

Apsley Quay

Apsley, Hemel Hempstead,
Hertfordshire

A collection of contemporary 1, 2 and 3 bedroom waterside apartments



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Bellway at QEII, Welwyn Garden City.



Crossways, Slough.

Over **70**
YEARS of QUALITY
SINCE 1946



Relaxed waterside living

Apsley Quay is a collection of contemporary 1, 2 and 3 bedroom apartments situated in Apsley, nearby to the thriving town of Hemel Hempstead. These apartments benefit from an idyllic setting alongside the Grand Union Canal and offer a high specification, with balconies or terraces and private allocated parking to all homes.

Residents will enjoy an enviable apartment lifestyle just minutes from Apsley's high street, which offers a range of daily amenities, shops and pubs. This development is sure to appeal to a wide range of buyers, and commuters will appreciate its superb local road and rail links, and ease of access to Hemel Hempstead's town centre and the capital.



Voted as one of the top 10 commuter towns

Apsley Quay benefits from a great range of amenities within walking distance. A pharmacy, hairdressers and dentist are all a short walk from home, complemented by a range of supermarkets and pubs. A larger range of shopping opportunities lie in Hemel Hempstead's town centre, a six-minute drive from home, as well as an eclectic selection of restaurants and cafés to enjoy.



Hemel Hempstead shopping.

An impressive range of independent retailers, high street names, cafés and restaurants lie just under a six-minute drive away in The Marlowes Shopping Centre and the outdoor mall, Riverside. Hemel Hempstead also offers a range of fun activities including The Snow Centre just a five-minute drive away, a 160-metre indoor slope that offers skiing and snowboarding lessons, as well as standalone sessions.

You never have to travel far for a good meal with a number of superb dining options within walking distance, including the Bull Rodizio, a delightful Brazilian steakhouse that's just a five-minute walk from home. Alternatively, stroll along the Grand Union Canal to The Paper Mill, a popular canal side pub and restaurant that boasts an array of drinks and a menu of freshly prepared pub classics.

Active lifestyles are catered for with a selection of leisure facilities nearby. Everyone Active is a five-minute drive from home, which offers a gym, swimming pool and a variety of group exercise classes. Apsley Quay's waterside position also provides opportunities for walks along the Grand Union Canal, where you can take in the peaceful sights of the riverboats sailing by. Families will appreciate the number of schools in walking distance, which include Belswains and Two Waters primary schools and Apsley Lock Pre-School.

From Apsley Quay, you can reach both St Albans and Watford in under 25 minutes by car. The development is also close to the M1 and M25, both around an 8-minute drive from home. For rail services, Apsley train station is a short walk away, offering a direct route to London Euston in under half an hour.



The Paper Mill, Apsley



XC Activity Centre.



Marlowes Shopping Centre, Hemel Hempstead.

A short stroll from The Snow Centre is Jarman Square, the entertainment district, offering a 17 screen cinema, including IMAX and the popular ice rink, Planet Ice.





