



### CAPTIVATING CAMBRIDGE

Phoenix is a prestigious new development of contemporary apartments conveniently located within walking distance of the captivating city of Cambridge.

Situated on Newmarket Road, the primary easter route into the City Centre, the development offers fast and easy access by bike, car or on foot to Cambridge's acclaimed University, thriving employment hubs and a vast range of attractions and amenities.

The stylish part three-storey, party five-storey new apartment building is set back from the road and boasts a full height glazed entrance that leads to thirteen residences; ten one-bedroom apartments, one two-bedroom apartment and two two-bedroom duplexes.

Each apartment has been designed to suit a broad range of occupiers, from single professionals to young families, and provides high specification interiors and access to a private balcony or 'winter garden' as well as a beautifully landscaped communal garden.

With homes in high demand in this dynamic City and new development in short supply, Phoenix is a rare opportunity to secure a high-quality home in a truly desirable location.



### LOCATION

### A GLOBAL INFLUENCER

Cambridge has been a global influencer for centuries. An esteemed centre for learning and thought leadership; the City is home to the second oldest and most revered University in the world and its alumni includes such brilliant minds as Sir Isaac Newton, Charles Darwin, Alan Turing and Stephen Hawking.

Mainly thanks to the University's considerable influence and investment, Cambridge has become a world leader in high-tech industry and innovation. This influx of industry has resulted in the creation of state-of-the-art new employment hubs on the outskirts of the City Centre, including the Cambridge Science Park (15 minutes north of Phoenix by bicycle) and Cambridge Biomedical Campus (17 minutes south of Phoenix by bicycle).

#### RICH IN HISTORY, ARCHITECTURE, CULTURE AND COMMERCE

The City benefits from several green open spaces, including Jesus Green, Parker's Piece and Midsummer Common, that, combined with the picturesque River Cam that winds through the City.

Within the City Centre (less than eight minutes by bicycle from Phoenix), Cambridge's diverse population of over 158,000, of which nearly 30,000 are students, can take their pick from an array of cafe's, restaurants, pubs, museums, cinemas and retail outlets.

Phoenix also benefits from a host of amenities right on its doorstep. Choose from supermarket chains Tesco, Aldi, Lidl and Asda as well as major retailers and eateries within the Cambridge Retail Park, such as TK Maxx, Homebase, Boots, Nandos, Pizza Hut, Starbucks and Costa Coffee.

#### WELL CONNECTED

Cambridge offers two rail stations, Cambridge Station (7 minutes by bicycle from Phoenix) and Cambridge North (9 minutes by bicycle from Phoenix), which connect the City with London in 49 minutes as well as destinations such as Birmingham, Brighton, Norwich and Stanstead Airport.

Further plans to improve connectivity include a new East-West rail line linking the City with Oxford and Milton Keynes.

For those travelling by car, the A14 and M11 provide easy access to all major towns and cities including the M25 and central London.



