

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 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 and above ground cycle storage within gated landscape areas between apartment blocks
- 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.

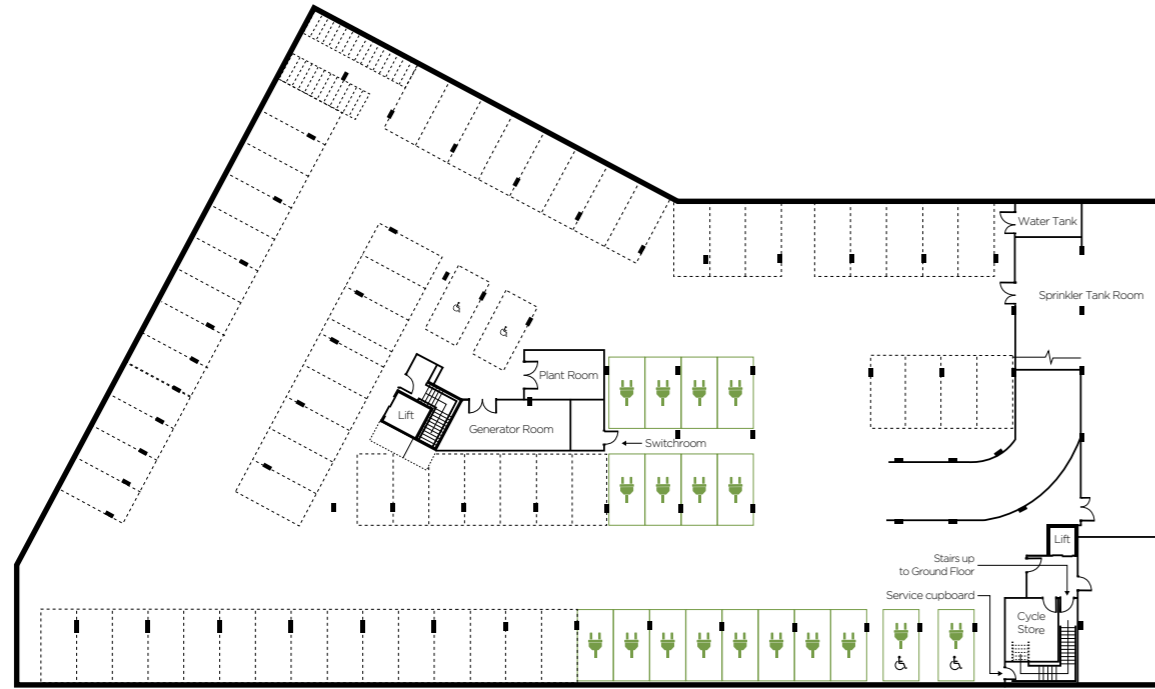
A Building Management Company has been formed at Fusion and will be responsible for the management and maintenance of communal areas and shared facilities in the apartment buildings. All homeowners will become members of the Management Company when they purchase their property at Fusion. A managing agent 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.