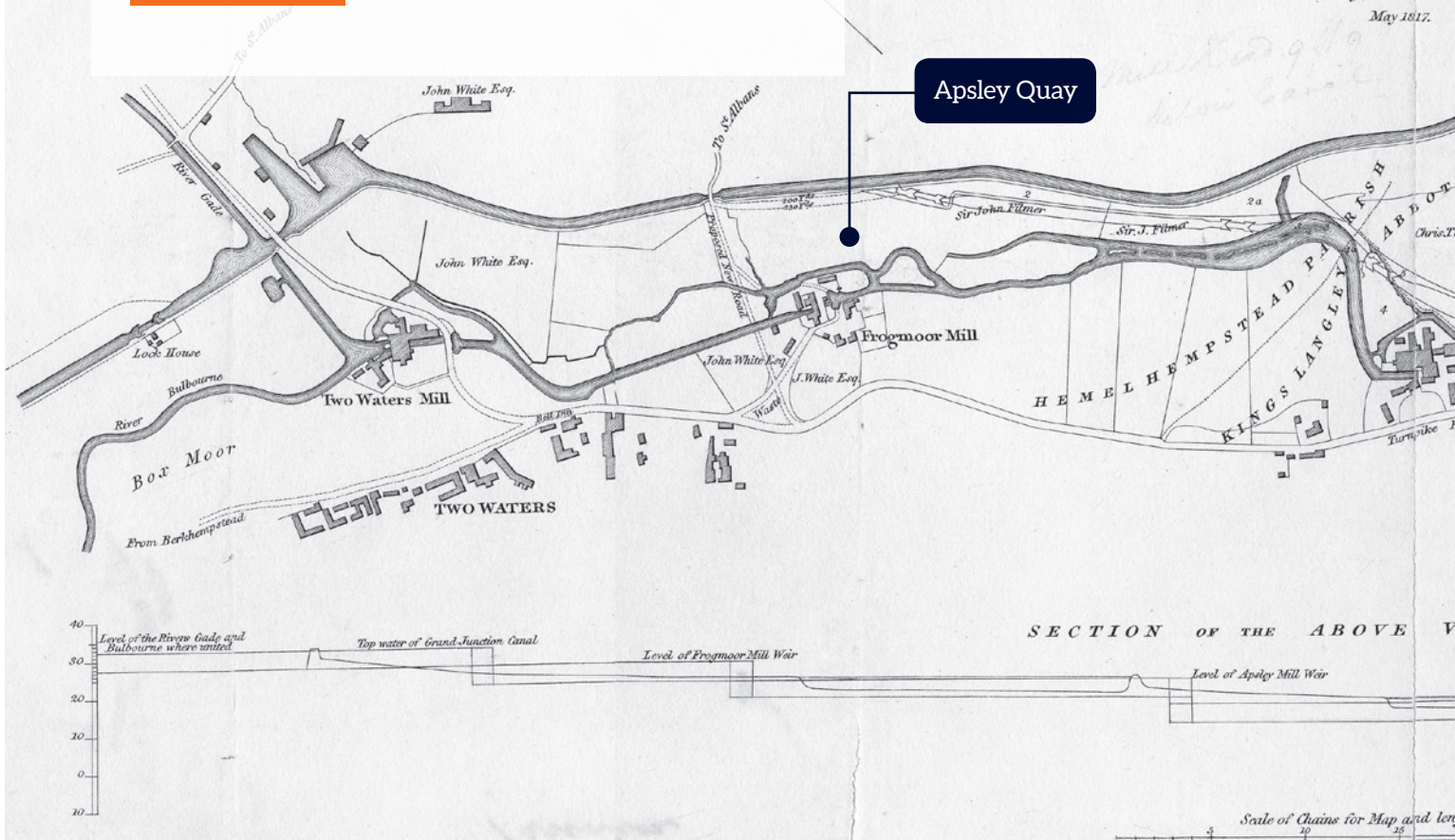
Computer generated image of Silk Square.

Apsley Quay affords an enviable position overlooking the Grand Union Canal and is within easy reach of Hemel Hempstead's thriving town centre.



Enjoy a contemporary lifestyle in an area rich with history and culture.

MAP OF THE
 GRAND JUNCTION
 FROM BOX MOOR to the bottom of
 shewing
 the PROPOSED VARIATION U
 FROGMOOR, APSLEY, and
 Surveyed and drawn under the direction
 By W. A. Provis
 May 1817.



Map courtesy of Apsley Paper Trail archive at Frogmore Paper Mill, the world's oldest mechanised paper mill.



HISTORY

1778

The Grand Union Canal puts Apsley on the map, transporting products between London and the Midlands during the industrial rise.

1803

A mechanised paper machine is installed at Frogmore Mill, Apsley, thus becoming the birthplace of paper's industrial revolution.

