

Knights Park
EDDINGTON
CAMBRIDGE

FUSION APARTMENTS

A new way of life



STRIKING ARCHITECTURE

uplifting natural setting



Computer generated image of Fusion Apartments is indicative only



BEAUTIFULLY DESIGNED

for contemporary living



THE FUSION APARTMENTS ARE A STYLISH COLLECTION OF 1, 2 AND 3 BEDROOM HOMES, ALL WITH THEIR OWN PRIVATE OUTDOOR SPACE, LOCATED IN THE VIBRANT AND LEAFY NEW NEIGHBOURHOOD OF EDDINGTON.



Capturing the essence of contemporary city living, these apartments feature flexible, open plan spaces that are equally suited to entertaining friends as to relaxing after a day at work. Bedrooms are generous throughout with clever built-in storage, and offer space for a home office area if required.

Exceptional standards of energy efficiency and smart eco features help to reduce energy usage and environmental impact, while creating a warm and comfortable sanctuary for you. These include high levels of insulation, triple glazed windows, and energy and water efficient appliances. Solar PV panels create renewable energy for the homes, and Mechanical Ventilation Heat Recovery ensures a constant flow of fresh filtered air. An innovative waste and recycling system is used throughout Knights Park, while Eddington is home to the UK's largest site-wide water recycling system. Rainwater is gathered, filtered and then used as a renewable source of clean water for flushing toilets, washing machines and garden watering.

Interiors are equally well considered, featuring kitchens with matt handleless units and Caesarstone worktops, contemporary bathrooms, high-quality fixtures and fittings, and Amtico flooring throughout the living areas. With a leafy green setting and access to natural open spaces, Fusion Apartments are the perfect place for you to make your new home, and enjoy a thriving lifestyle from their well-connected location.





PLANNED FOR SUSTAINABLE
modern living





EXCEPTIONAL QUALITY

inside and out



Computer generated image of Fusion Apartments is indicative only



Computer generated images of Fusion Apartments are indicative only



KITCHEN

- Contemporary matt finish handleless units with black handle trim
- Soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

EN-SUITE

- White sanitaryware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated black towel rail

BATHROOM

- White sanitaryware with contemporary matt black brassware
- Bath with shower over and glass screen
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated black towel rail

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Built in mirrored wardrobe with sliding doors and LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

HEATING AND WATER

- Underfloor heating throughout each apartment
- Electric heated towel rails to bathroom and en-suite
- District heating and hot water metered to each property

ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom, en-suite and principal bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations

- BT, Virgin & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door (where apartment is accessed off communal area)
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to balcony/terraces
- Exterior treatments comprise red and white facing bricks
- PV panels to each building

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle storage space in basement
- Letterboxes provided for all apartments within communal entrance lobby (where apartment is accessed off communal area)

PARKING


- Parking spaces in basement car park
- Electric car charging points available for communal use


GENERAL

- 10 year NHBC warranty
- 250 year lease

SUSTAINABILITY


We put residents' quality of life at the forefront of our design, with exceptional energy efficiency and eco-friendly features. The Fusion Apartments collection has been built to Code for Sustainable Homes Level 5 and includes some of the following key sustainability items:

 **Mechanical Ventilation Heat Recovery (MVHR)**

 **Rainwater harvesting**

 **Triple glazing**

 **Solar Photovoltaic panels**

 **Electric car charging points**



Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

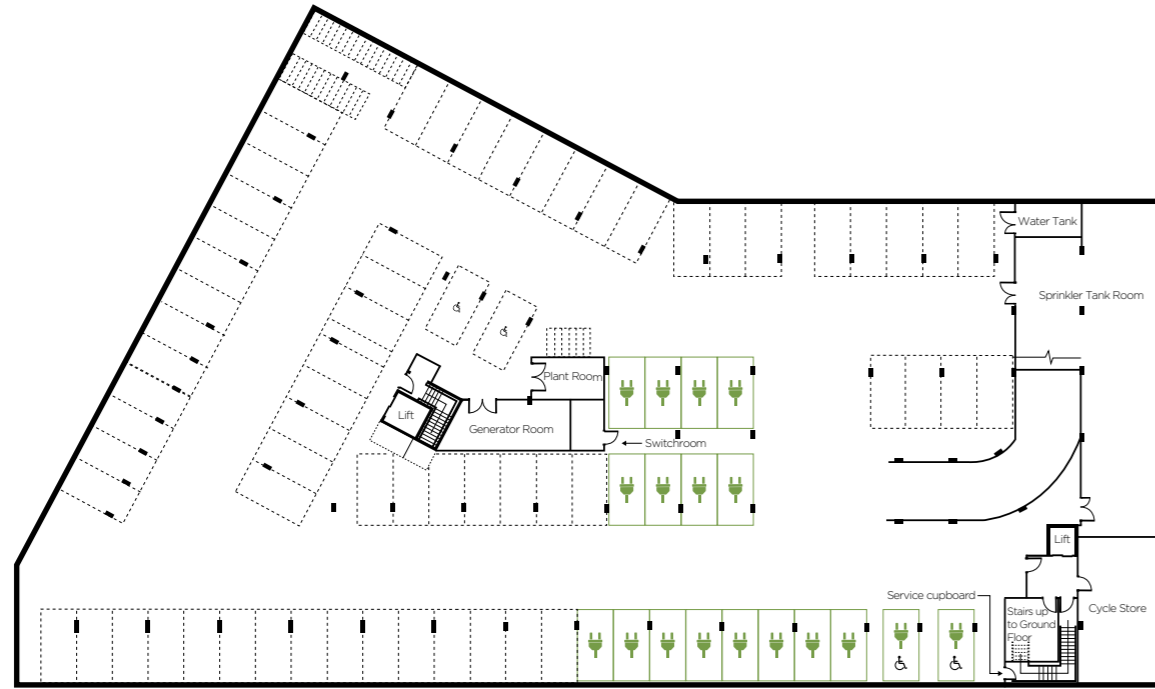
A Building Management Company has been formed at Fusion and will be responsible for the management and maintenance of communal areas and shared facilities in the apartment buildings. All homeowners will become members of the Management Company when they purchase their property at Fusion. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

Estate Management services at Knights Park will be provided by the University of Cambridge's own estate management company Portal Estate Management. Portal's services cover the management and maintenance of the external communal areas for the wider estate including the estate roads, landscaped areas, site wide drainage, play equipment and lighting on the estate. A separate estate charge will be payable to Portal for their estate management services.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