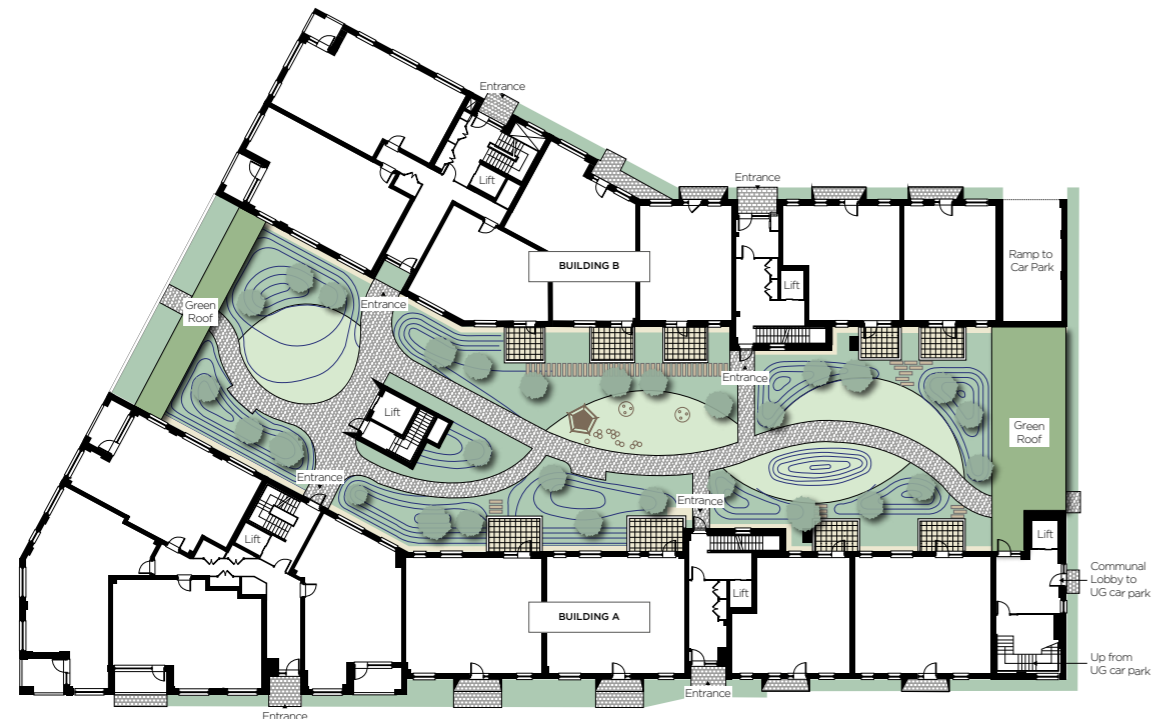


FUSION APARTMENTS BASEMENT PARKING

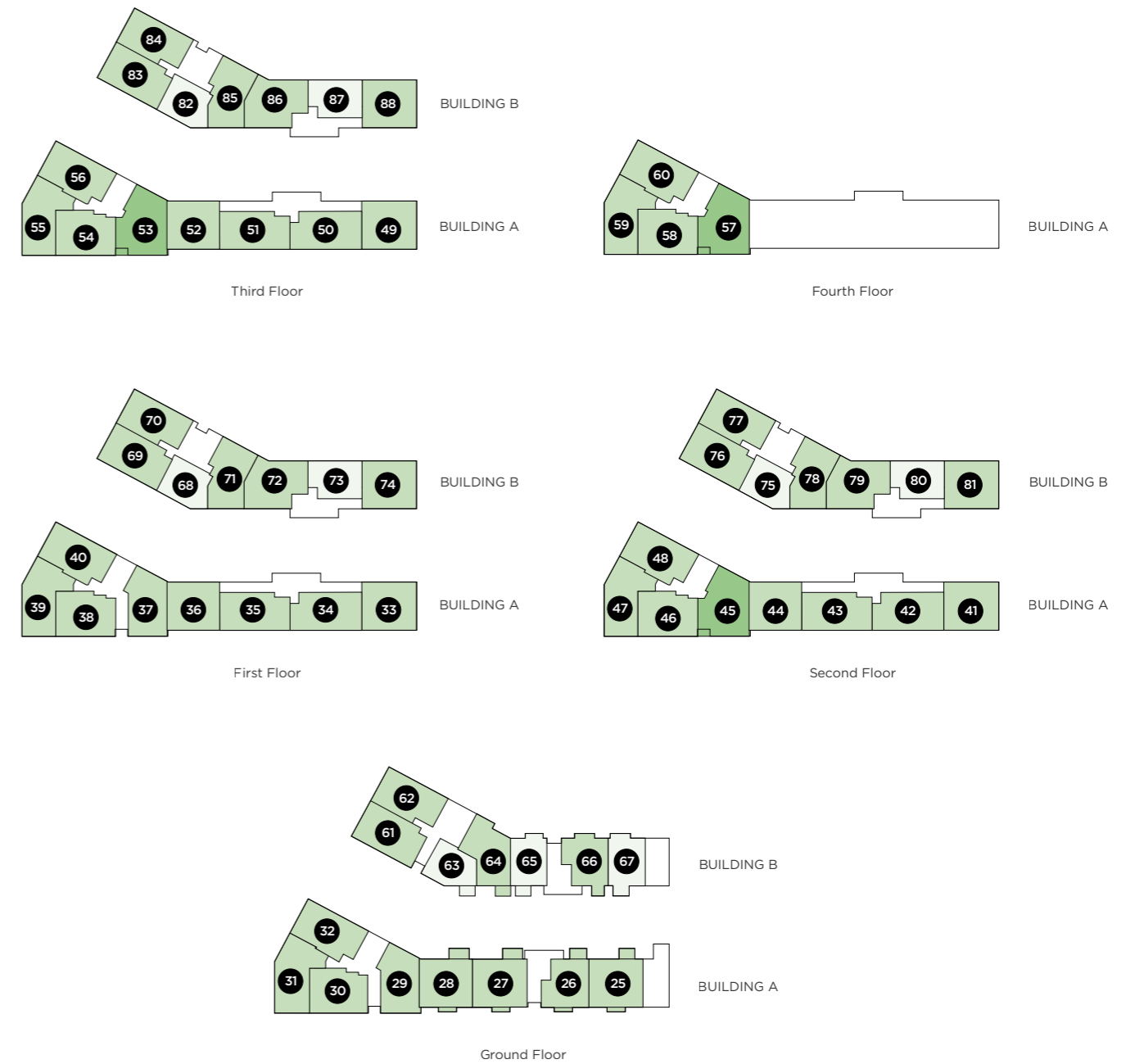


SECURE UNDERGROUND PARKING IS CLEVERLY INCORPORATED INTO ALL THE APARTMENT BUILDINGS, PROVIDING CONVENIENCE FOR RESIDENTS AND HELPING TO KEEP THE STREETS CLEARER FOR PEDESTRIANS.