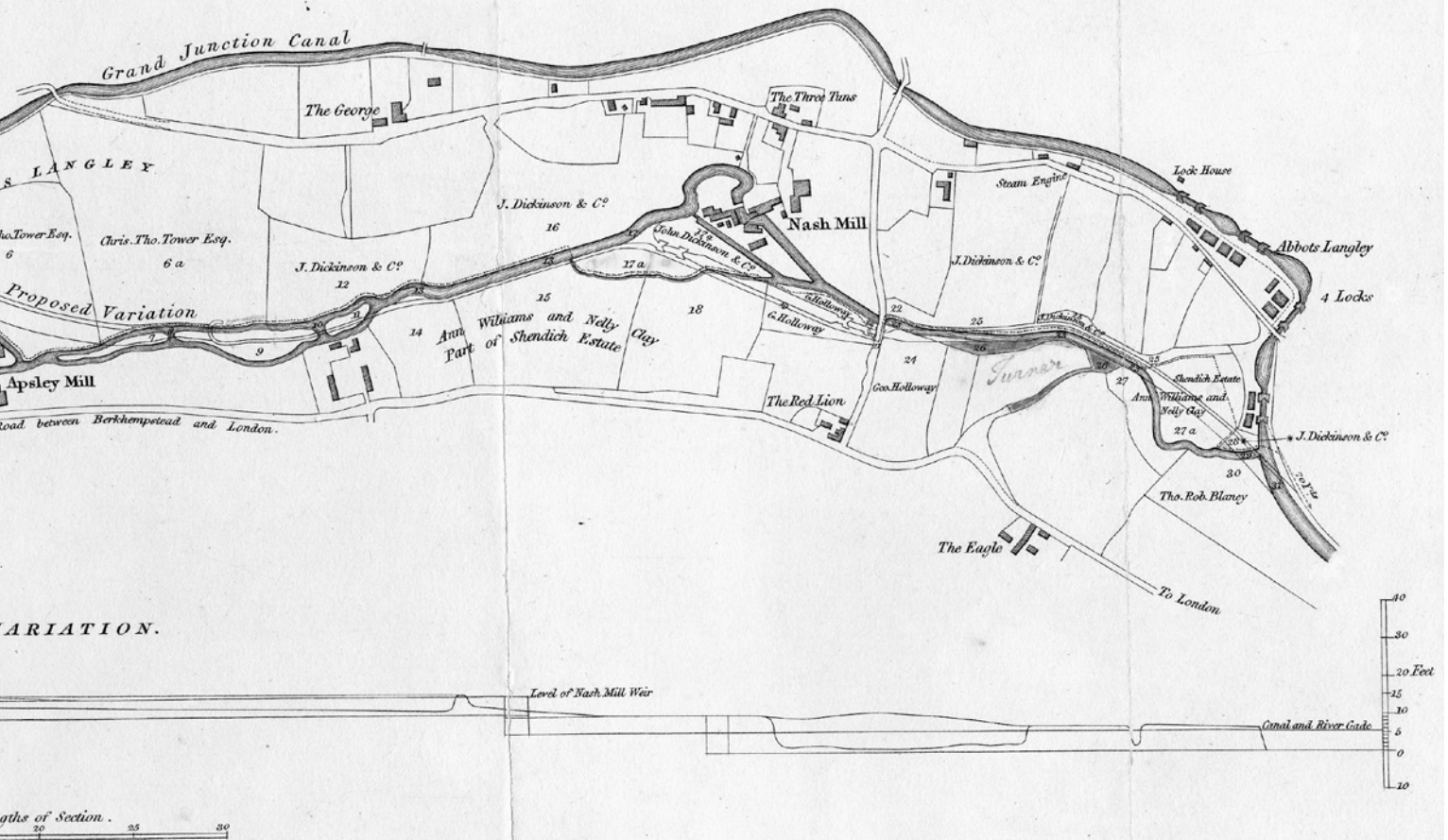
1809

Frogmore Paper Mill, or Apsley Mill, becomes the first - now the world's oldest - mechanical paper mill.

THE
ON CANAL
the 4 LANGLEY LOCKS

by the RIVER, and
NASH MILLS.

on of Thomas Telford



Engraved and Printed by A. Arrowsmith 10 Soho Square Feb. 2. 1828.

1938
Apsley advances its great transport links. Apsley railway station is built to bring more people to work at the mill.