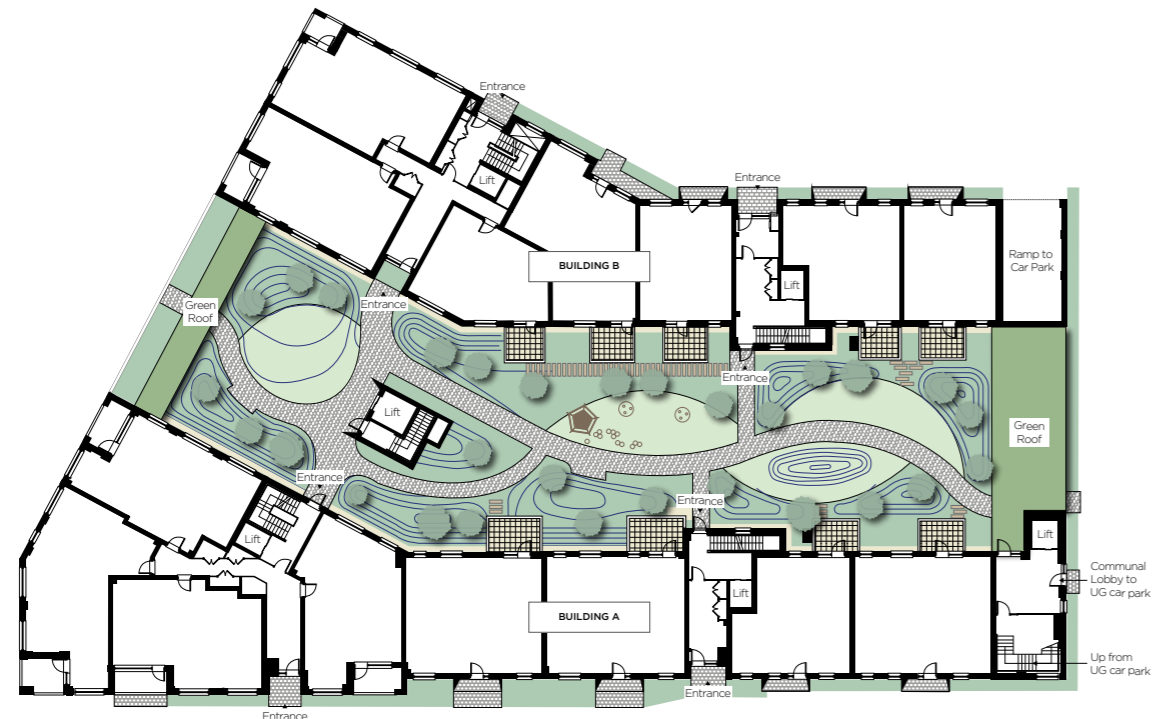


FUSION APARTMENTS BASEMENT PARKING

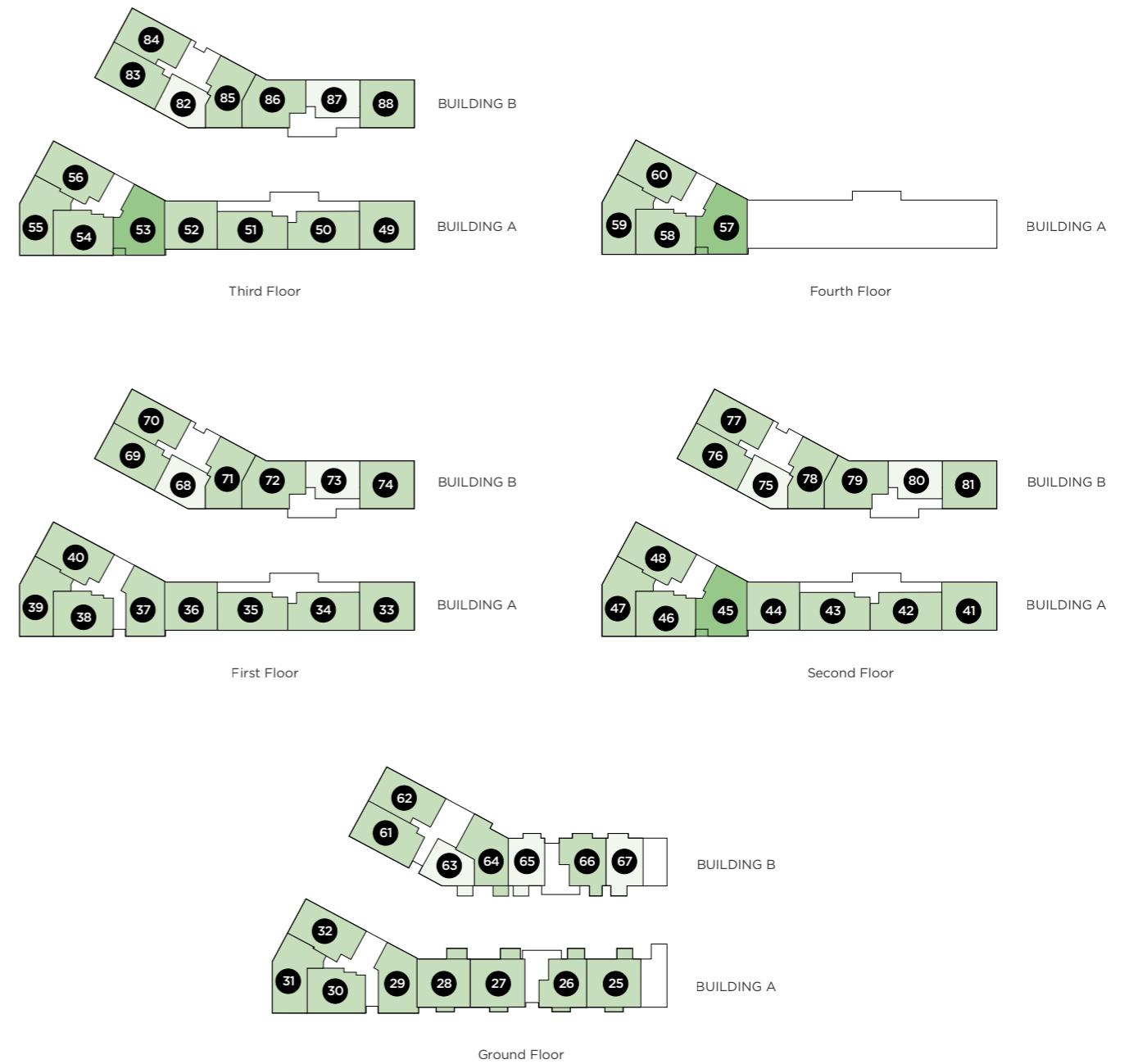


SECURE UNDERGROUND PARKING IS CLEVERLY INCORPORATED INTO ALL THE APARTMENT BUILDINGS, PROVIDING CONVENIENCE FOR RESIDENTS AND HELPING TO KEEP THE STREETS CLEARER FOR PEDESTRIANS.

FUSION APARTMENTS LANDSCAPED GARDENS



FUSION APARTMENTS 1, 2 & 3 BEDROOM APARTMENTS



1 bedroom 2 bedroom 3 bedroom



SITE PLAN

BUILDING B Plots 61-88

BUILDING A Plots 25-60

VETERAN OAK

SALES SUITE



Computer generated image of phase one of the Knights Park principal plan

Building A

2 & 3 BEDROOM APARTMENTS

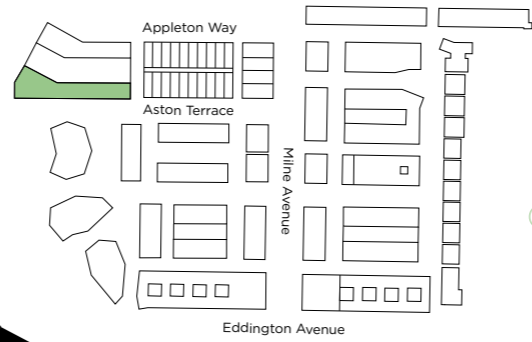


Computer generated image of Building A, Fusion Apartments is indicative only



Building A

GROUND FLOOR - WEST



29 - 2 bedroom apartment

Kitchen/Dining/Living	6.90m x 5.20m	22'7" x 17'0"
Principal Bedroom	3.40m x 4.15m	11'1" x 13'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

30 - 2 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.00m	18'8" x 19'8"
Principal Bedroom	2.75m x 4.85m	9'0" x 15'10"
Bedroom 2	3.50m x 3.65m	11'5" x 11'11"

31 - 2 bedroom apartment

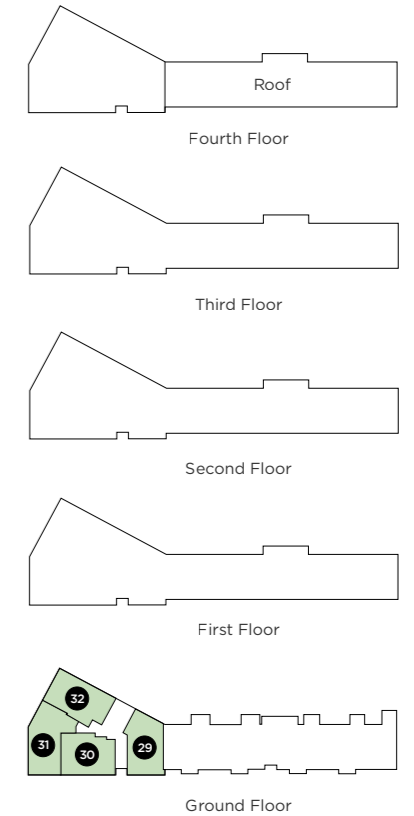
Kitchen/Dining/Living	5.90m x 5.50m	19'4" x 18'0"
Principal Bedroom	4.75m x 3.45m	15'7" x 11'3"
Bedroom 2	4.50m x 3.70m	14'9" x 12'1"

32 - 2 bedroom apartment

Kitchen/Dining/Living	5.00m x 6.70m	16'4" x 21'11"
Principal Bedroom	3.85m x 3.85m	12'7" x 12'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom

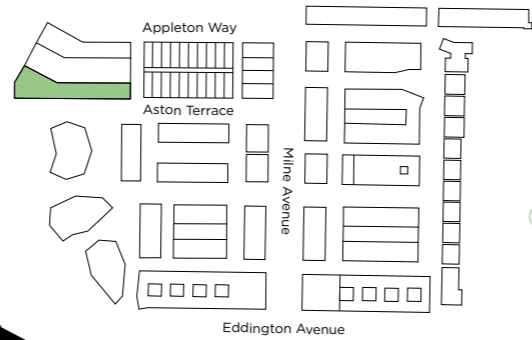


Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

FIRST FLOOR - WEST



37 - 2 bedroom apartment

Kitchen/Dining/Living	6.90m x 5.20m	22'7" x 17'0"
Principal Bedroom	3.40m x 4.15m	11'1" x 13'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

