitting room, bathroom, en suite^ and hallway. Carpet to all other rooms



Photography from a previous CALA development

^Where applicable. *Design is subject to change. †Not all domestic appliances have an EU energy label.
††Proportions may vary. Please ask your Sales Consultant for more information.



ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Cycle storage facilities to encourage more sustainable travel

SECURITY

- Video entry system with keypad and 24 hour security code
- Outside lights to all external doors
- Bollard lighting to external communal areas
- Smoke detectors to all apartments and communal areas. Dry riser to each stairwell

EXTERNAL DETAILS

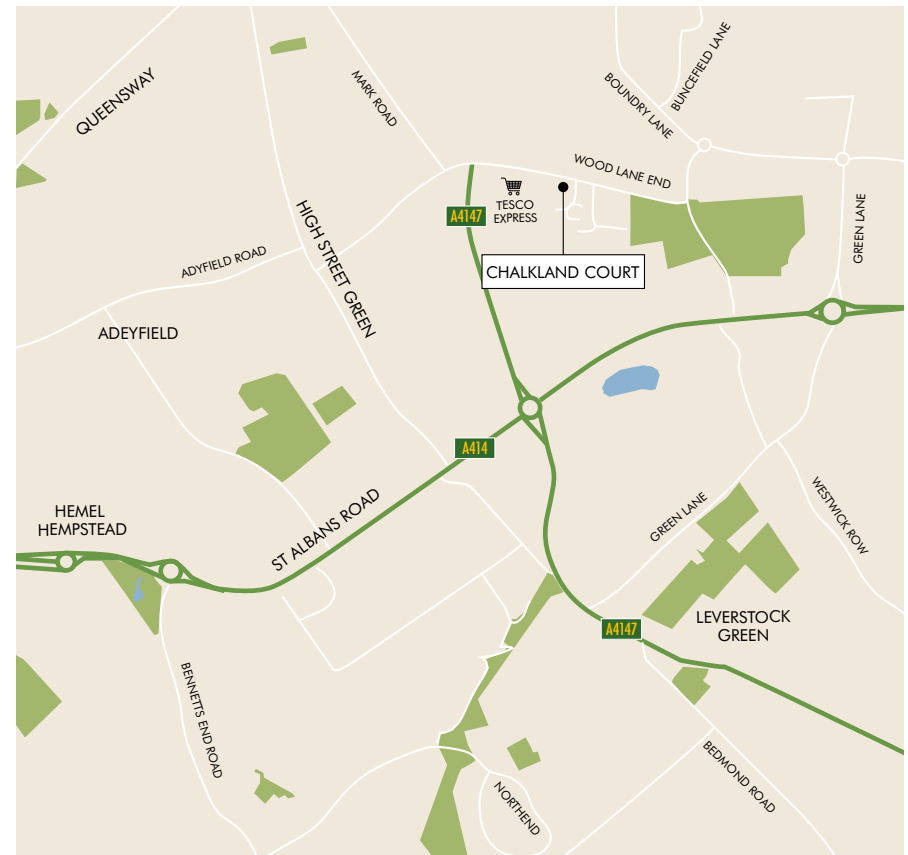
- Secure cycle storage facilities to each apartment block
- External bin storage to each apartment block
- Allocated parking space

PERFECTLY LOCATED

CHALKLAND COURT, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 4RF



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Starbucks – 0.3 miles
- Tesco Express – 0.3 miles
- The Barbers Workshop – 0.3 miles
- Aldi – 0.5 miles
- Costa Coffee – 0.5 miles
- Nuffield Health Gym – 0.5 miles
- The Crabtree Pub – 0.6 miles
- Post Office – 0.8 miles
- The Plough Pub – 0.8 miles
- Hobletts Manor Nursery, Infants and Junior School – 0.9 miles



BY CAR

- Cineworld and XC – 1.7 miles
- Hammond Academy – 1.7 miles
- The Snow Centre – 1.9 miles
- Brockwood Primary and Nursery School – 2.2 miles
- Gadebridge Park – 2.3 miles
- The Marlowes Shopping Centre – 2.5 miles
- Hempel Hempstead Leisure & Sports Centre – 2.7 miles
- Lockers Park School – 2.8 miles
- Apsley Train Station – 3.2 miles
- Hemel Hempstead Train Station – 3.2 miles
- Luton Airport – 10.8 miles
- Tring – 13 miles



BY RAIL FROM HEMEL HEMPSTEAD STATION

- Tring – 10 minutes
- London Euston – 30 minutes
- Milton Keynes Central – 30 minutes
- Northampton – 50 minutes



BY RAIL FROM APSLEY STATION

- Tring – 14 minutes
- London Euston – 30 minutes
- Milton Keynes Central – 40 minutes





Photography from a previous CALA development



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



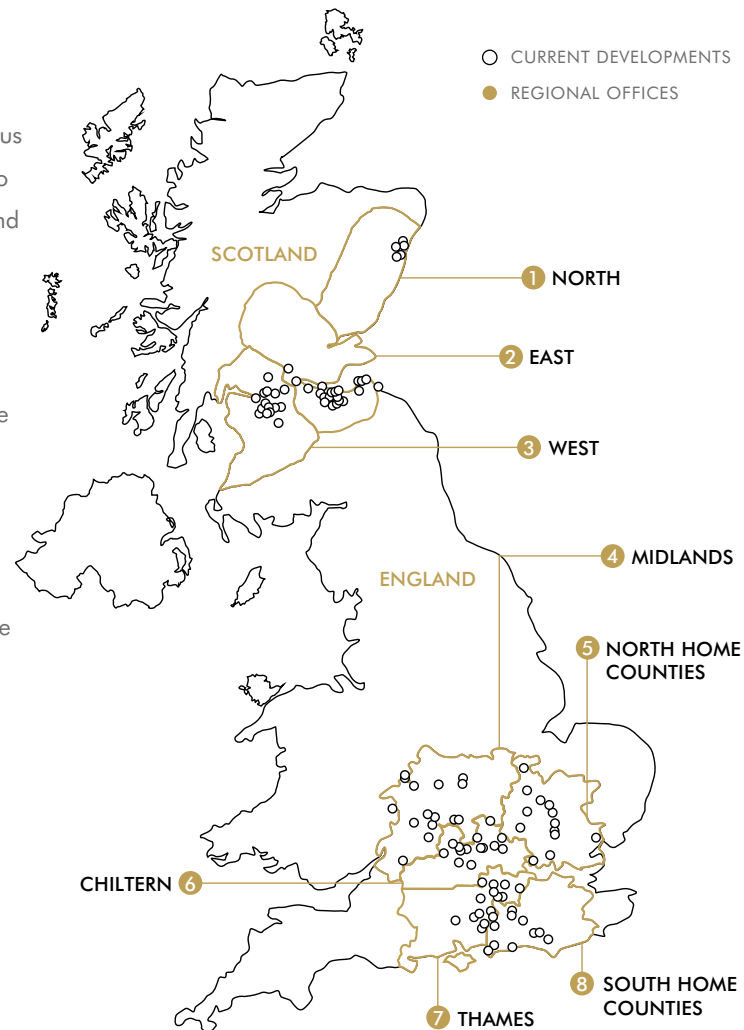
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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