2019
A charity still runs the functional mill so that its unique history is preserved. Visitors can enjoy entertainment, theatre and education.
Bellway starts construction on Apsley Quay.

2020
First occupation at Apsley Quay.

2021
Final occupation at Apsley Quay.

Residents are well positioned to explore major towns and destinations.



BY TRAIN

| | | |
|---|---------------------------------|--|
| ○ | ST ALBANS ABBEY | |
| | 31 minutes | |
| ○ | BERKHAMSTED | |
| | 7 minutes | |
| ○ | HEMEL HEMPSTEAD | |
| | 3 minutes | |
| ● | APSLEY | |
| ○ | WATFORD JUNCTION | |
| | 7 minutes | |
| ○ | BUSHEY | |
| | 11 minutes | |
| ○ | WEMBLEY CENTRAL | |
| | 20 minutes | |
| ○ | LONDON EUSTON | |
| | 26 minutes | |
| ○ | LONDON ST PANCRAS INTERNATIONAL | |
| | 46 minutes | |



BY ROAD

| | |
|---|----------------------------------|
| ○ | THE SNOW CENTRE |
| | 4 minutes |
| ○ | MARLOWES SHOPPING CENTRE |
| | 6 minutes |
| ○ | HARRY POTTER WORLD |
| | via A41 14 minutes |
| ○ | ST. ALBANS CATHEDRAL |
| | via A414 16 minutes |
| ○ | WATFORD |
| | via A41/M1 18 minutes |
| ○ | LUTON AIRPORT |
| | via M1 20 minutes |
| ○ | HEATHROW AIRPORT |
| | via M25 26 minutes |
| ○ | NORTH WESSEX DOWNS |
| | via M25/M4 1 hour |
| ○ | BRIGHTON |
| | via M25/M23 1 hour 30 minutes |

Shortest travel times taken from www.google.co.uk and National Rail websites.

London Underground London Overground Eurostar



Shendish Manor Golf Club

Visit this impressive Victorian manor, set in 160 acres of parkland and formal gardens, to enjoy the golf course and a variety of events.



The Snow Centre

For adrenaline lovers, head to London's closest real snow slope for indoor skiing and snowboarding. It's ideal for beginners, experts and everyone in-between.



St Albans Cathedral

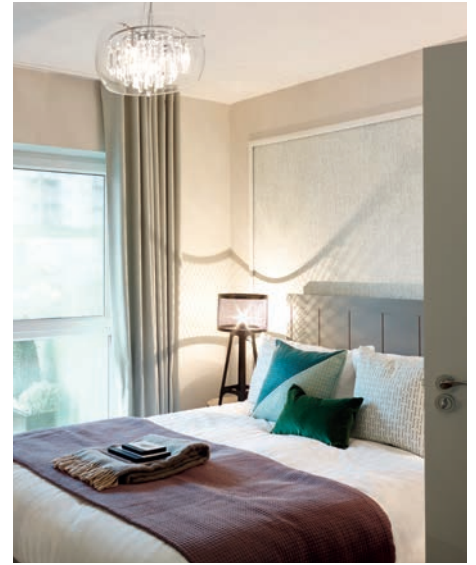
Referred to locally as 'the Abbey', this spectacular cathedral offers history and culture right next to Verulamium Park.



The Box Moor Estate

From watermeadows and chalk streams, to recreational lands and woods, this estate is open to those seeking solace in the great outdoors.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Bathroom and En Suite:

- ~ Choice of additional ceramic wall tiling
- ~ Mirrored cabinet to en suite
- ~ Mirror to bathroom or en suite

Security:

- ~ Wireless intruder alarm

Flooring:

- ~ Amtico Spacia range
- ~ Sensations carpet to bedrooms

Kitchen:

- ~ Quartz work surfaces

Electrical:

- ~ Additional media plate
- ~ Additional TV and telephone points
- ~ Additional double sockets

Miscellaneous:

- ~ Fitted wardrobes to bedroom 2 and bedroom 3

Appliances:

- ~ Freestanding washer/dryer
- ~ Integrated dishwasher

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier



We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your current property.