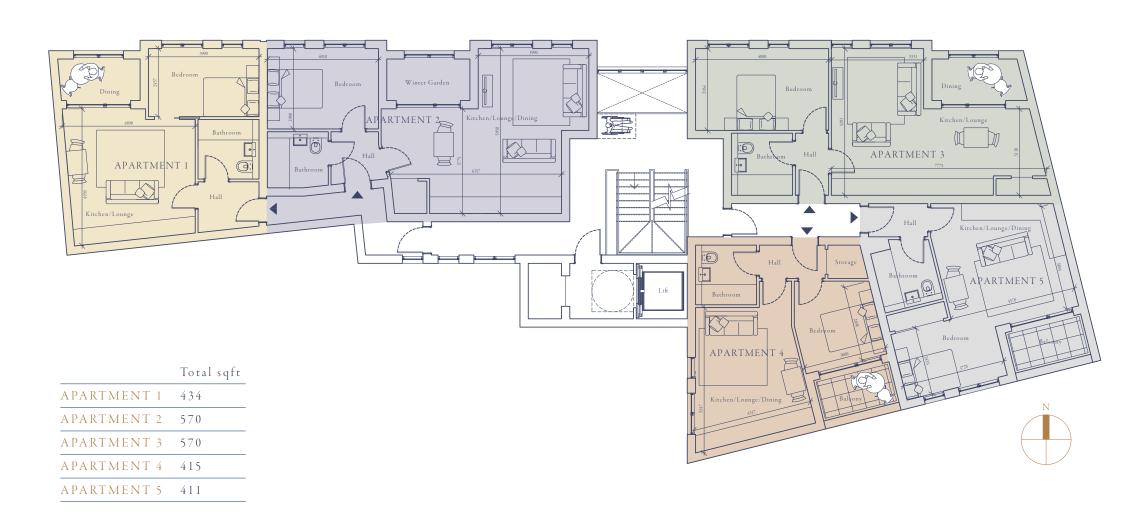


"ONE OF THE MOST BEAUTIFUL CITIES IN THE WORLD"
(FORBES, 2010)



# FLOOR ONE Apartments 1-5

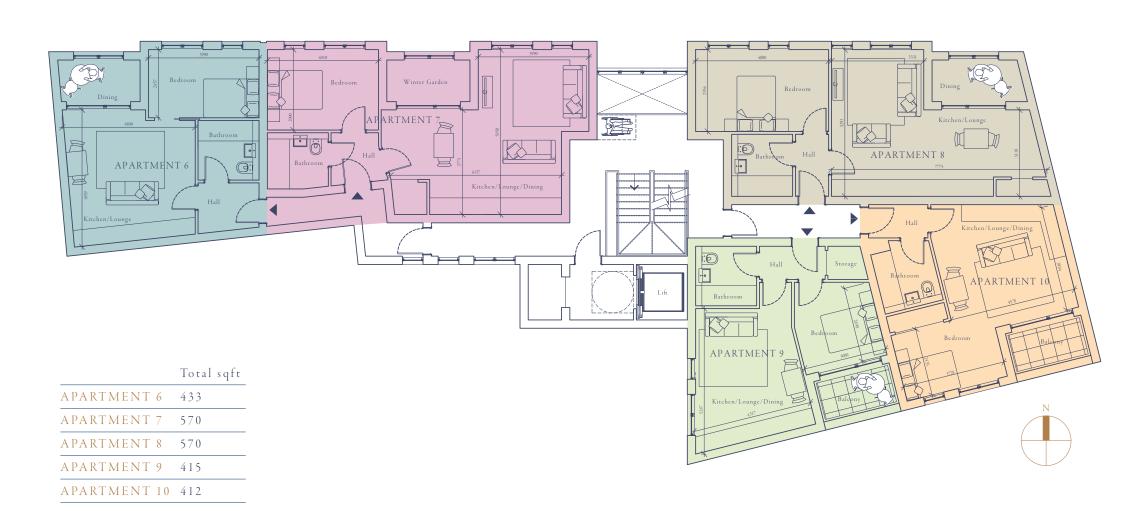
The first floor provides five apartments, each offering an open plan kitchen, dining and living room, a modern bathroom and bedroom and either a private balcony (apartments 4 & 5) or an innovative 'winter terrace' complete with sliding glass doors and Juliet balcony.





## FLOOR TWO Apartments 6-10

On the second floor are a further five one-bedroom apartments, also with a contemporary style bathroom and an open plan kitchen, dining and living room off which is either a balcony (apartments 9 & 10) or a 'winter terrace' with sliding glass doors and Juliet balcony.





# FLOOR THREE & FOUR Apartments 11-12,

On the third floor is the lower floor of two stylish duplex apartments (11 & 12) each comprising open plan kitchen, dining and living room, a separate reception room perfect for a home office or playroom, a cloakroom/WC and stairs up to two double bedrooms and a main bathroom. Each apartment benefits from a large private balcony and apartment 11 also offers an en suite off bedroom 1.



Not to scale

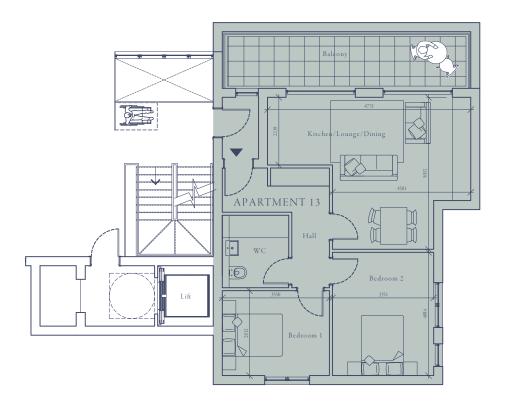
APARTMENT 11 1158

APARTMENT 12 1016



# FLOOR THREE Apartment 13

On the third floor is a desirable two-bedroom apartment with modern bathroom and a large balcony off an open plan kitchen, dining and living room.



