

FINAL AVAILABILITY SOON TO BE SOLD OUT



**PHOENIX IS A PRESTIGIOUS NEW DEVELOPMENT OF CONTEMPORARY APARTMENTS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE CAPTIVATING CITY OF CAMBRIDGE.**

- One of the most beautiful cities in the world (Forbes, 2010)
- Thirteen residences; ten one-bedroom apartments, one two-bedroom apartment and two two-bedroom duplexes
- Prime Central Location
- Phoenix is a rare opportunity to secure a high-quality home in a truly desirable location.



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, part 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.

## KEY FACTS

<b>Developer:</b>	CitiHaus Ltd
<b>Address:</b>	Cambridge
<b>Estimated Completion:</b>	Q3 2023
<b>Total nb. of Units:</b>	13 units
<b>Tenure:</b>	999 years lease
<b>Estimated Service Charge:</b>	£2 psf
<b>Ground Rent:</b>	Peppercorn
<b>Expected Yield:</b>	circa 5%
<b>Building Warranty:</b>	ICW 10 years build warranty
<b>Furniture Pack:</b>	Available



# PHOENIX CAMBRIDGE



API  
GLOBAL

**A GLOBAL INFLUENCER:  
RICH IN HISTORY, ARCHITECTURE CULTURE AND COMMERCE**



- |                             |                                   |
|-----------------------------|-----------------------------------|
| 01 Christ's College         | 13 Pembroke College               |
| 02 Claire's College         | 14 Peter House                    |
| 03 Corpus Christi College   | 15 Queen's College                |
| 04 Darwin College           | 16 St Catharine's College         |
| 05 Downing College          | 17 St Edmund's College            |
| 06 Emmanuel College         | 18 St John's College              |
| 07 Gonville & Caius College | 19 Sidney Sussex College          |
| 08 Hughes Hall College      | 20 Trinity College                |
| 09 Jesus College            | 21 Trinity Hall College           |
| 10 King's College           | 22 University of Cambridge        |
| 11 Lucy Cavendish College   | 23 Anglia Ruskin University (ARU) |
| 12 Magdalene College        | 24 ARU Young Street Campus        |

## CAMBRIDGE

### A GLOBAL INFLUENCE:

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 & 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 café'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.



## CAMBRIDGE: INNOVATIVE & 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

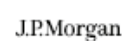
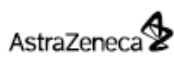
THE AVERAGE HOUSE PRICE - 6% UP ON 2020