38 - 2 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.00m	18'8" x 19'8"
Principal Bedroom	2.75m x 4.85m	9'0" x 15'10"
Bedroom 2	3.50m x 3.65m	11'5" x 11'11"

39 - 2 bedroom apartment

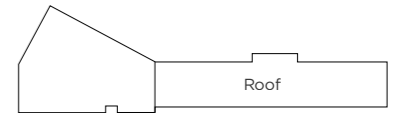
Kitchen/Dining/Living	5.90m x 5.50m	19'4" x 18'0"
Principal Bedroom	4.75m x 3.45m	15'7" x 11'3"
Bedroom 2	4.50m x 3.70m	14'9" x 12'1"

40 - 2 bedroom apartment

Kitchen/Dining/Living	5.00m x 6.70m	16'4" x 21'11"
Principal Bedroom	3.85m x 3.85m	12'7" x 12'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

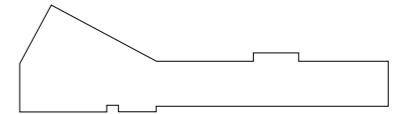
2 bedroom 3 bedroom



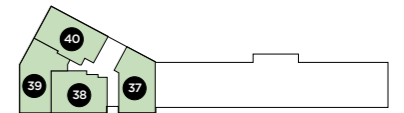
Fourth Floor



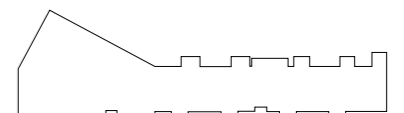
Third Floor



Second Floor



First Floor



Ground Floor

Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

SECOND FLOOR - WEST



45 - 3 bedroom apartment

Kitchen/Dining/Living	3.75m x 8.90m	12'3" x 29'2"
Principal Bedroom	2.85m x 4.85m	9'4" x 15'10"
Bedroom 2	2.75m x 3.65m	9'0" x 11'11"
Bedroom 3	3.25m x 2.45m	10'7" x 8'0"

46 - 2 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.00m	18'8" x 19'8"
Principal Bedroom	2.75m x 4.85m	9'0" x 15'10"
Bedroom 2	3.50m x 3.65m	11'5" x 11'11"

47 - 2 bedroom apartment

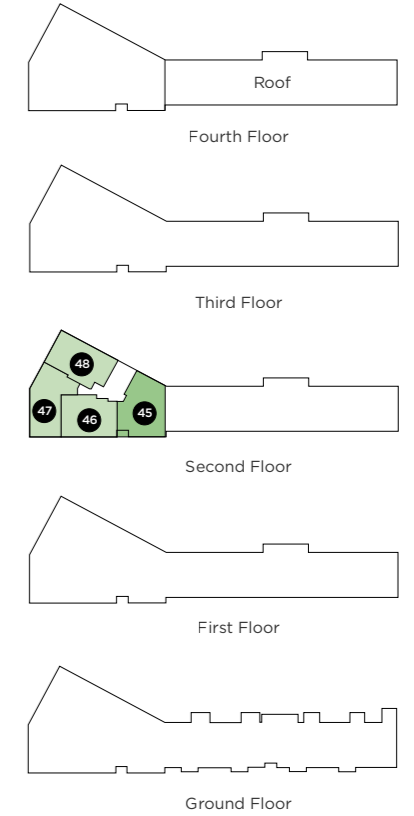
Kitchen/Dining/Living	5.90m x 5.50m	19'4" x 18'0"
Principal Bedroom	4.75m x 3.45m	15'7" x 11'3"
Bedroom 2	4.50m x 3.70m	14'9" x 12'1"

48 - 2 bedroom apartment

Kitchen/Dining/Living	5.00m x 6.70m	16'4" x 21'11"
Principal Bedroom	3.85m x 3.85m	12'7" x 12'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom

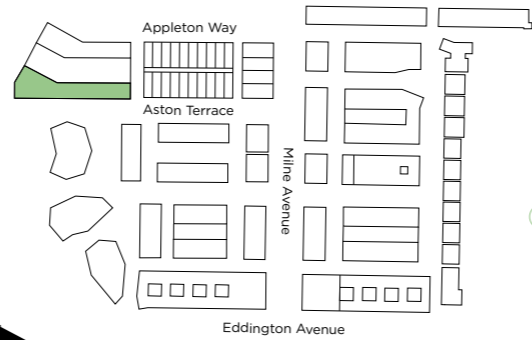


Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

THIRD FLOOR - WEST



53 - 3 bedroom apartment

Kitchen/Dining/Living	3.75m x 8.90m	12'3" x 29'2"
Principal Bedroom	2.85m x 4.85m	9'4" x 15'10"
Bedroom 2	2.75m x 3.65m	9'0" x 11'11"
Bedroom 3	3.25m x 2.45m	10'7" x 8'0"

54 - 2 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.00m	18'8" x 19'8"
Principal Bedroom	2.75m x 4.85m	9'0" x 15'10"
Bedroom 2	3.50m x 3.65m	11'5" x 11'11"

55 - 2 bedroom apartment

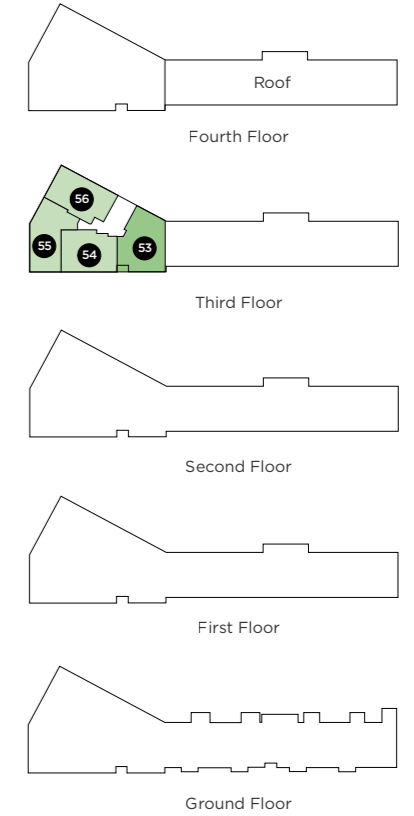
Kitchen/Dining/Living	5.90m x 5.50m	19'4" x 18'0"
Principal Bedroom	4.75m x 3.45m	15'7" x 11'3"
Bedroom 2	4.50m x 3.70m	14'9" x 12'1"

56 - 2 bedroom apartment

Kitchen/Dining/Living	5.00m x 6.70m	16'4" x 21'11"
Principal Bedroom	3.85m x 3.85m	12'7" x 12'7"
Bedroom 2	3.20m x 3.85m	10'5" x 12'7"

C = Cupboard W = Wardrobe [dotted box] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

FOURTH FLOOR - WEST



57 - 3 bedroom apartment

Kitchen/Dining/Living	3.75m x 8.90m	12'3" x 29'2"
Principal Bedroom	2.85m x 4.85m	9'4" x 15'10"
Bedroom 2	2.75m x 3.65m	9'0" x 11'11"
Bedroom 3	3.25m x 2.45m	10'7" x 8'0"

58 - 2 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.00m	18'8" x 19'8"
Principal Bedroom	2.75m x 4.85m	9'0" x 15'10"
Bedroom 2	3.50m x 3.65m	11'5" x 11'11"

59 - 2 bedroom apartment

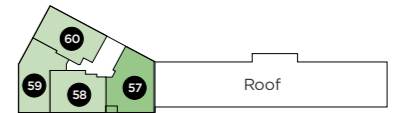
Kitchen/Dining/Living	5.90m x 5.50m	19'4" x 18'0"
Principal Bedroom	4.75m x 3.45m	15'7" x 11'3"
Bedroom 2	4.50m x 3.70m	14'9" x 12'1"

60 - 2 bedroom apartment

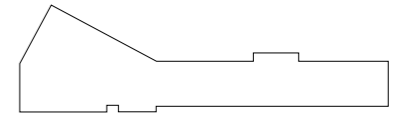
Kitchen/Dining/Living	5.00m x 6.70m	16'4" x 21'11"
Principal Bedroom	3.85m x 3.85m	12'7" x 12'7"
Bedroom 2	3.25m x 3.85m	10'7" x 12'7"

C = Cupboard W = Wardrobe [---] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