Total sqft
APARTMENT 13 710



This is a computer generated image for illustrative purposes only



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### SPECIFICATION

#### KITCHENS

 Contemporary-style kitchens in white or grey with soft close handle-less drawers and doors and topped with white Quartz or Minerva worktops with a 150mm splashback

Option to upgrade to a SieMatic kitchen depending on stage of build at time of purchase\*

- A range of energy-efficient stainless-steel integrated appliances including a fan oven, combination microwave, electric hob and ceiling extractor, dishwasher, fridge/freezer and wine cooler\*
- Stainless steel sink with Franke Monoblock Tap, or equivalent
- Washing machine and dryer located in cupboard, where possible

#### BATHROOMS

- Modern three-piece bathroom suite including bath
  with shower over and wall hung pan with soft close
  lid. Option to upgrade to freestanding bath in
  apartment 12 depending on stage of build at time of
  purchase
- Full size shower cubicle in en suites, where included, with low profile shower tray
- Matte black brassware, including rain head showers
- Porcelain wall tiles, tiled to full height around wet areas and half height elsewhere
- Large mirrors above bathroom sink

#### LIGHTING & FLECTRICS

- Energy efficient LED recessed down lighters in white throughout
- LED task lighting provided underneath oversized kitchen wall cabinets
- quare edge contemporary light switches in white throughout
- Generous supply of square low-profile plug socket in white, including several with integrated USB-C ports

#### COMMUNICATIONS

- Master BT point in each apartment plus a telephone/router connection point in the services cupboard for the supply of telephone and broadband (subject to relevant subscriptions)
- Digital and satellite TV points to living rooms an bedrooms (subject to relevant subscriptions)

#### INTERNAL DÉCOR

- All interior walls and ceilings professionally finished in white emulsion
- Modern square edged skirting boards professionally finished in white satinwood
- Door frames throughout kitchen/dining/ living room professionally finished in dark grey (RAL7016) and in white elsewhere
- White flat panel fire doors provided throughout kitchen/dining/living room with matte black straight edge handles
- White flat panel oversized interior doors with matte black handles elsewhere

#### SAFETY & SECURITY

- Grey PAS 24 multi-point locking apartment doo. with spy-hole
- Security cameras to each floor and main entrance (Ring or equivalent)
- Secure access doors on main entrance (is there a fob key panel or an intercom to each apartment?)
- Parcel size secure post box in lobby area for eac apartment
- Smoke/heat detectors installed in each apartmen
- Smoke/heat detectors installed throughout a communal areas
- Building fire alarm system with sprinklers/mist

#### FLOORING

- Herringbone plank style wood effect Amtico laminate flooring, or equivalent, to hall, kitchen and living areas
- Porcelain floor tiles to bathrooms and en suites where included
- Deep pile carpet to bedrooms

#### HEATING

- Mechanical Ventilation with Heat Recovery system (MVHR)
- Smart electric flat panel radiators with wi-fi remo control (internet connection required)

#### SERVICES

- Communal bin store on ground floo
- Secure bike store on ground floor with 17 space

#### EXTERNAL AND COMMUNAL AREAS

- Lighting and power socket provided on all 'winte terraces'/balconies
- Glass balustrades to balconie
- All apartments to be fitted with aluminium doubleglazed windows and sliding doors to the 'winter terraces'/balconies
- Communal corridors to feature deep pile durable carpet and be professionally finished with dark grey emulsion to walls and ceiling, and satinwood to all woodwork
- Entrance lobby floors to be tiled
- Communal corridors and entrance lobby to be fitted with contemporary style up/down wall lights with motion sensors
- Tegula paving to the front of the apartment building with attractive low-level landscaping
- Two electric vehicle charging points to be provided to each car parking space

#### WARRANTY

• 33

(\*apartments 11 & 12 only) The specification given here is correct at the time of going to press but som changes may become necessary as build progresses. Please contact the agents for the most up to date specification.



