

POENIX
CAMBRIDGE



PHOENIX

Premier Inn

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 eastern 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 cafés, 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.



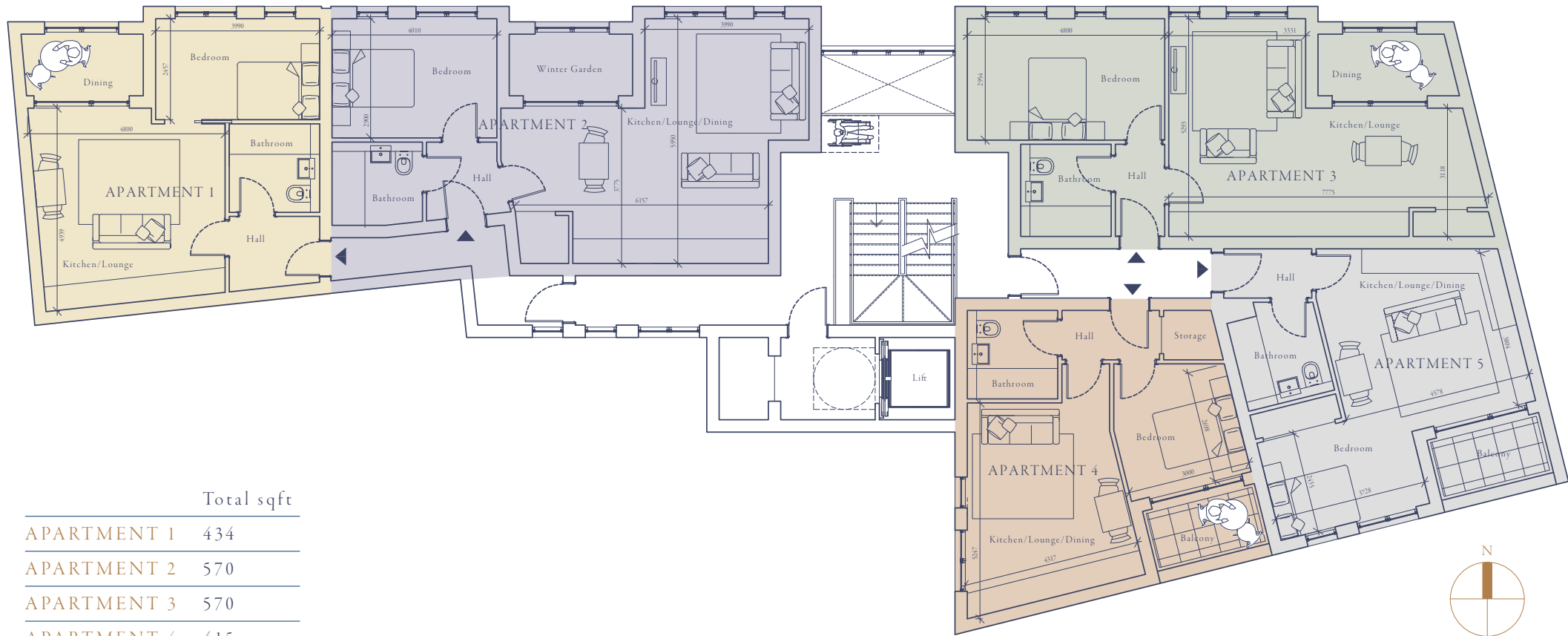


“ONE OF THE MOST BEAUTIFUL CITIES IN THE WORLD”
(FORBES, 2010)



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.

