



CENTURION
HEIGHTS

— B O X M O O R —





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**CENTURION HEIGHTS IS AN EXCLUSIVE GATED
DEVELOPMENT OF TEN APARTMENTS IN A SOUGHT-AFTER
LOCATION IN BOXMOOR, HEMEL HEMPSTEAD.**

Combining attractive, spacious design with a generous specification and great quality of finishes, Centurion Heights will appeal to discerning purchasers who would like the convenience of a new build property without having to compromise on style or location. Offered with a share of the Freehold, these apartments come with dedicated car parking, a lift and both individual and communal outdoor space.

Situated in Box Lane, Boxmoor, the development combines ready access to open countryside, nearby golf courses and the Grand Union Canal with great accessibility to Hemel Hempstead Station and other local amenities. These include shops, restaurants, schools, churches and independent pubs of Boxmoor and Bovingdon, as well as the larger facilities of Hemel Hempstead, with its shopping centre, supermarkets and leisure provision.

The charming, historic market town of Berkhamsted is also nearby, providing many other leisure and shopping opportunities, including the renowned independent Rex Cinema, the historic castle and the delights of Ashridge Forest.

One of the key attributes of Centurion Heights is its accessibility, not just to the immediate surroundings but also to the wider area. Hemel Hempstead Station is under half a mile away, allowing fast and regular connection into London (30 mins) or Birmingham (1 hour 15 mins) and beyond. There are bus routes nearby giving easy access to Watford, Luton, Aylesbury, Berkhamsted and St Albans. There is also convenient access to the A41 which in turn provides links to the M1 and M25 and the wider motorway network.