CAMBRIDGE
INNOVATIVE AND
IN DEMAND



4.1%

RENTAL MARKET GROWTH AUGUST 2020 - 2021

(compared to just 1.6% in London)

### STRONG RENTAL MARKET

Due to high employment and unaffordability.

73%

of residents aged 16 – 64 years are in employment. This is expected to grow a further 9% in the next decade due to the expansion of the science, tech, IT and professional services sectors.





3RD BEST

UNIVERSITY IN THE WORLD

£546,333

The average house price - 6% up on 2020

241%

Cambridge house prices rise since 2001, just 1% less than London

LOCAL EMPLOYERS INCLUDE





















24,450

Students study at Cambridge

# 31 YEARS

The average age of a Cambridge resident

### 341.1 PER 100,000 RESIDENTS

City with the highest number of patent applications in the UK



66.5%

of working residents have a higher education qualification of NVQ4 or above

THE HIGHEST % IN THE UK

### THE LARGEST CENTRE IN EUROPE

Cambridge Science Park is the largest commercial R&D centre in Europe

32.6%

of workers are in the highest paid manageria professional or administrative jobs (national average is 23.5%)





# HELPING BUYERS ACHIEVE HOME OWNERSHIP

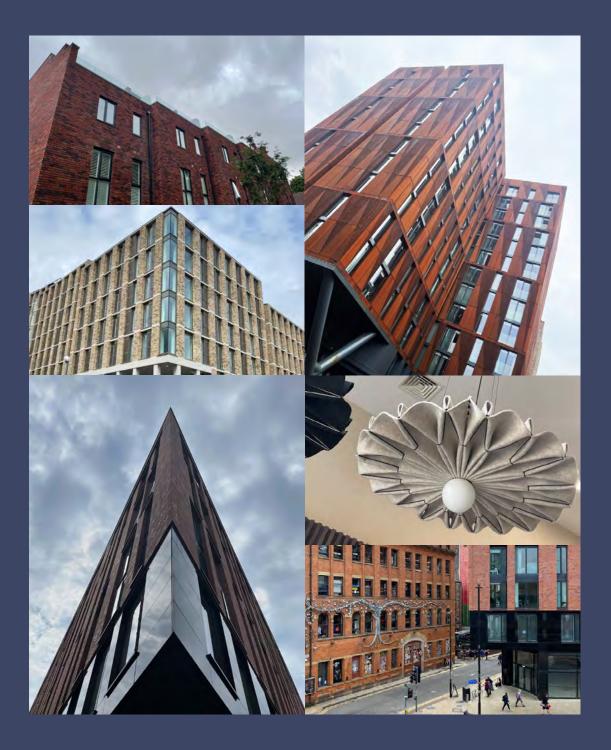
Three of the apartments at Phoenix are available to purchase through the Home Reach initiative, launched by leading housing association heylo housing.

Home Reach is a part-buy, part-rent scheme available on selected developments throughout the UK. You buy a share of your selected apartment, initially up to 75%, and pay a low monthly rent on the remainder. heylo acts as your landlord and grants you a 125-year lease\*.

Home Reach brings many benefits in addition to the security of home ownership. It provides you with the opportunity to live in your apartment as if you've purchased it outright, so you can decorate it as you choose In the future, should your circumstances change, you may be able to buy more of the remaining share of your apartment and reduce your rental payments. And, if you need to move on in the future, you can sell and benefit from any increase in the apartment's value.









### THE DEVELOPER

Phoenix is the latest developmen from CitiHaus Ltd, an innovative and forward-thinking property business that has been crafting new communities since 2015.

Leading the team is Chris Bowman, a qualified chartered surveyor with over two decades of property development experience.

The CitiHaus portfolio boasts high value schemes in and around the northern hub of Manchester comprising smart apartments, luxury townhouses and contemporary style commercial and retail space.

Over 700 new dwellings have been created in recent years with a value in excess of £130m, including Burlington Square, Transmission House, Oxid and City Mews

Phoenix in Cambridge is CitiHaus's first development outside of the north west, with the team choosing this world renown University city due to its thriving housing market and high growth fundamentals.

### **C**ìtíHaus

01	04
02	
03	05
	06

- 01 City Mews
- 02 Burlington Square
- 03 Transmission House
- 04 Oxid
- 05 Transmission House
- 06 Transmission House



Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGIs, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the agent.