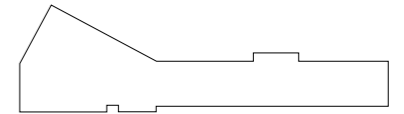
2 bedroom 3 bedroom



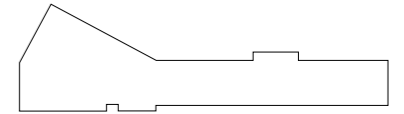
Fourth Floor



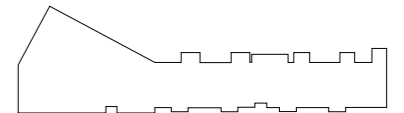
Third Floor



Second Floor



First Floor



Ground Floor

Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

GROUND FLOOR - EAST



25 - 2 bedroom apartment

Kitchen/Dining/Living	4.35m x 8.20m	14'3" x 26'10"
Principal Bedroom	3.50m x 2.60m	11'5" x 8'6"
Bedroom 2	3.55m x 3.25m	11'7" x 10'7"

26 - 2 bedroom apartment

Kitchen/Dining/Living	6.50m x 3.80m	21'3" x 12'5"
Principal Bedroom	2.85m x 4.10m	9'4" x 13'5"
Bedroom 2	3.90m x 2.15m	12'9" x 7'0"

27 - 2 bedroom apartment

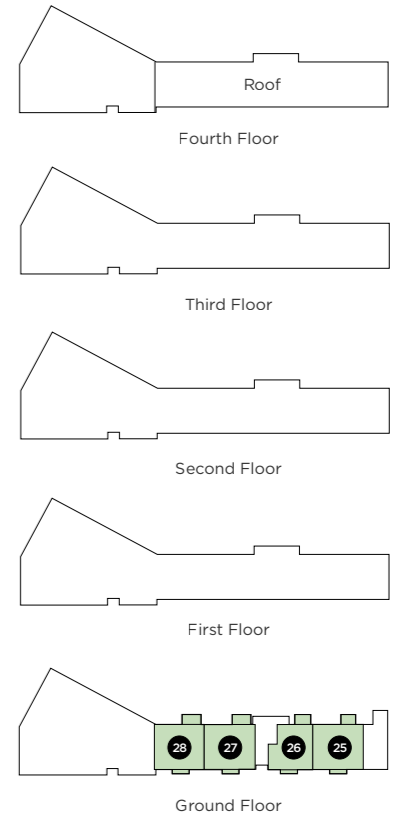
Kitchen/Dining/Living	4.35m x 8.20m	14'3" x 26'10"
Principal Bedroom	3.65m x 3.05m	11'11" x 10'0"
Bedroom 2	3.45m x 3.25m	11'3" x 10'7"

28 - 2 bedroom apartment

Kitchen/Dining/Living	4.25m x 8.09m	13'11" x 26'6"
Principal Bedroom	3.50m x 3.05m	11'5" x 10'0"
Bedroom 2	3.40m x 3.20m	11'1" x 10'5"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

FIRST FLOOR - EAST



33 - 2 bedroom apartment

Kitchen/Dining/Living	7.70m x 5.05m	25'3" x 16'6"
Principal Bedroom	6.45m x 3.10m	21'1" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"

34 - 2 bedroom apartment

Kitchen/Dining/Living	5.65m x 6.35m	18'6" x 20'10"
Principal Bedroom	3.65m x 4.29m	11'11" x 14'1"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"

35 - 2 bedroom apartment

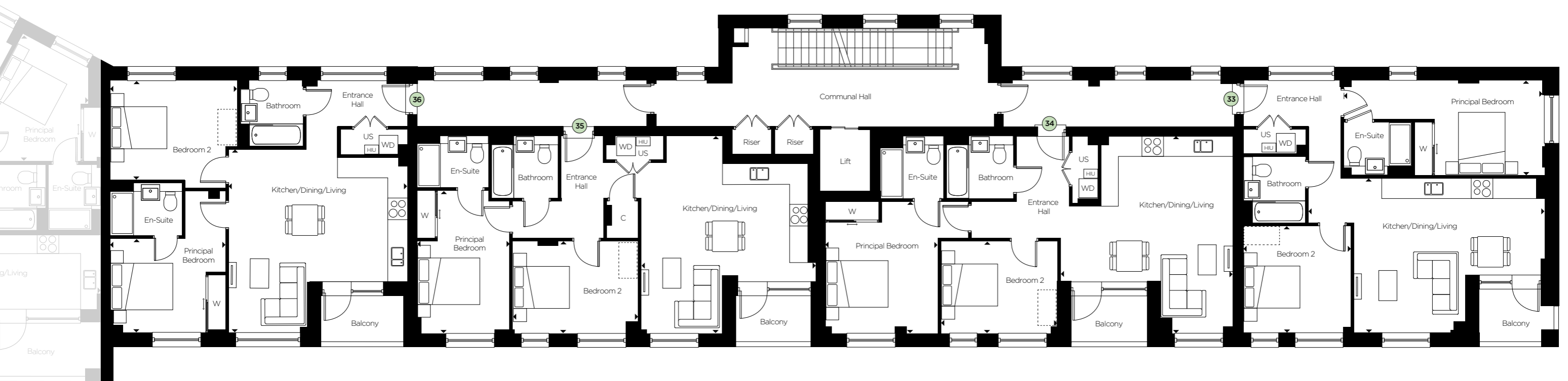
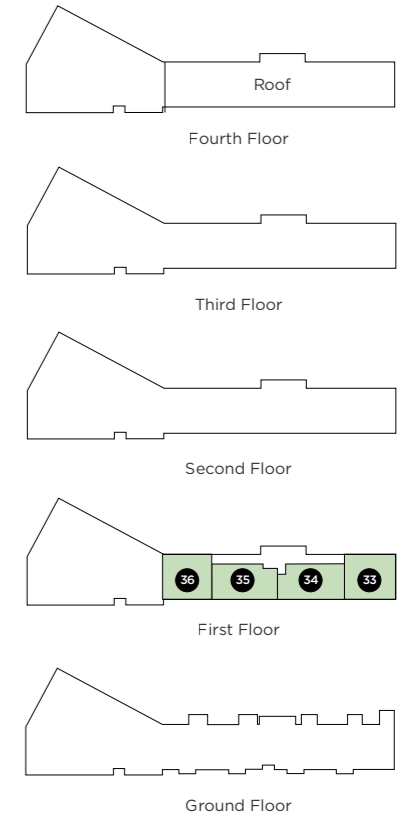
Kitchen/Dining/Living	5.70m x 5.55m	18'8" x 18'2"
Principal Bedroom	3.00m x 4.65m	9'10" x 15'3"
Bedroom 2	4.05m x 3.00m	13'3" x 9'10"

36 - 2 bedroom apartment

Kitchen/Dining/Living	3.75m x 6.00m	12'3" x 19'8"
Principal Bedroom	3.75m x 3.05m	12'3" x 10'0"
Bedroom 2	4.15m x 3.20m	13'7" x 10'5"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

SECOND FLOOR - EAST



41 - 2 bedroom apartment

Kitchen/Dining/Living	7.70m x 5.05m	25'3" x 16'6"
Principal Bedroom	6.55m x 3.10m	21'5" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"

42 - 2 bedroom apartment

Kitchen/Dining/Living	5.65m x 6.35m	18'6" x 20'10"
Principal Bedroom	3.65m x 4.30m	11'11" x 14'1"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"