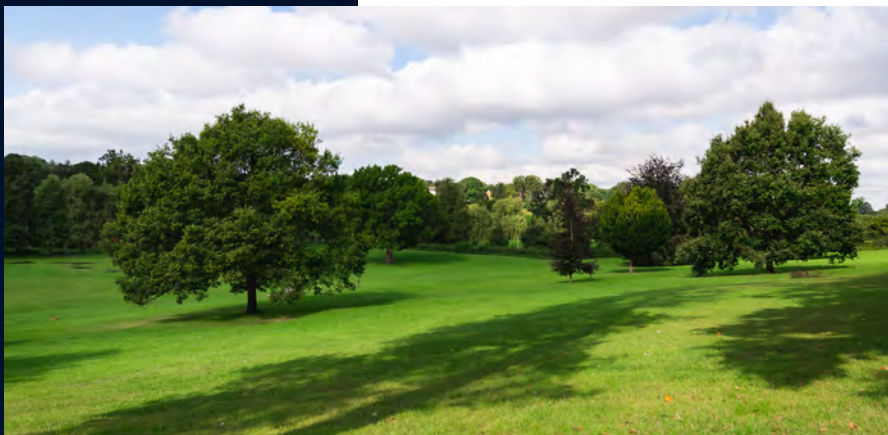




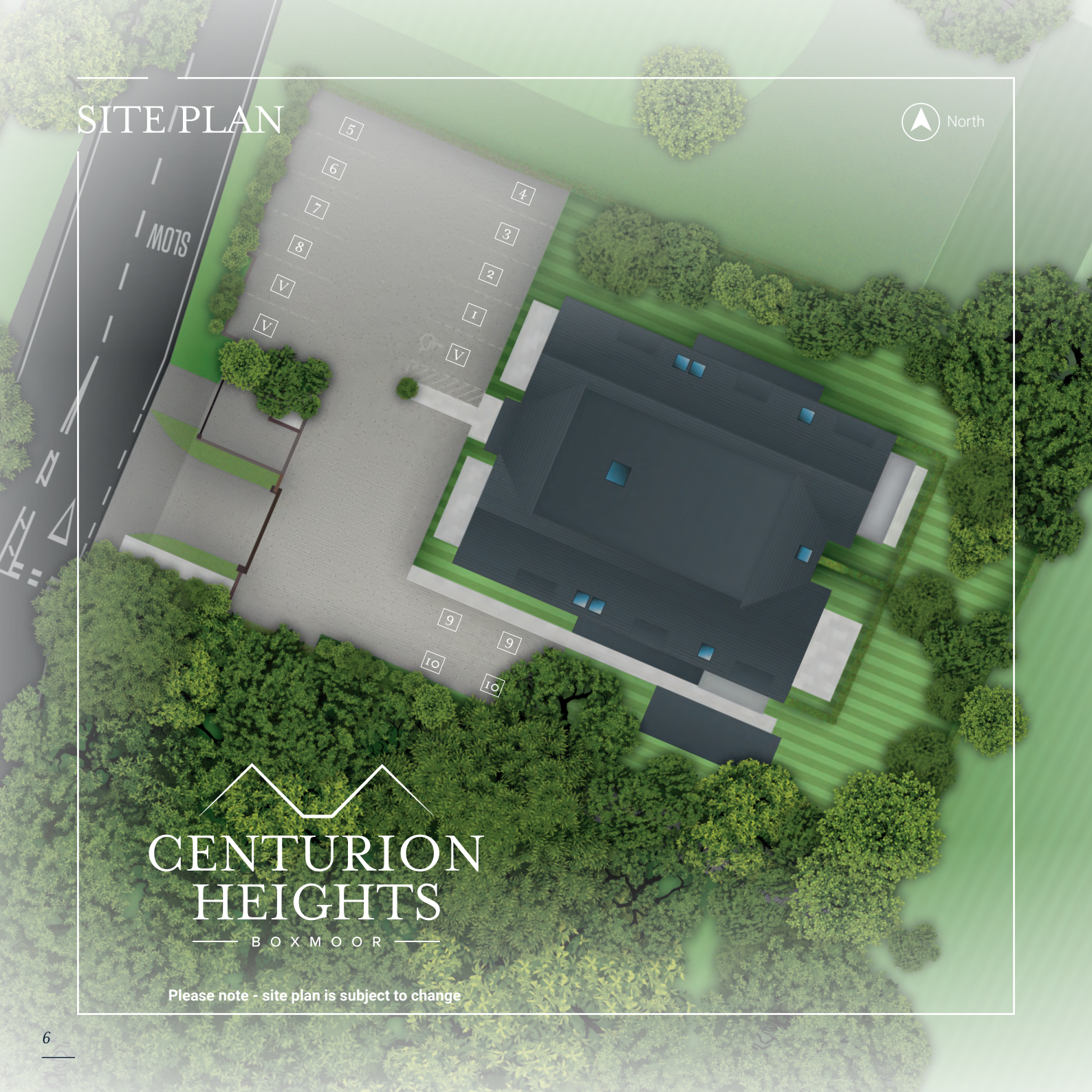
UNIQUE & SPECIAL

We look to ensure that every Laxton development is unique, combining bespoke architecture with its particular setting to create an attractive and well considered collection of homes, tied together with thoughtful landscaping to produce a real sense of place.

At Centurion Heights, we have sought to bring the location back to life with a modern, light and unique design, whilst respecting its original setting. We will re-build the original wall fronting the site to retain some of its original character and history whilst providing a safe and private community for new residents. At Laxton we always seek to use good quality materials combined with considered design, craftsmanship and attention to detail, to deliver unique and special homes which fit in with their surroundings and yet stand out from the crowd.



SITE PLAN



CENTURION HEIGHTS

— BOXMOOR —

Please note - site plan is subject to change

APARTMENTS ONE TO FOUR

Apartments 1 & 3

- ❖ 2 Bedrooms
- ❖ 808 ft² / 75 m²
- ❖ 1 Allocated parking space
- ❖ Patio

Kitchen / Living Area

6.2m x 4.9m

Bedroom 1

3.5m x 3.4m

Bedroom 2

4.1m x 2.7m

Apartments 2 & 4

- ❖ 2 Bedrooms
- ❖ Apartment 2: 677 ft² / 63 m²
- ❖ Apartment 4: 654 ft² / 60 m²
- ❖ 1 Allocated parking space
- ❖ Patio

Kitchen / Living Area

7.7m x 4.6m

Bedroom

3.9m x 3.4m



Please note: Kitchen and bathroom layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary.