# 241%

CAMBRIDGE HOUSE PRICES RISE SINCE 2001, JUST 1% LESS THAN LONDON

## LOCAL EMPLOYERS INCLUDE



CAMBRIDGE: INNOVATIVE & IN DEMAND

**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

**32.6%**

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

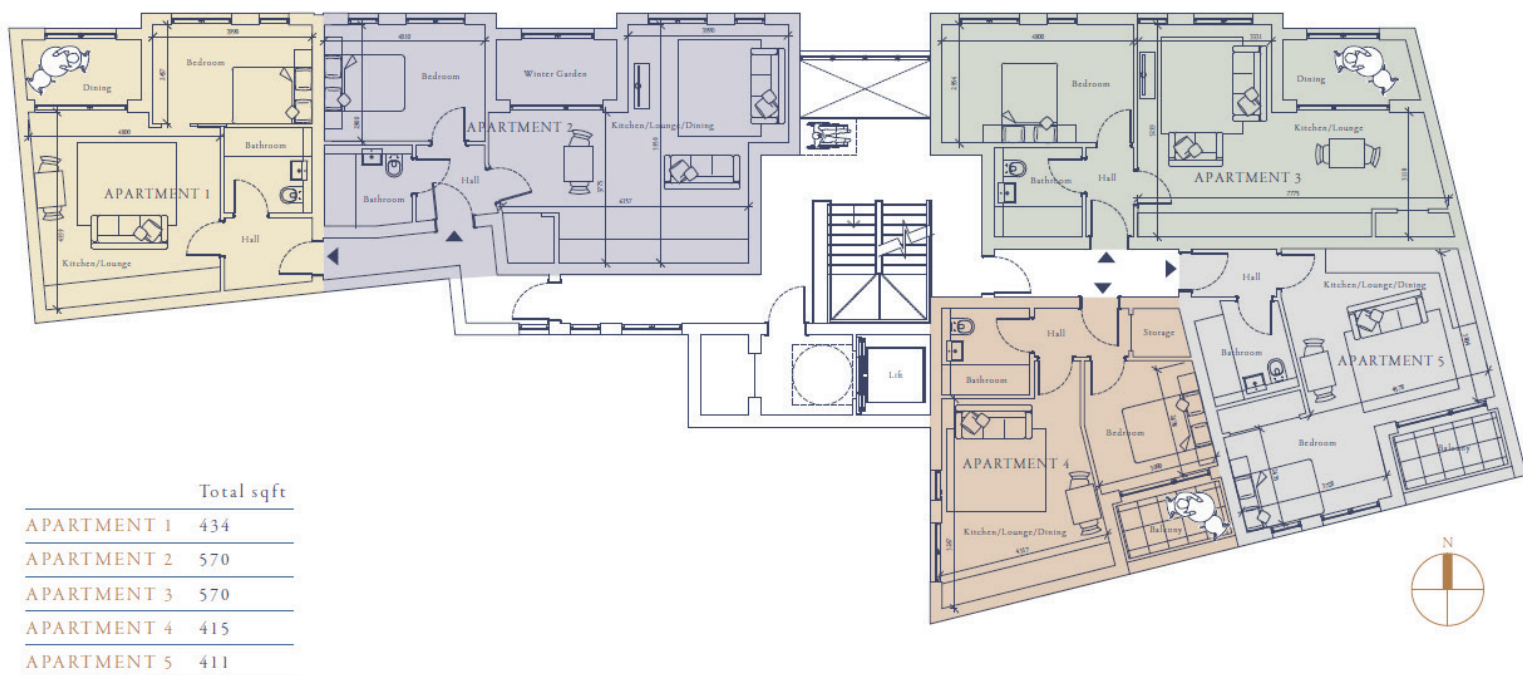


DEVELOPMENT VIEWS

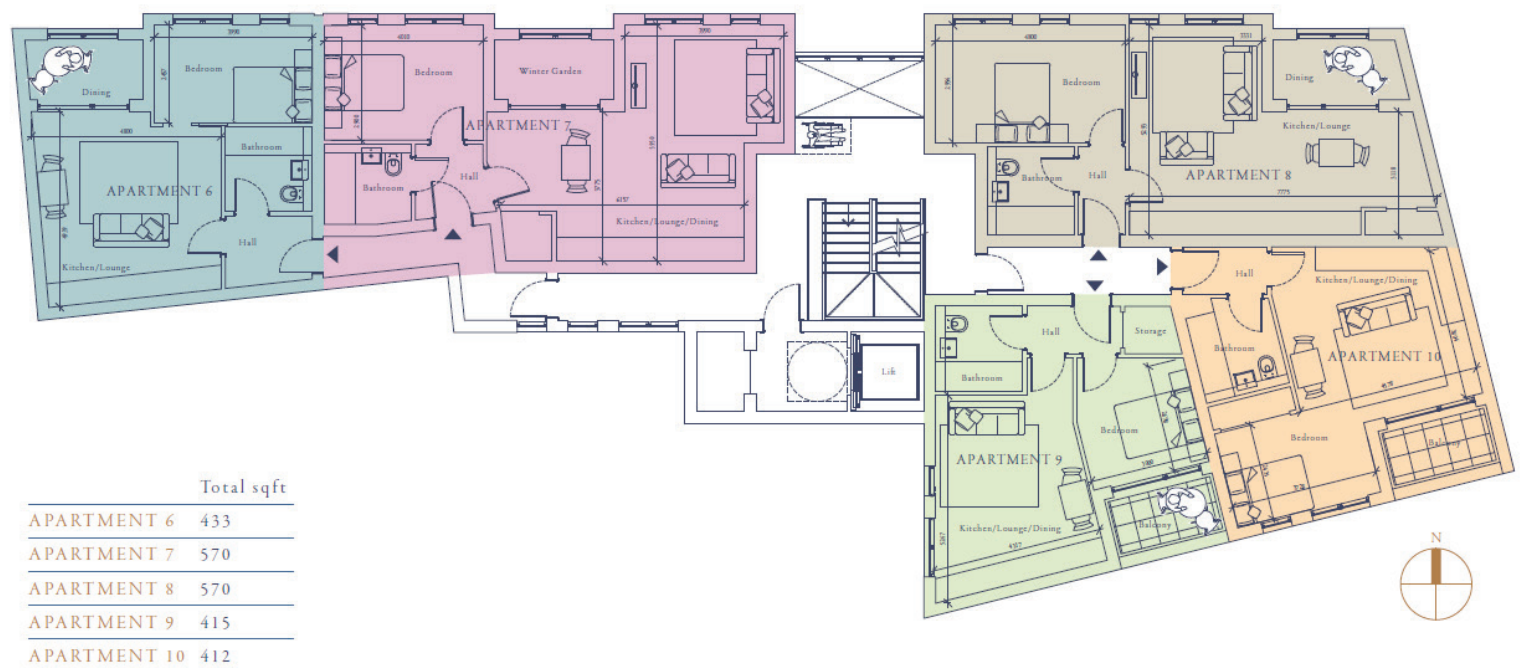


## FLOOR PLANS

### FIRST FLOOR PLANS



### SECOND FLOOR PLANS

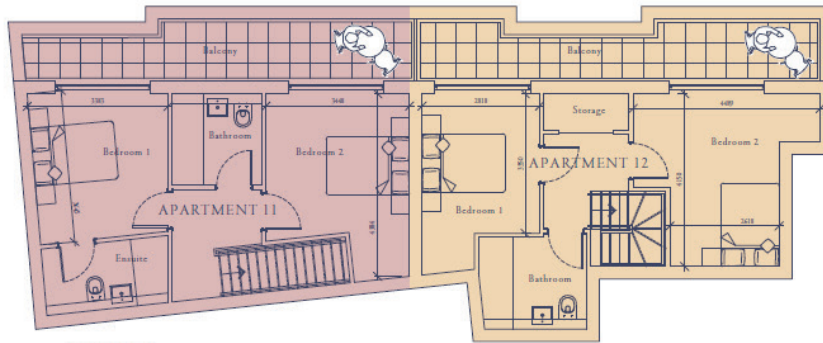




THIRD & FORTH FLOOR PLANS



FLOOR 3

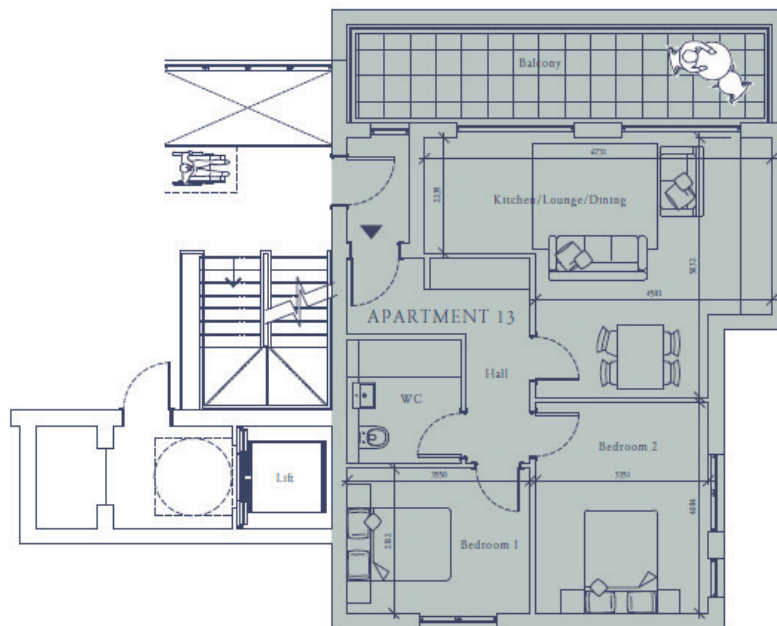


FLOOR 4

	Total sqft
APARTMENT 11	1158
APARTMENT 12	1016



THIRD FLOOR PLANS

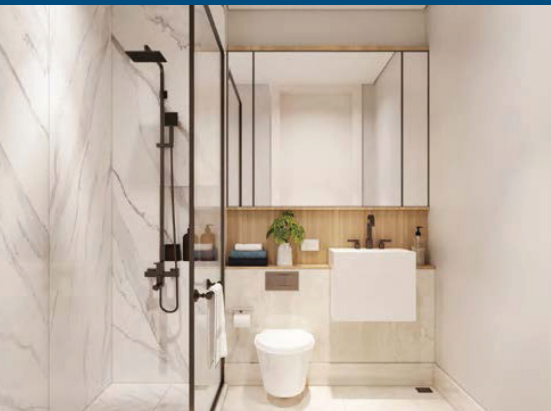


	Total sqft
APARTMENT 13	710





## AMENITIES & SPECIFICATIONS



### 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

### BATHROOM/SHOWER ROOM

- 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

### INTERNAL DECOR

- 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

## RESERVATION PROCESS



Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20% on Exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on Completion 80%.