43 - 2 bedroom apartment

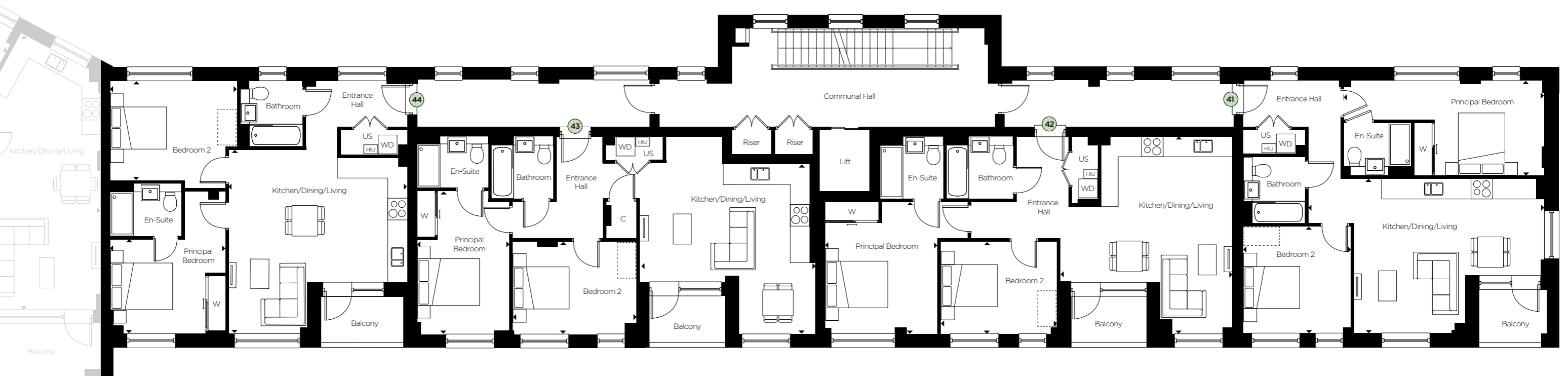
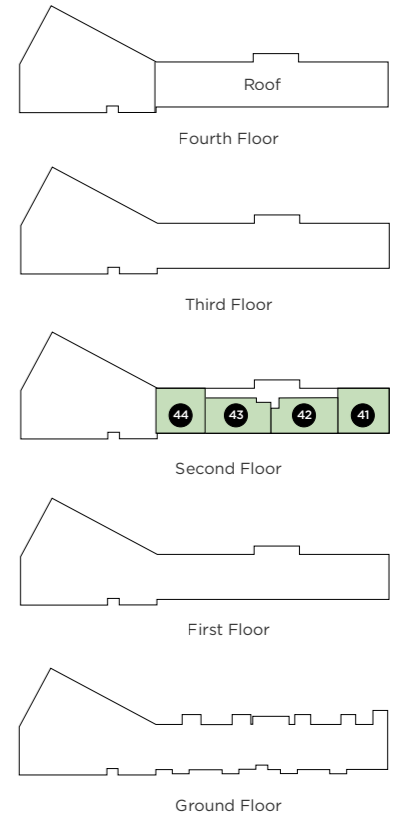
Kitchen/Dining/Living	5.75m x 5.50m	18'10" x 18'0"
Principal Bedroom	3.00m x 4.65m	9'10" x 15'3"
Bedroom 2	4.00m x 3.00m	13'1" x 9'10"

44 - 2 bedroom apartment

Kitchen/Dining/Living	3.75m x 6.00m	12'3" x 19'8"
Principal Bedroom	3.75m x 3.05m	12'3" x 10'0"
Bedroom 2	4.15m x 3.20m	13'7" x 10'5"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building A

THIRD FLOOR - EAST



49 - 2 bedroom apartment

Kitchen/Dining/Living	7.70m x 5.05m	25'3" x 16'6"
Principal Bedroom	6.55m x 3.10m	21'5" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"

50 - 2 bedroom apartment

Kitchen/Dining/Living	5.65m x 6.35m	18'6" x 20'10"
Principal Bedroom	3.65m x 4.30m	11'11" x 14'1"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"

51 - 2 bedroom apartment

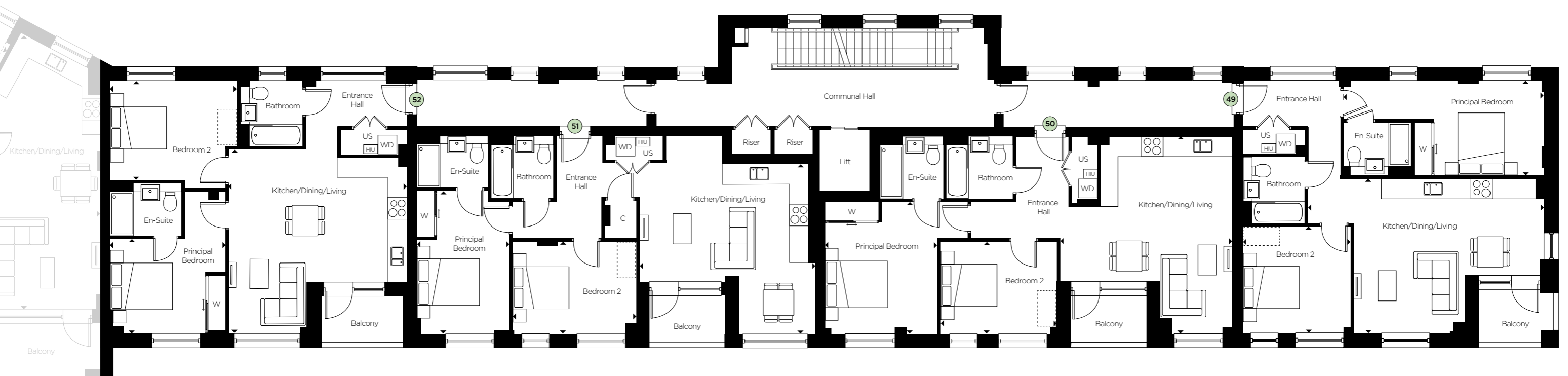
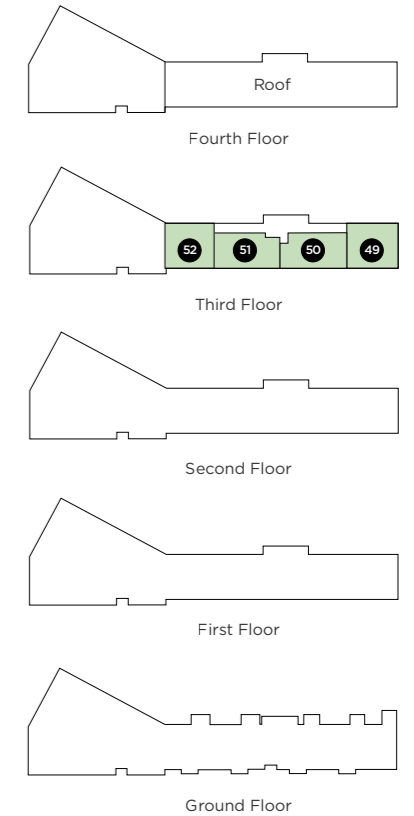
Kitchen/Dining/Living	5.75m x 5.50m	18'10" x 18'0"
Principal Bedroom	3.00m x 4.65m	9'10" x 15'3"
Bedroom 2	4.00m x 3.00m	13'1" x 9'10"

52 - 2 bedroom apartment

Kitchen/Dining/Living	3.80m x 6.00m	12'5" x 19'8"
Principal Bedroom	3.75m x 3.05m	12'3" x 10'0"
Bedroom 2	4.15m x 3.25m	13'7" x 10'7"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

Building B

1 & 2 BEDROOM APARTMENTS



Computer generated image of Building B, Fusion Apartments is indicative only



Building B

GROUND FLOOR - WEST



61 - 2 bedroom apartment		
Kitchen/Dining/Living	4.80m x 6.70m	15'8" x 21'11"
Principal Bedroom	3.50m x 3.50m	11'5" x 11'5"
Bedroom 2	3.40m x 3.50m	11'1" x 11'5"

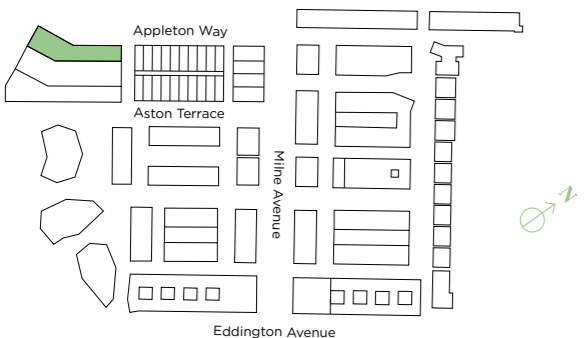
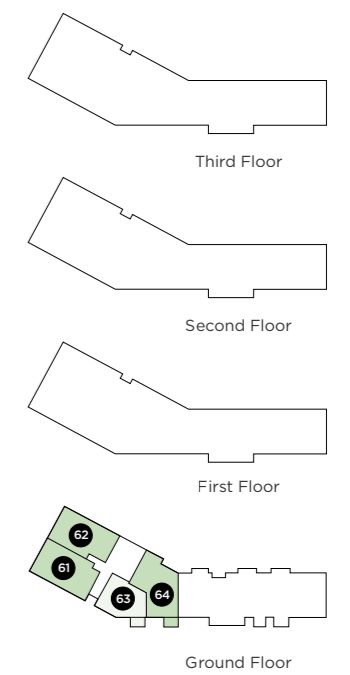
62 - 2 bedroom apartment		
Kitchen/Dining/Living	4.90m x 6.95m	16'0" x 22'9"
Principal Bedroom	3.50m x 3.65m	11'5" x 11'11"
Bedroom 2	3.40m x 3.75m	11'1" x 12'3"

63 - 1 bedroom apartment		
Kitchen/Dining/Living	6.20m x 6.05m	20'4" x 19'10"
Bedroom	3.90m x 3.40m	12'9" x 11'1"