APARTMENTS FIVE TO EIGHT

Apartments 5 to 8 include:

- ❖ 1 Allocated parking space
- ❖ Terrace: 5 & 7 / Balcony: 6 & 8

Apartments 5 & 7

- ❖ 2 Bedrooms
- ❖ 808 ft² / 75 m²

Kitchen / Living Area

6.2m x 4.9m

Bedroom 1

3.5m x 3.4m

Bedroom 2

4.1m x 2.7m

Apartment 6

- ❖ 1 Bedroom
- ❖ 624 ft² / 58 m²

Kitchen / Living Area

6.2m x 4.0m

Bedroom 1

3.7m x 4.0m

Apartment 8

- ❖ 2 Bedrooms
- ❖ 700 ft² / 65 m²

Kitchen / Living Area

6.2m x 4.0m

Bedroom 1

3.7m x 4.0m

Bedroom 2

2.8m x 3.3m



Please note: Kitchen and bathroom layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary.

APARTMENTS NINE AND TEN

Apartment 9 ●

- ❖ 2 Bedrooms
- ❖ 1,120 ft² / 104 m² above 1.5m headroom
- ❖ 1,194 ft² / 111 m² including areas below 1.5m headroom
- ❖ 2 Allocated parking spaces
- ❖ Terrace

Kitchen / Living Area

6.2m x 7.1m

Bedroom 1

6.2m x 4.6m

Bedroom 2

3.0m x 4.2m

Apartment 10 ●

- ❖ 3 Bedrooms
- ❖ 1,184 ft² / 110 m² above 1.5m headroom
- ❖ 1,269 ft² / 118 m² including areas below 1.5m headroom
- ❖ 2 Allocated parking spaces
- ❖ Terrace

Kitchen / Living Area

6.2m x 7.1m

Bedroom 1

6.2m x 4.6m

Bedroom 2

3.0m x 4.2m

Bedroom 3

2.8m x 3.3m



Please note: Kitchen and bathroom layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary. For sales purposes all floor areas in rooms-in-roof are taken to 1500mm high including areas below 1.5m headroom



PREVIOUS DEVELOPMENTS

By LAXTON PROPERTIES





SPACE & LIGHT

All of our properties are designed to feel spacious and filled with light. Every property has bifold or sliding doors opening out onto private amenity space via balconies, terraces or patios. The ceiling heights will measure between 2.3m and 2.5m in height with plots 9 & 10 benefiting from vaulted ceilings. Storage space is provided in each unit as well as the benefit of a separate cycle store. Each unit will be futureproofed to allow easy installation of electric car charging points to their designated parking spaces. The existing trees beautifully line the boundaries and provide a habitat for wildlife.

KITCHENS & BATHROOMS

The kitchen plays a central role in any home and we ensure that our kitchens are spacious and generously equipped. With a high standard of specification, the kitchens have quartz worktops and upstands and a range of high quality, integrated appliances including a washer/dryer, induction hob, a built in fridge/freezer, microwave and dishwasher.

All of the bathrooms are fitted with branded toilets, vanity units, baths, taps & shower units. Ceramic tiles complement the sanitaryware. The bathrooms and en-suites are all fitted with polished chrome towel rails and LED lighting.