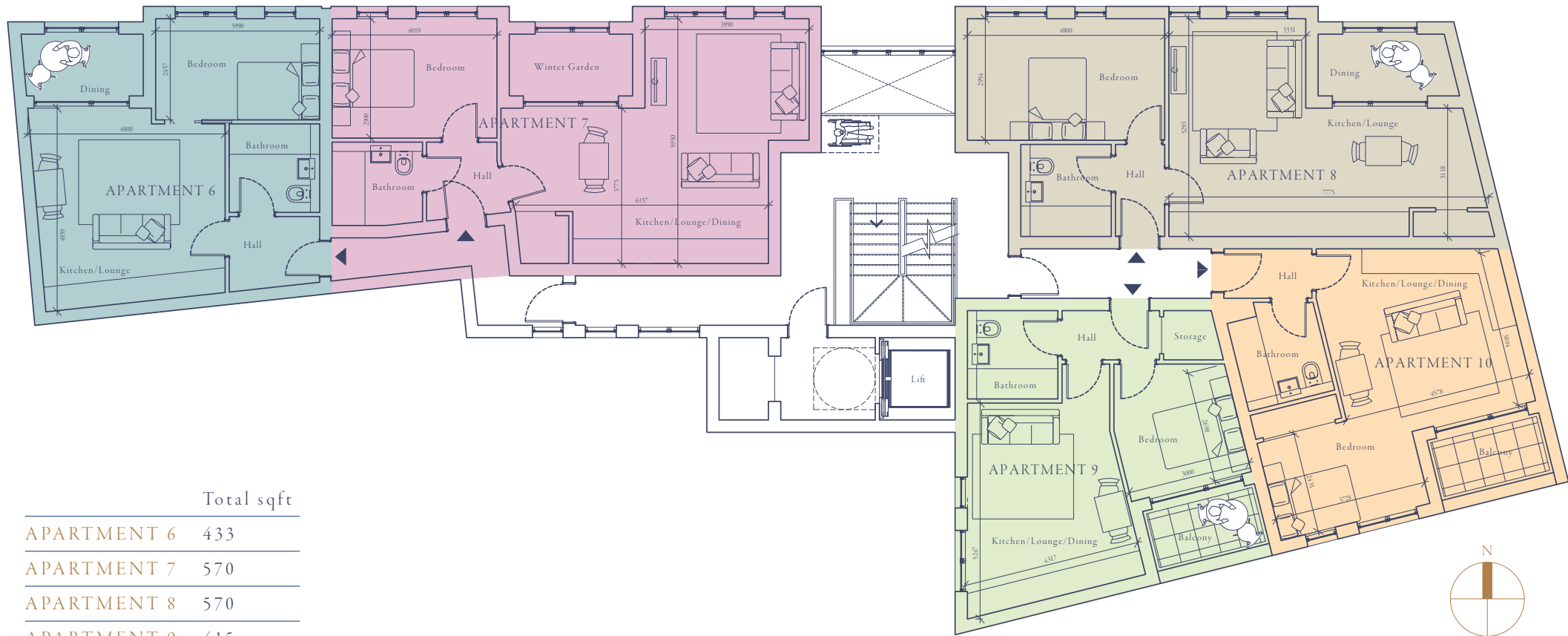


	Total sqft
APARTMENT 1	434
APARTMENT 2	570
APARTMENT 3	570
APARTMENT 4	415
APARTMENT 5	411



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.



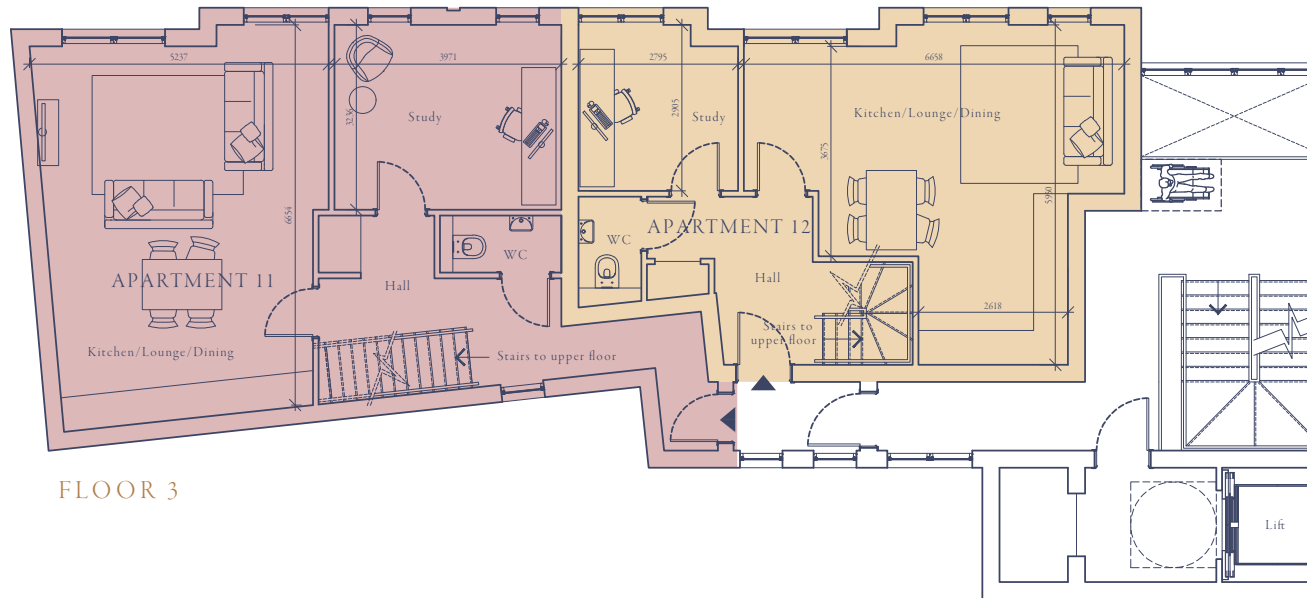
	Total sqft
APARTMENT 6	433
APARTMENT 7	570
APARTMENT 8	570
APARTMENT 9	415
APARTMENT 10	412