64 - 2 bedroom apartment		
Kitchen/Dining/Living	5.25m x 5.85m	17'2" x 19'2"
Principal Bedroom	3.60m x 4.90m	11'9" x 16'0"
Bedroom 2	3.65m x 5.10m	11'11" x 16'8"

C = Cupboard W = Wardrobe [---] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

FIRST FLOOR - WEST



68 - 1 bedroom apartment		
Kitchen/Dining/Living	5.80m x 4.60m	19'0" x 15'1"
Bedroom	4.10m x 4.10m	13'5" x 13'5"

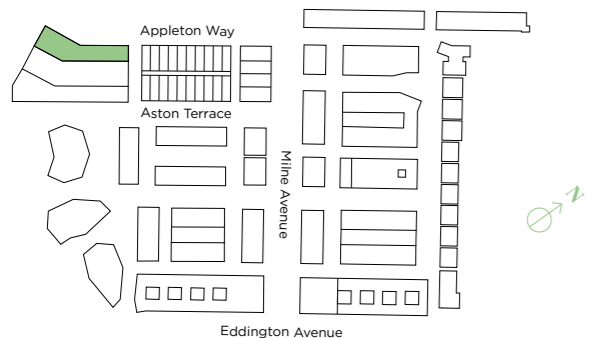
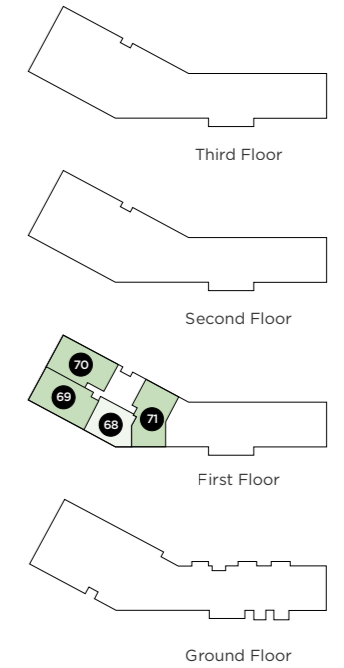
69 - 2 bedroom apartment		
Kitchen/Dining/Living	4.80m x 6.70m	15'8" x 21'11"
Principal Bedroom	3.50m x 3.50m	11'5" x 11'5"
Bedroom 2	3.40m x 3.50m	11'1" x 11'5"

70 - 2 bedroom apartment		
Kitchen/Dining/Living	4.90m x 6.95m	16'0" x 22'9"
Principal Bedroom	3.50m x 3.65m	11'5" x 11'11"
Bedroom 2	3.40m x 3.75m	11'1" x 12'3"

71 - 2 bedroom apartment		
Kitchen/Dining/Living	6.75m x 5.20m	22'1" x 17'0"
Principal Bedroom	3.60m x 3.70m	11'9" x 12'1"
Bedroom 2	3.60m x 3.05m	11'9" x 10'0"

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

SECOND FLOOR - WEST



75 - 1 bedroom apartment		
Kitchen/Dining/Living	5.80m x 4.60m	19'0" x 15'1"
Bedroom	4.10m x 4.10m	13'5" x 13'5"

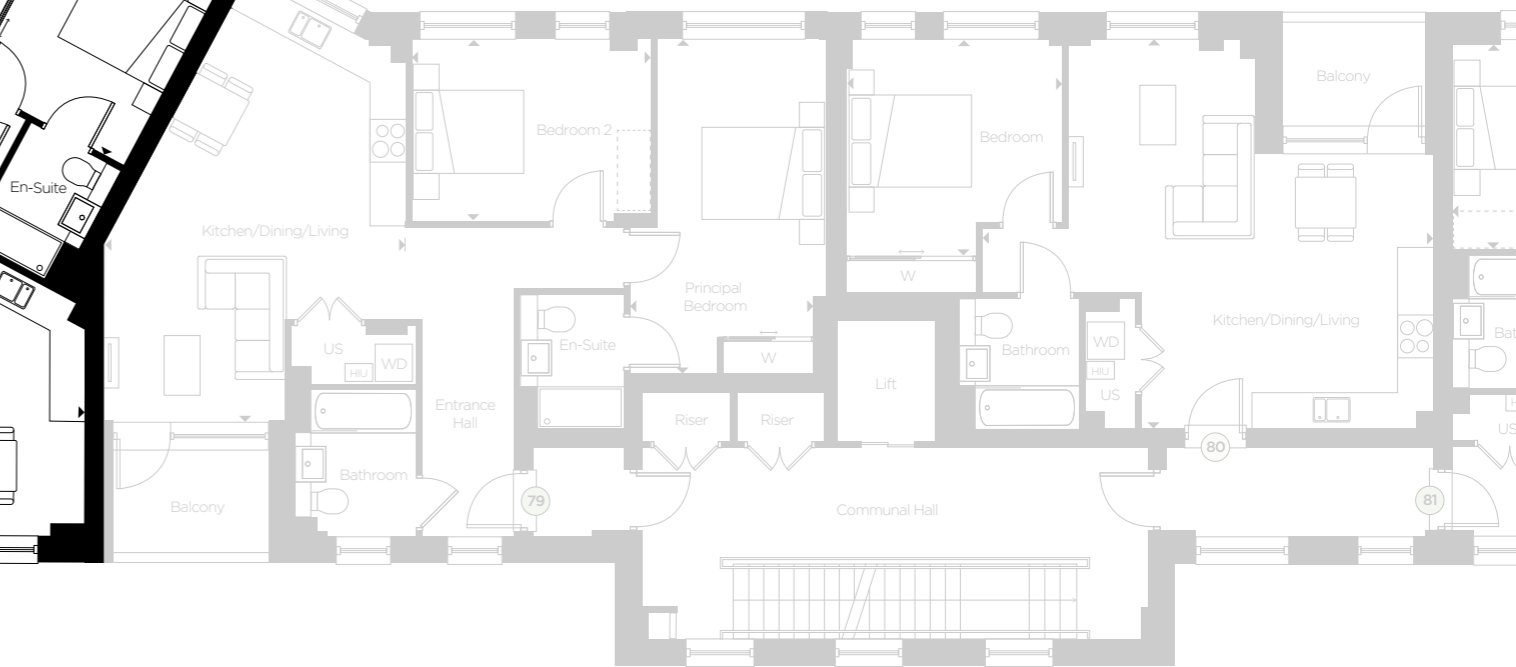
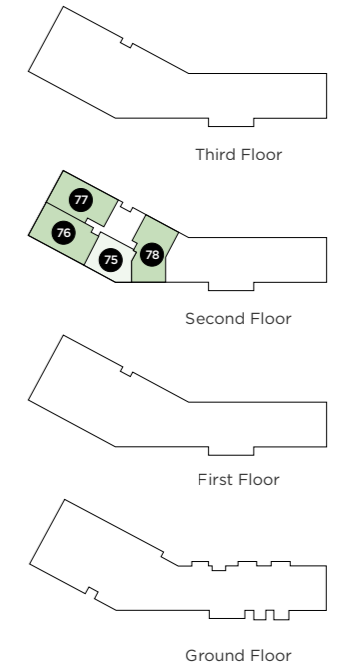
76 - 2 bedroom apartment		
Kitchen/Dining/Living	4.80m x 6.70m	15'8" x 21'11"
Principal Bedroom	3.50m x 3.50m	11'5" x 11'5"
Bedroom 2	3.40m x 3.50m	11'1" x 11'5"

77 - 2 bedroom apartment		
Kitchen/Dining/Living	4.90m x 6.95m	16'0" x 22'9"
Principal Bedroom	3.50m x 3.65m	11'5" x 11'11"
Bedroom 2	3.40m x 3.75m	11'1" x 12'3"

78 - 2 bedroom apartment		
Kitchen/Dining/Living	6.75m x 5.20m	22'1" x 17'0"
Principal Bedroom	3.60m x 3.70m	11'9" x 12'1"
Bedroom 2	3.60m x 3.05m	11'9" x 10'0"

C = Cupboard W = Wardrobe = Indicative wardrobe position
 US = Utility Store = Washer/Dryer = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

THIRD FLOOR - WEST



82 - 1 bedroom apartment		
Kitchen/Dining/Living	5.80m x 4.60m	19'0" x 15'1"
Bedroom	4.10m x 4.10m	13'5" x 13'5"

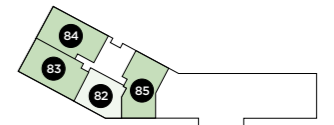
83 - 2 bedroom apartment		
Kitchen/Dining/Living	4.80m x 6.70m	15'8" x 21'11"
Principal Bedroom	3.50m x 3.50m	11'5" x 11'5"
Bedroom 2	3.40m x 3.50m	11'1" x 11'5"