A local estate agent will market your home at an agreed price, and we will pay the estate agent's fees for you.

You can trade up, down, or sideways and still use the scheme even if you do not live within the area.



HELP TO BUY

Backed by
HM Government

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

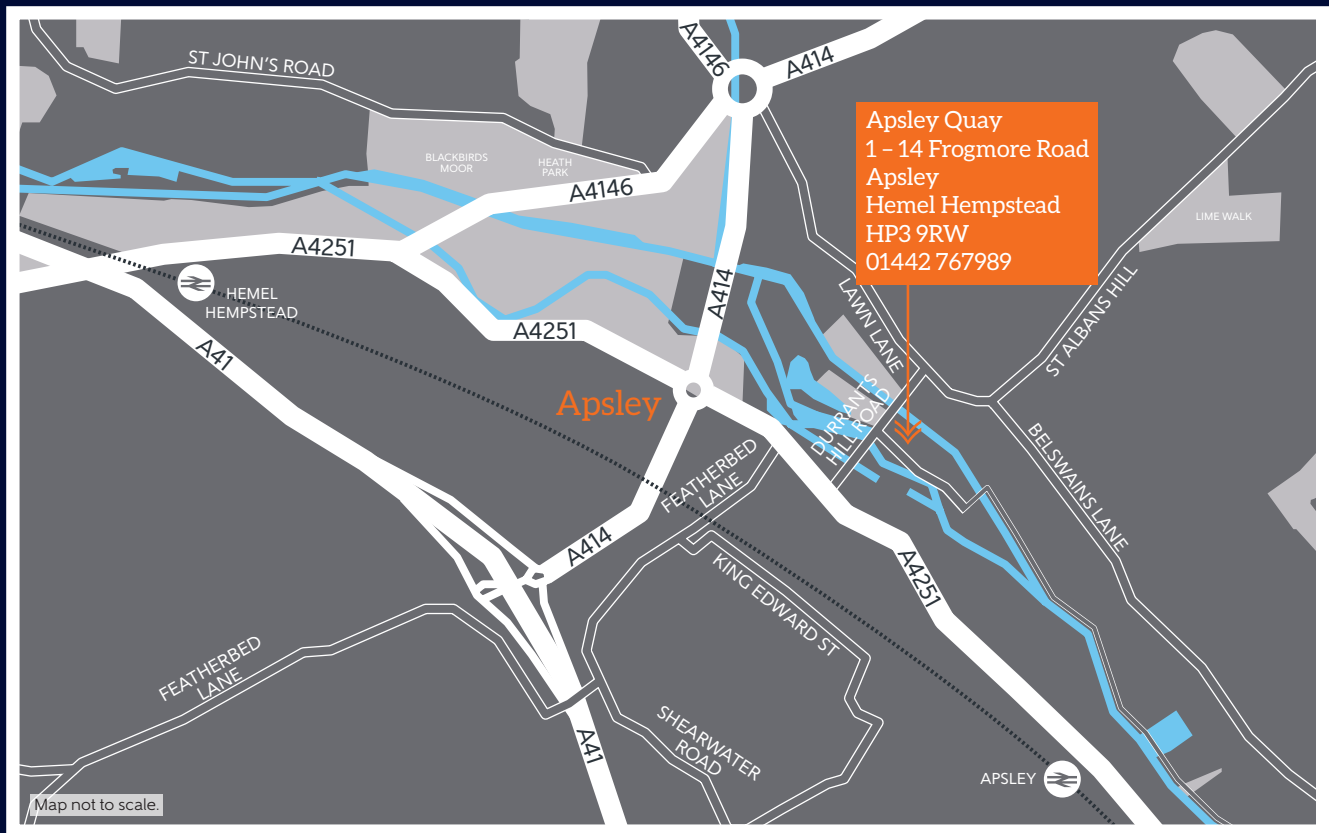
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes
(North London Division)
Bellway House
Bury Street
Ruislip
Middlesex
HA4 7SD

Telephone: 01895 671100
www.bellway.co.uk

Bellway