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

Appleton Way

Gildenhowe

Huxley Row

Aston Terrace

Stickfast Place

Rudduck Way

Milne Avenue

Gildenhowe

Florey Terrace

Florey Terrace

VETERAN OAK

Rudduck Way

Walton Way

Walton Way

SALES SUITE

Turing Way

Eddington Avenue

Eddington Avenue



Building A

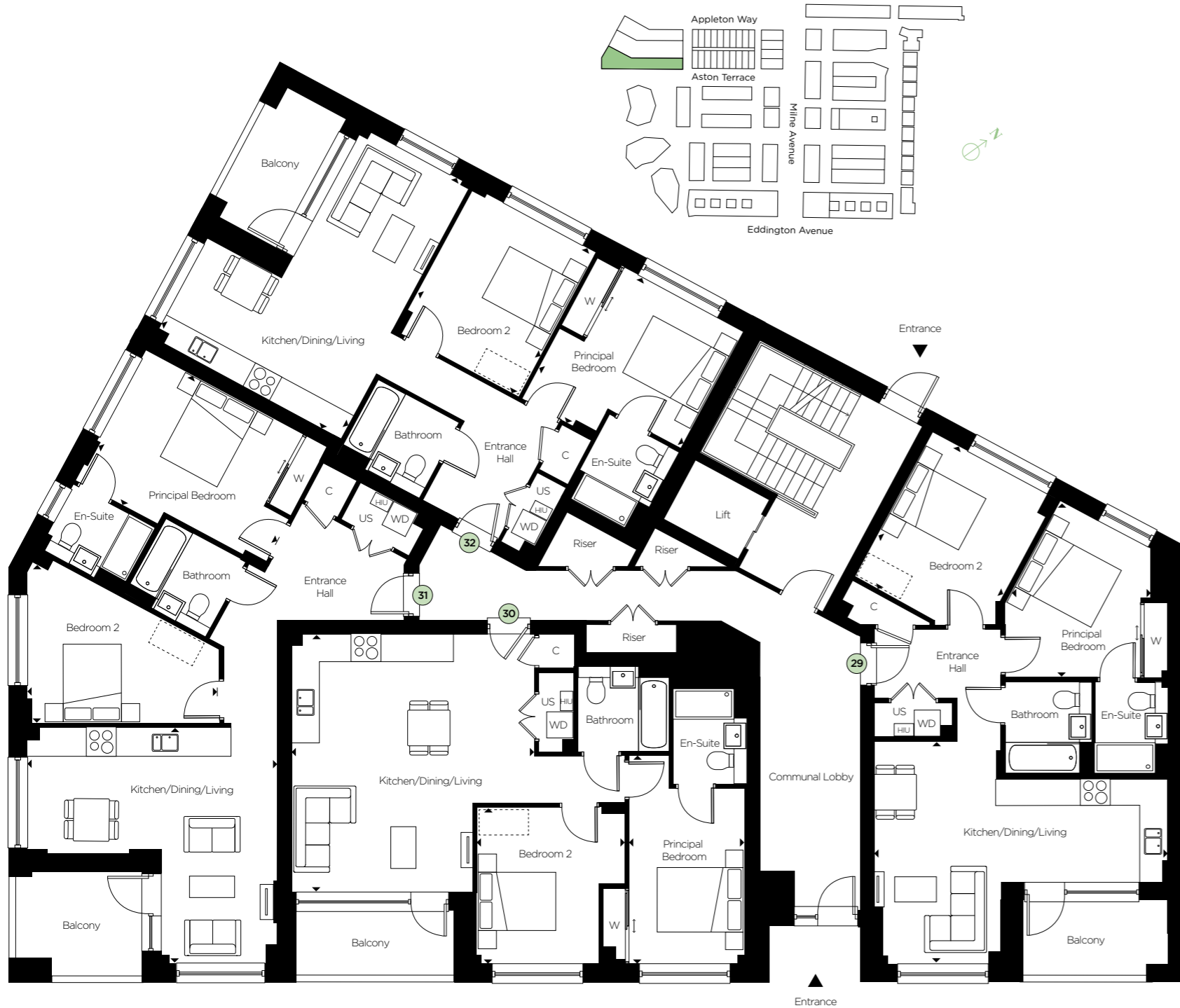
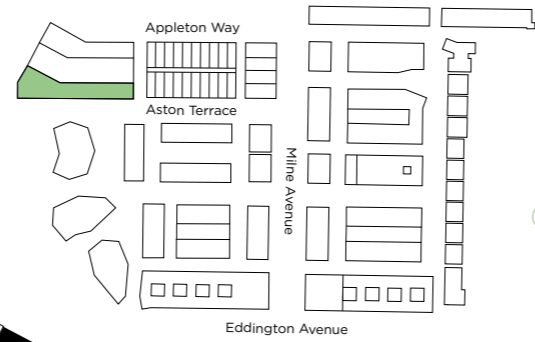
2 & 3 BEDROOM APARTMENTS