THE FINISHING TOUCHES

Interior

- ❖ White finished doors
- ❖ Ceilings are smooth finish and all walls that are not tiled are painted with matt emulsion.
- ❖ Underfloor heating throughout with zoned controls
- ❖ Secure front door
- ❖ Double glazed windows
- ❖ Low energy LED lighting to Kitchen, Hall, and bathrooms.
- ❖ High efficiency A-rated gas combi boiler with central heating & hot water
- ❖ Remotely controllable heating system
- ❖ TV aerials and wiring for satellite TV
- ❖ Super fast fibre broadband directly to the property
- ❖ Communal lift
- ❖ Electric Gates into car park
- ❖ Video intercom
- ❖ Carefully designed and managed to ensure all fire regulations are achieved
- ❖ Concrete floors throughout ensuring the optimum resistance to sound between units

Safety & security

- ❖ Burglar alarm fitted (to ground floor flats only)
- ❖ Video entry system installed
- ❖ Heat alarms
- ❖ Smoke alarms
- ❖ Carbon monoxide alarms
- ❖ Dry riser installed
- ❖ Emergency lighting installed
- ❖ Lift override and door/gate entry override allowed for in the event of a fire

Outside areas

The outside finishes are an important part of any home. Each unit comes with a terrace, patio or balcony with outside lighting. The communal space will be further landscaped, with separate spaces linked by stone paths and sensitively lit, with a communal tap supplied. The main entrance is block paved and each apartment will have at least one dedicated parking space, with additional visitors parking also available. A bin and cycle store has also been designed into the development. An allowance has been made for future electric vehicle charging points to be installed.

ADDITIONAL INFORMATION

BUILDING WARRANTY

Laxton Properties is responsible for building defects for the first 2 years following Practical Completion and we will be happy to resolve any building defects that arise during this period. Your home is also covered for structural defects by the warranty for 10 years from Practical Completion.

As above, Laxton Properties will be happy to rectify any building defects that arise in the first 2 years. If however our tradesmen are called out to deal with matters that are not defects that Laxton Properties are responsible for, the costs incurred by our tradesmen will be passed on to the home owners.

RESERVING YOUR NEW HOME

In order to reserve a property at Centurion Heights a reservation fee of £5,000 will be requested and held by Laxton Properties.

LAXTON PROPERTIES

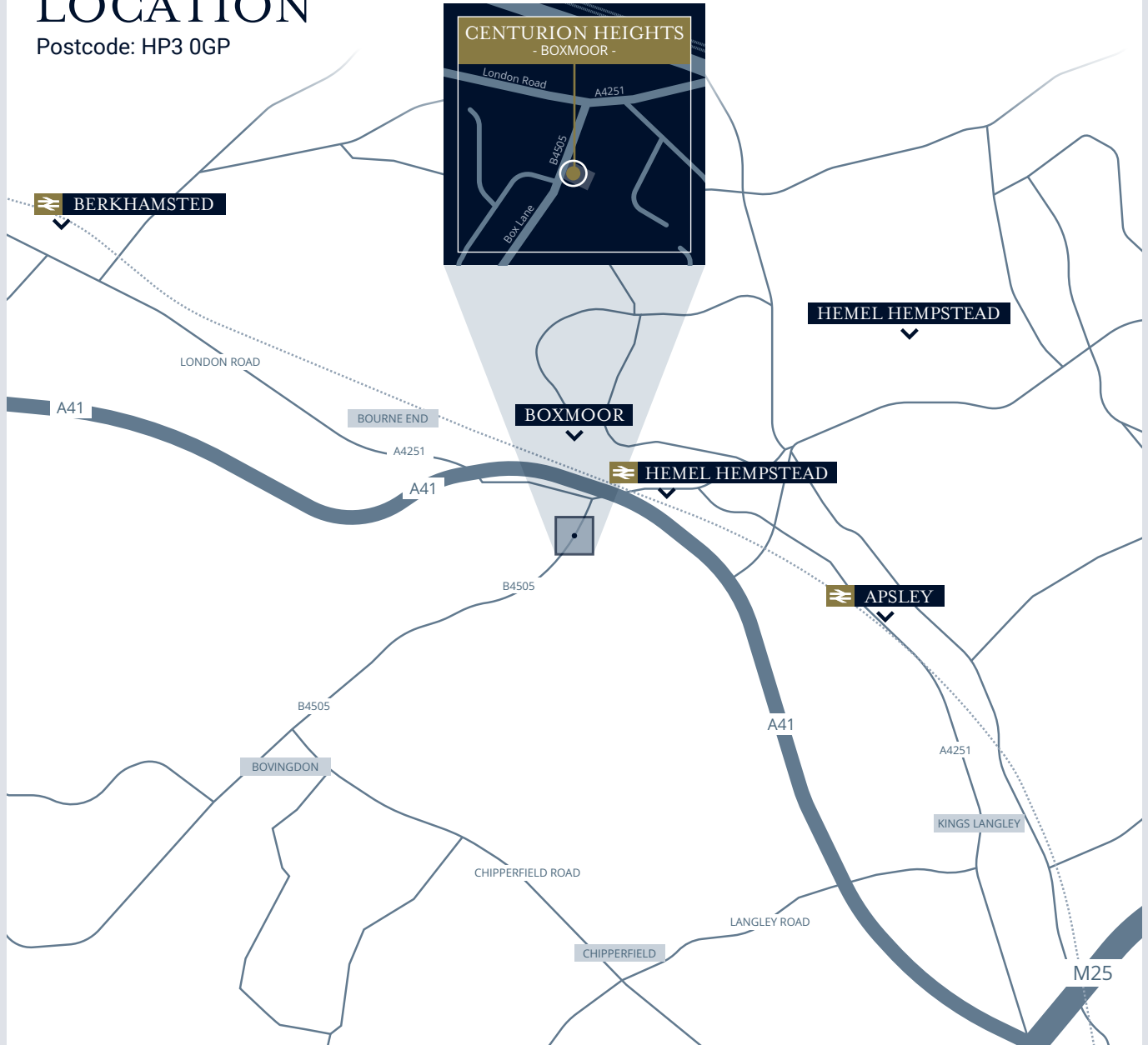
Laxton Properties is based in Berkhamsted, Hertfordshire and has been established since 2008. The company is run by Giles Holder and Ed Whetham both of whom are chartered Planning and Development surveyors with extensive development experience in both the residential and commercial property sectors.