84 - 2 bedroom apartment		
Kitchen/Dining/Living	4.90m x 6.95m	16'0" x 22'9"
Principal Bedroom	3.50m x 3.65m	11'5" x 11'11"
Bedroom 2	3.40m x 3.75m	11'1" x 12'3"

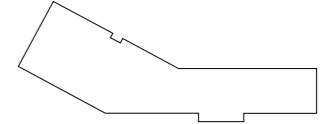
85 - 2 bedroom apartment		
Kitchen/Dining/Living	6.75m x 5.20m	22'1" x 17'0"
Principal Bedroom	3.60m x 3.70m	11'9" x 12'1"
Bedroom 2	3.60m x 3.05m	11'9" x 10'0"

C = Cupboard W = Wardrobe [---] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

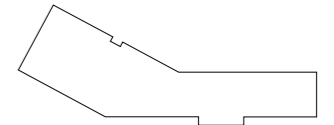
1 bedroom 2 bedroom



Third Floor



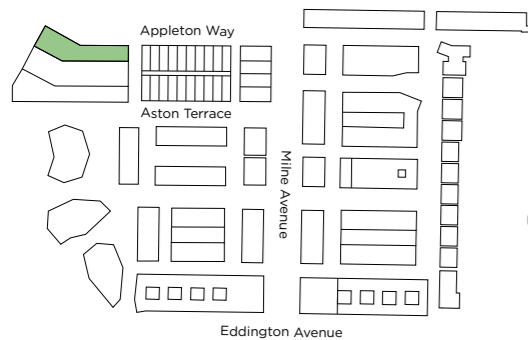
Second Floor



First Floor



Ground Floor



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

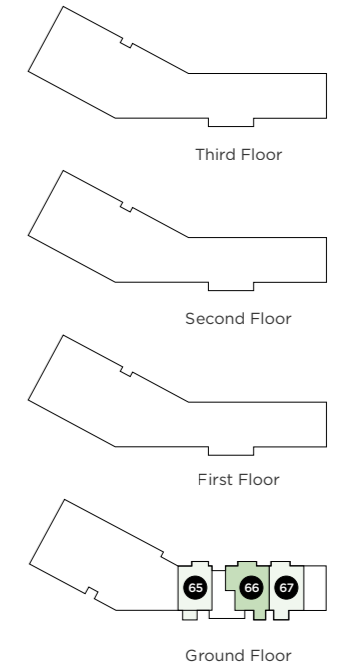
GROUND FLOOR - EAST



65 - 1 bedroom apartment		
Kitchen/Dining/Living	6.50m x 4.65m	21'3" x 15'3"
Bedroom	2.90m x 4.10m	9'6" x 13'5"

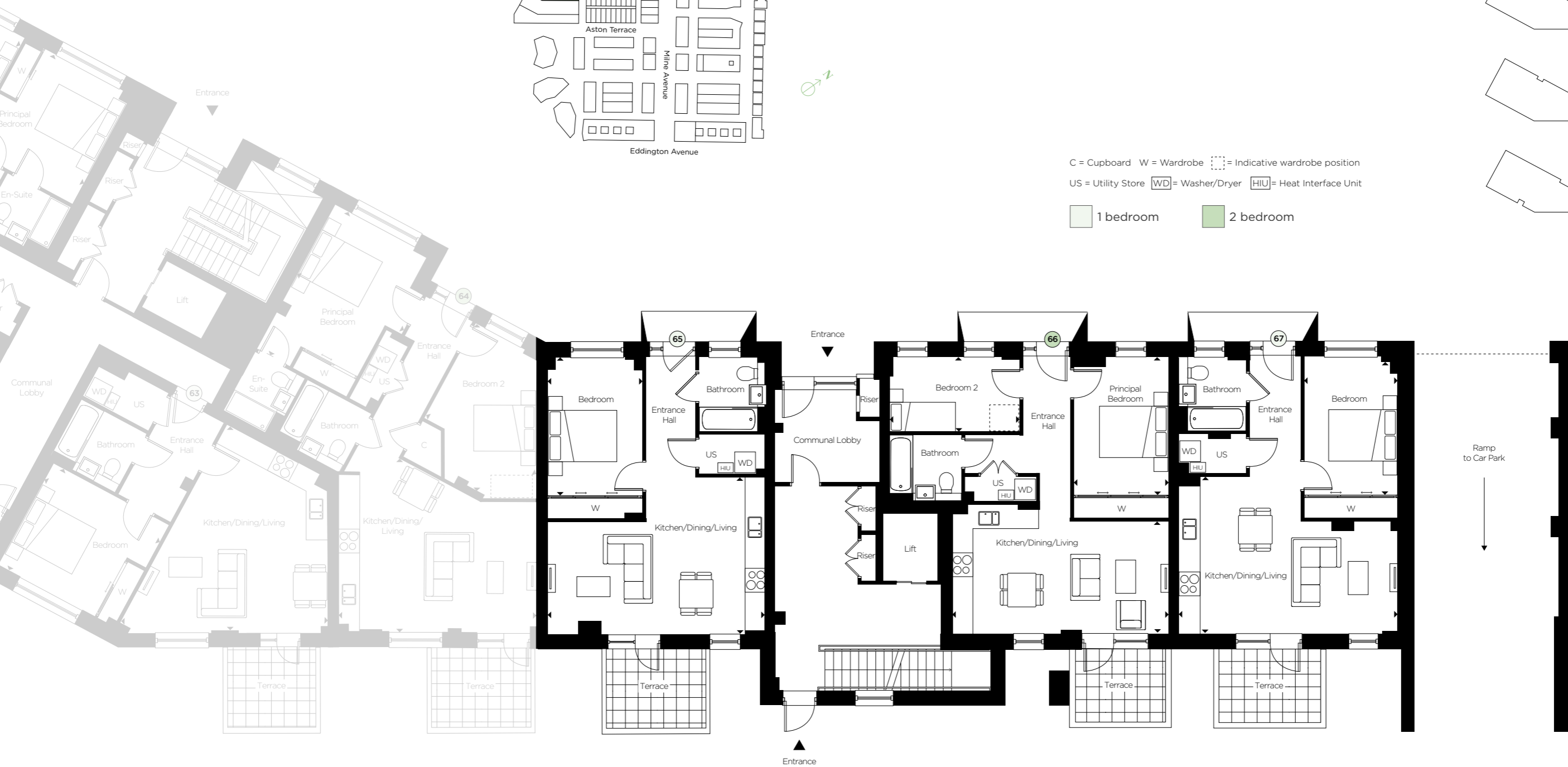
66 - 2 bedroom apartment		
Kitchen/Dining/Living	6.50m x 3.35m	21'3" x 10'11"
Principal Bedroom	2.85m x 4.10m	9'4" x 13'5"
Bedroom 2	3.90m x 2.20m	12'9" x 7'2"

67 - 1 bedroom apartment		
Kitchen/Dining/Living	6.30m x 4.55m	20'8" x 14'11"
Bedroom	2.85m x 3.85m	9'4" x 12'7"



C = Cupboard W = Wardrobe [---] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

FIRST FLOOR - EAST



72 - 2 bedroom apartment

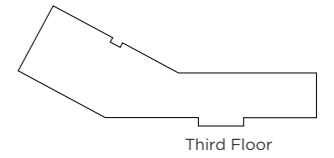
Kitchen/Dining/Living	4.95m x 7.35m	16'2" x 24'1"
Principal Bedroom	3.05m x 3.85m	10'0" x 12'7"
Bedroom 2	3.50m x 3.00m	11'5" x 9'10"

73 - 1 bedroom apartment

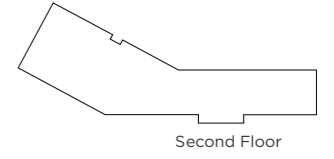
Kitchen/Dining/Living	7.45m x 6.45m	24'5" x 21'1"
Bedroom	3.60m x 3.55m	11'9" x 11'7"

74 - 2 bedroom apartment

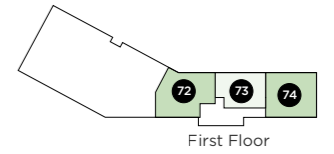
Kitchen/Dining/Living	6.20m x 5.00m	20'4" x 16'4"
Principal Bedroom	6.55m x 3.10m	21'5" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"