## LEGAL INFORMATION



### VENDOR'S SOLICITOR

Squire Patton Boggs (UK)LLP  
T: +44 (0) 121 222 3168  
E: hana.ghale@squirepb.com



### RECOMMENDED BUYER'S SOLICITOR

Blakewells Solicitors  
Mehfooz Khankhara  
T: 0208 522 4400  
E: mk@blakewells.co.uk

## LETTINGS AND MANAGEMENT



### REDSTONE PROPERTY PORTFOLIO MANAGEMENT

Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324  
E: lettings@redstoneproperty.co.uk

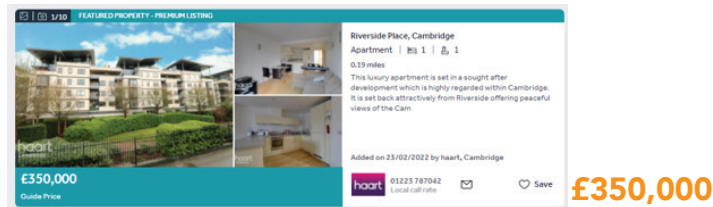
## FINAL REMAINING AVAILABILITY

Number	Type	Internal SqFT	Private Terrace	Total SqFt Inc Terr	Gross Price	£/SqFt	Rent PCM	Standard Yield %	Short Term Yield %
1	1 bed	434	44	478	£350,000	£732.34	1350	4.63%	9.39%
4	1 bed	415	40	455	£350,000	£768.69	1350	4.63%	9.39%
8	1 bed	570	51	622	£400,000	£643.48	1450	4.35%	9.70%
9	1 bed	415	40	455	£350,000	£768.69	1350	4.63%	9.39%
11	3 Bed Duplex	1158	159	1317	£654,000	£496.59	2400	4.40%	9.34%
12	3 Bed Duplex	1016	161	1177	£605,000	£514.00	2300	4.56%	9.20%
13	2 bed	710	197	907	£480,000	£528.98	1900	4.75%	9.58%

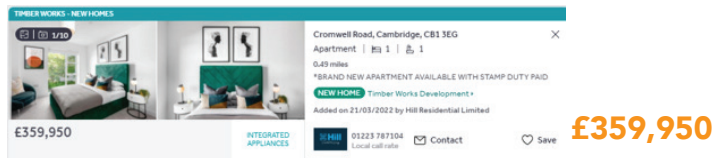
Parking £15000 (3 beds only)

## CURRENT SELLING PRICES IN POST CODE OF PHEONIX (WITHIN 3/4 MILE)

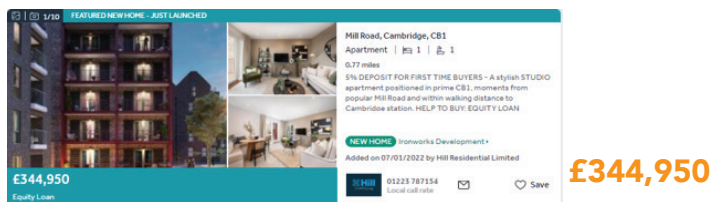
### 1-BEDS



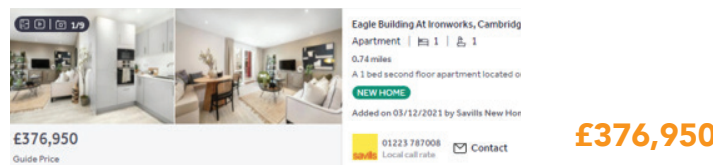
**Riverside Place, Cambridge**  
Apartment | 1 | 1 | 1  
0.19 miles  
This luxury apartment is set in a sought after development which is highly regarded within Cambridge. It is set back attractively from Riverside offering peaceful views of the Cam.  
Added on 23/02/2022 by haart, Cambridge  
£350,000  
Guide Price



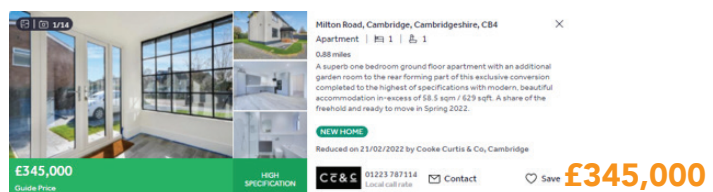
**Cromwell Road, Cambridge, CB1 3EG**  
Apartment | 1 | 1 | 1  
0.49 miles  
\*BRAND NEW APARTMENT AVAILABLE WITH STAMP DUTY PAID  
NEW HOME Timber Works Development +  
Added on 21/03/2022 by Hill Residential Limited  
£359,950  
INTEGRATED APPLIANCES