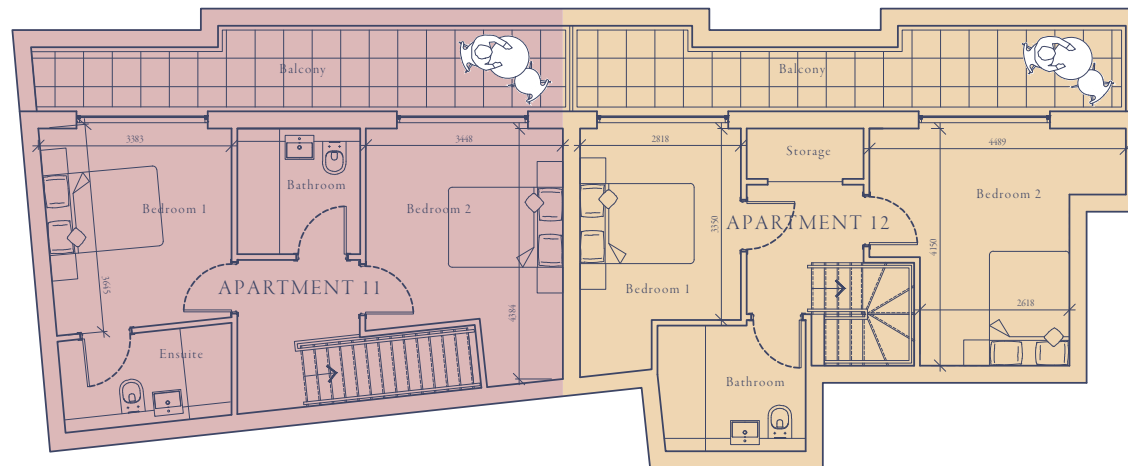


FLOOR THREE & FOUR Apartments 11-12

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.



FLOOR 3



FLOOR 4

Total sqft

APARTMENT 11 1158

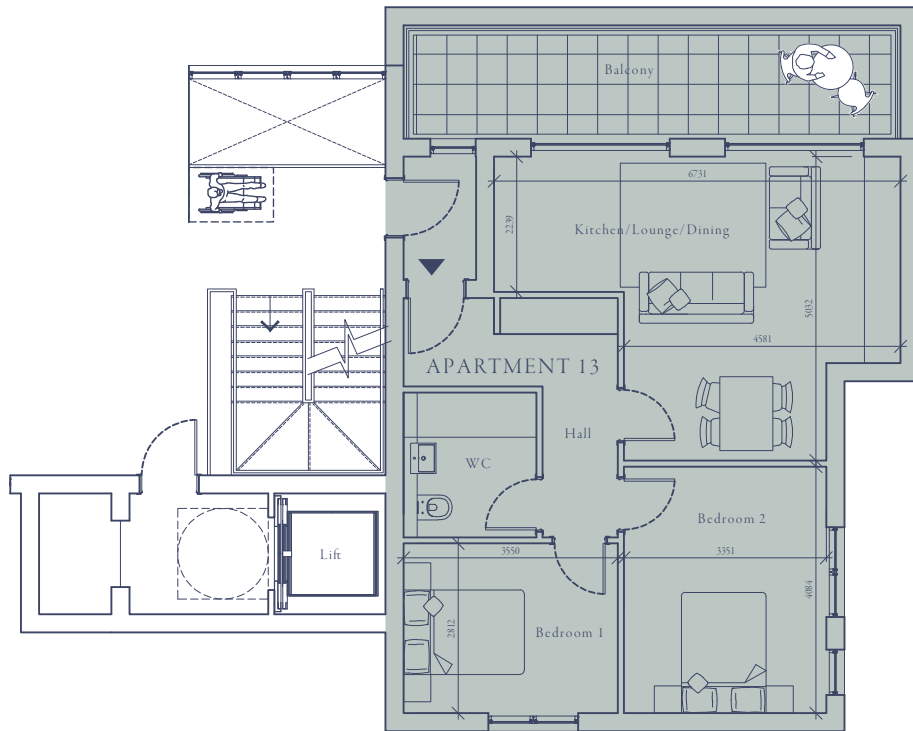
APARTMENT 12 1016





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



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CAMBRIDGE
INNOVATIVE AND
IN DEMAND

4.1%

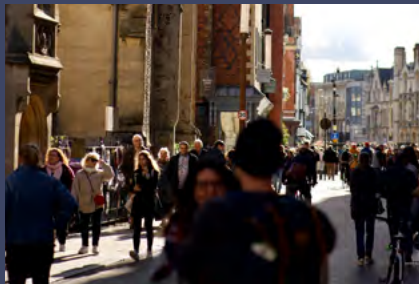
RENTAL MARKET GROWTH
AUGUST 2020 - 2021
(compared to just 1.6% in London)

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





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 managerial, professional or administrative jobs (national average is 23.5%)

24,450

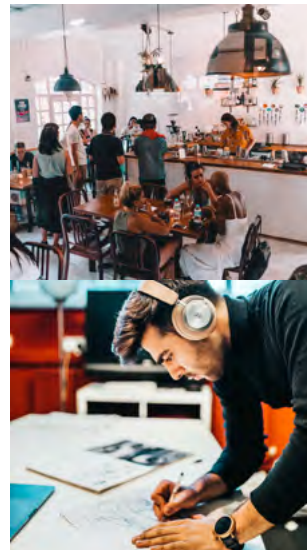
Students study at Cambridge

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





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 key to home ownership



*eligibility criteria apply



THE DEVELOPER

Phoenix is the latest development 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.

CitiHaus

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