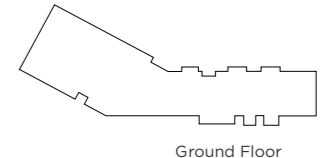
Third Floor



Second Floor



First Floor



Ground Floor

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

SECOND FLOOR - EAST



79 - 2 bedroom apartment

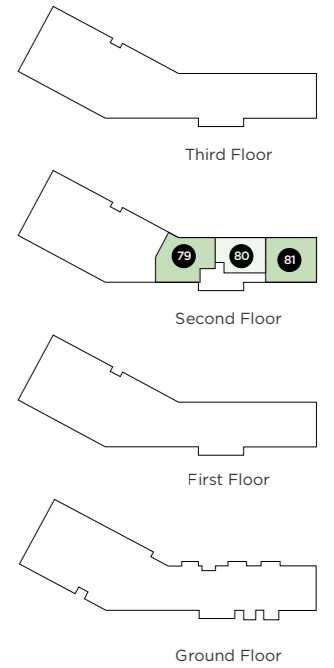
Kitchen/Dining/Living	4.95m x 7.30m	16'2" x 23'11"
Principal Bedroom	3.05m x 5.55m	10'0" x 18'2"
Bedroom 2	3.95m x 3.00m	12'11" x 9'10"

80 - 1 bedroom apartment

Kitchen/Dining/Living	7.45m x 6.45m	24'5" x 21'1"
Bedroom	3.60m x 3.55m	11'9" x 11'7"

81 - 2 bedroom apartment

Kitchen/Dining/Living	6.20m x 5.00m	20'4" x 16'4"
Principal Bedroom	6.55m x 3.10m	21'5" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"



C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom

Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



Building B

THIRD FLOOR - EAST



86 - 2 bedroom apartment

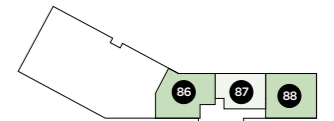
Kitchen/Dining/Living	4.95m x 7.30m	16'2" x 23'11"
Principal Bedroom	3.05m x 5.55m	10'0" x 18'2"
Bedroom 2	3.95m x 3.00m	12'11" x 9'10"

87 - 1 bedroom apartment

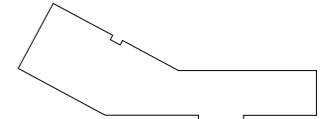
Kitchen/Dining/Living	7.45m x 6.45m	24'5" x 21'1"
Bedroom	3.60m x 3.55m	11'9" x 11'7"

88 - 2 bedroom apartment

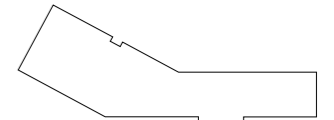
Kitchen/Dining/Living	6.20m x 5.00m	20'4" x 16'4"
Principal Bedroom	6.55m x 3.10m	21'5" x 10'2"
Bedroom 2	3.50m x 3.50m	11'5" x 11'5"



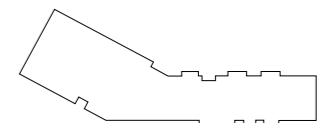
Third Floor



Second Floor



First Floor



Ground Floor

C = Cupboard W = Wardrobe [] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

1 bedroom 2 bedroom



Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



How to find us

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South East, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in the idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill has been awarded a 5-star status from the Home Builders Federation's annual Customer Satisfaction Survey for six consecutive years.

Hill has won over 480 industry awards in the past 24 years, including Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative. Hill's impressive Cavendish Villas at Knights Park, Eddington, Cambridge won Best Family Home at the 2022 Evening Standard New Homes Awards, as well as Best House and Best Exterior Design at the 2022 WhatHouse? Awards.

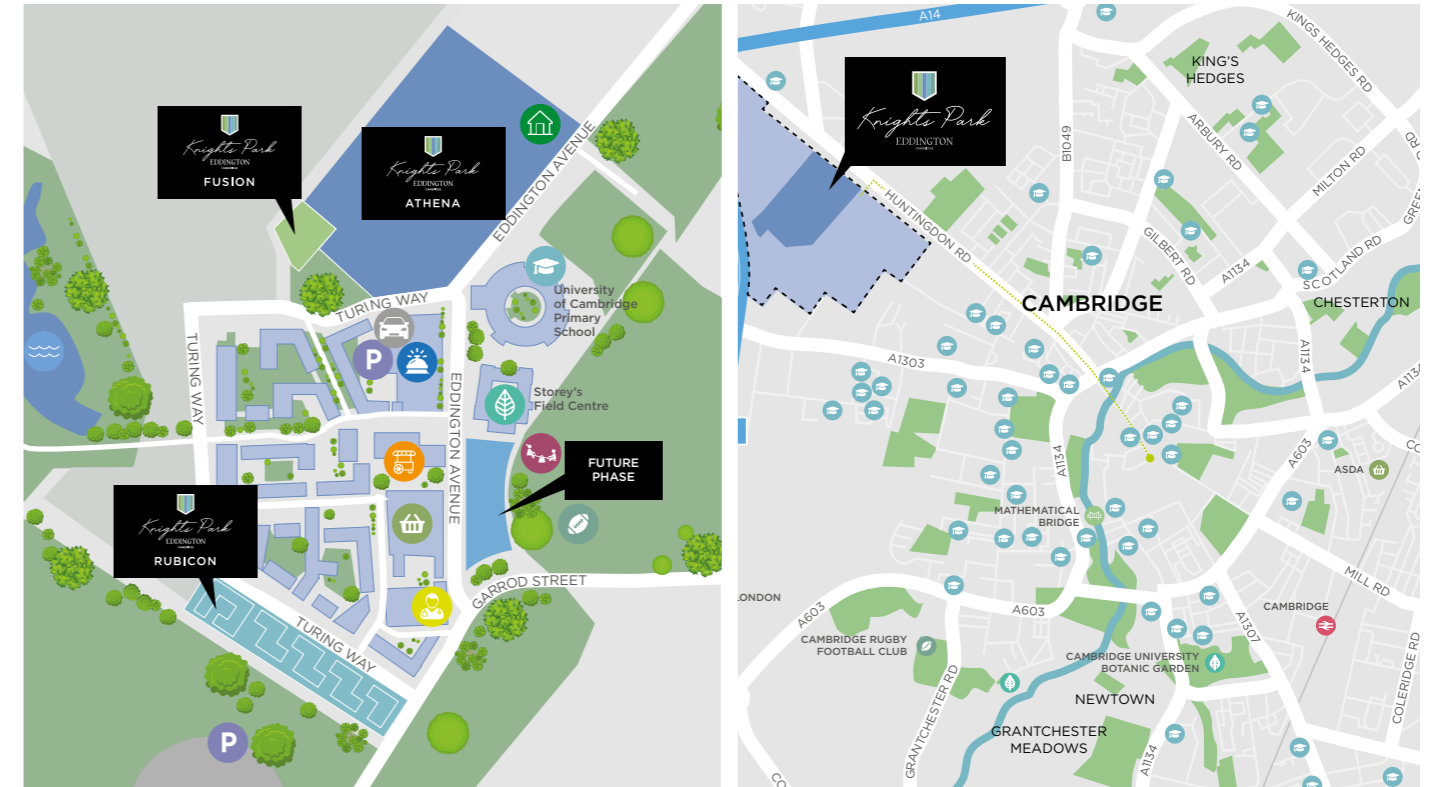
Employing over 800 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill builds around 2,600 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities, and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

Follow us on Facebook and Instagram

@CreatedbyHill



- Sales Suite & Show Home
- Car Club Parking
- Art & Culture
- Sainsbury's
- Hotel
- Parking
- Children's Play Area
- Sports Field
- Schools or Universities
- Brook Leys
- Market Square
- Proposed Health Centre



Jones Lang LaSalle Investments Limited
 Level 7, One Taikoo Place 979 King's Road, Hong Kong
 Licence No: C-082467
 T: +852 3759 0909 / E: irp.hk@jll.com

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of going to print. Sources: TfL, Google Maps, National Rail, Crossrail and Eurostar. Travel times are approximate. Some travel times calculated using multiple transport operators and are correct at time of going to press. Our sales representatives for overseas property work exclusive in relation to properties outside Hong Kong and are not therefore licensed under the Estate Agents Ordinance to deal with Hong Kong properties. Certain images are computer generated for illustrative purposes. Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars as to this property are made without responsibility on the part of Jones Lang LaSalle, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of the each of them. No person in the employment of Jones Lang LaSalle Investments Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with Hong Kong properties. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. In the event of discrepancies between the Chinese and English versions, the English version shall prevail. Acquiring interest in an apartment in the building with 250-year leasehold from January 2022. Planning Permissions: 18/1195/REM granted by South Cambridgeshire District Council. Property Number: IRP_N_101_05544. Last updated Date: 04.05.2023.



HILL.CO.UK