**Mill Road, Cambridge, CB1**  
Apartment | 1 | 1 | 1  
0.77 miles  
A DEPOSIT FOR FIRST TIME BUYERS - A stylish STUDIO apartment positioned in prime CB1, moments from popular Mill Road and within walking distance to Cambridge station. HELP TO BUY/ EQUITTY LOAN  
NEW HOME Ironworks Development +  
Added on 07/03/2022 by Hill Residential Limited  
£344,950  
Equity Loan



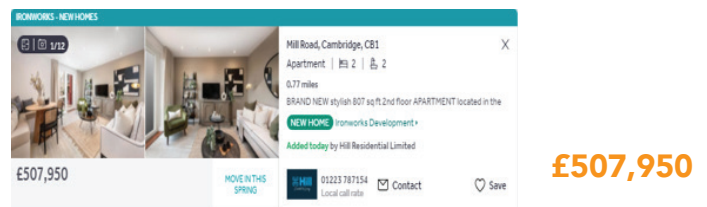
**Eagle Building at Ironworks, Cambridge**  
Apartment | 1 | 1 | 1  
0.74 miles  
A 1 bed second floor apartment located o  
NEW HOME  
Added on 03/12/2021 by Savills New Hor  
£376,950  
Guide Price



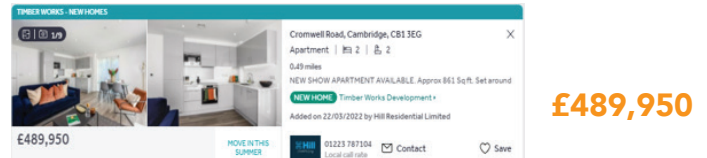
**Milton Road, Cambridge, Cambridgeshire, CB4**  
Apartment | 1 | 1 | 1  
0.88 miles  
A superb one bedroom ground floor apartment with an additional garden room to the rear forming part of this exclusive conversion completed to the highest of specifications with modern, beautiful accommodation in excess of 58.5 sqm / 629 sqft. A share of the freehold and ready to move in Spring 2022.  
NEW HOME  
Reduced on 21/02/2022 by Cooke Curtis & Co, Cambridge  
£345,000  
HIGH SPECIFICATION

**AVERAGE £355,370**

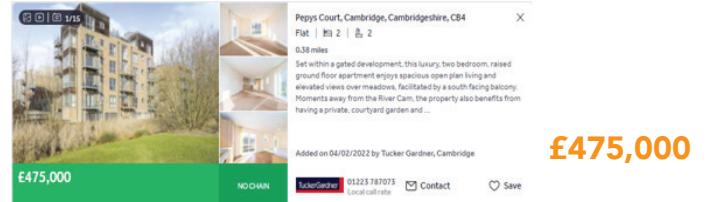
### 2-BEDS



**Mill Road, Cambridge, CB1**  
Apartment | 2 | 2 | 2  
0.77 miles  
BRAND NEW stylish 807 sq ft 2nd floor APARTMENT located in the  
NEW HOME Ironworks Development +  
Added today by Hill Residential Limited  
£507,950  
MOVE IN THIS SPRING



**Cromwell Road, Cambridge, CB1 3EG**  
Apartment | 2 | 2 | 2  
0.49 miles  
NEW SHOW APARTMENT AVAILABLE. Approx 861 SqFt. Set around  
NEW HOME Timber Works Development +  
Added on 22/03/2022 by Hill Residential Limited  
£489,950  
MOVE IN THIS SUMMER



**Pepsys Court, Cambridge, Cambridgeshire, CB4**  
Flat | 2 | 2 | 2  
0.38 miles  
Set within a gated development, this luxury, two bedroom, raised ground floor apartment enjoys spacious open plan living and elevated views over meadows, facilitated by a south facing balcony. Moments away from the River Cam, the property also benefits from having a private, courtyard garden and...  
Added on 04/02/2022 by Tucker Gardner, Cambridge  
£475,000  
NO CHAIN



**Pym Court, Cromwell Road**  
Apartment | 2 | 2 | 2  
0.32 miles  
A well presented contemporary third floor apartment providing spacious dual aspect principal accommodation with outdoor balcony.  
Reduced on 23/02/2022 by Bush, Cambridge  
£430,000  
Offers in Region of

**AVERAGE £475,725**