The company undertakes high quality residential developments mainly in Hertfordshire, Buckinghamshire and the surrounding areas and we pride ourselves on our professional approach to property development. The majority of our developments are local to our base in Berkhamsted, enabling us to closely manage the building process to ensure each home meets our high quality standards.

Laxton Properties reserves the right to make amendments to the final design and specifications to ensure products can be sourced and to secure regulatory compliance. Variations to kitchen and bathroom layouts may be made throughout the construction process. This brochure is for marketing purposes only and does not form part of the contract for sale; any measurements should be taken as indicative.

LOCATION

Postcode: HP3 0GP

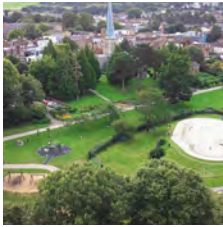


DELIVERING POSITIVE DEVELOPMENT



LAXTON HOMES

Creating high quality, well built homes in desirable locations. Attractive homes that provide a great place to live for residents and a positive legacy for landowners. We typically focus on smaller scale, bespoke developments of around 5 to 50 homes, which complement their surroundings whilst standing out through the quality of design and finish.



LAXTON PLACES

Using our professional expertise and passion for delivering positive development to promote larger-scale, people-orientated developments through the planning system. Each development is individually designed and considered, drawing on their unique characteristics to bring a definite sense of place and local identity.

Working with landowners to maximise their land value through a focus on sustainable place-making and the thoughtful creation of identifiable and attractive new neighbourhoods, from 50-500 homes.



LAXTON COMMUNITIES

We are committed to delivering positive development which provides tangible benefits for the communities in which we develop. These benefits might range from improved infrastructure and landscaping to financial contributions towards education, leisure facilities and traffic calming. We are really proud of some of the improvements that we have delivered or committed to, including a zebra crossing in Aston Clinton, cycle path in Longwick and church car parking in Long Marston.

In addition we are delighted to be able to support a range of fantastic good causes and charities through our commitment to give away 10% of our net annual profit.



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