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

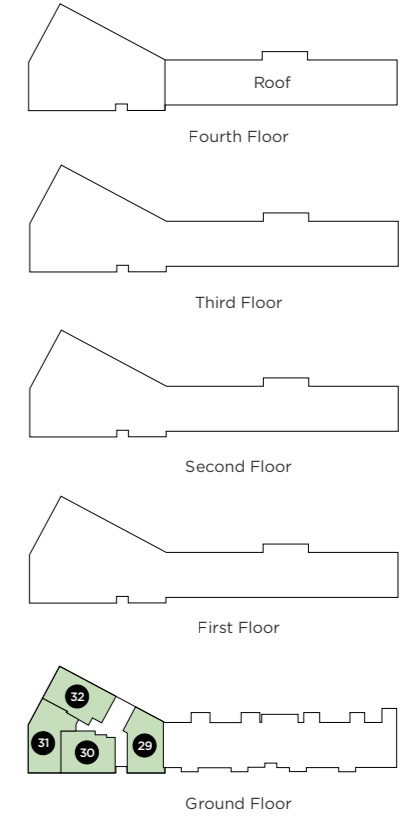
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.90m x 5.50m | 19'4" x 18'0" |
| Principal Bedroom | 4.75m x 3.45m | 15'7" x 11'3" |
| Bedroom 2 | 4.50m x 3.70m | 14'9" x 12'1" |

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

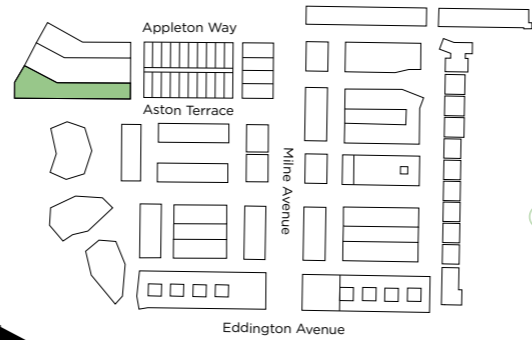


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Building A

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

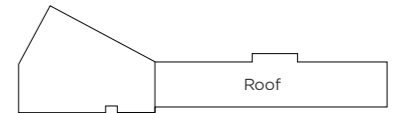
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.90m x 5.50m | 19'4" x 18'0" |
| Principal Bedroom | 4.75m x 3.45m | 15'7" x 11'3" |
| Bedroom 2 | 4.50m x 3.70m | 14'9" x 12'1" |

40 - 2 bedroom apartment

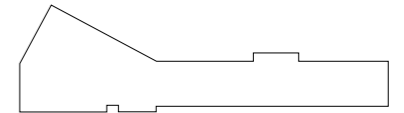
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 5.00m x 6.70m | 16'4" x 21'11" |
| Principal Bedroom | 3.85m x 3.85m | 12'7" x 12'7" |
| Bedroom 2 | 3.25m x 3.85m | 10'7" x 12'7" |

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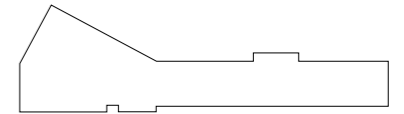
2 bedroom 3 bedroom



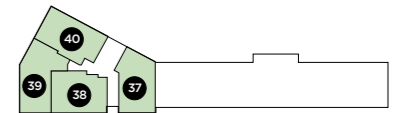
Fourth Floor



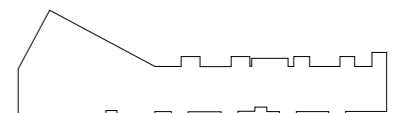
Third Floor



Second Floor



First Floor



Ground Floor

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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

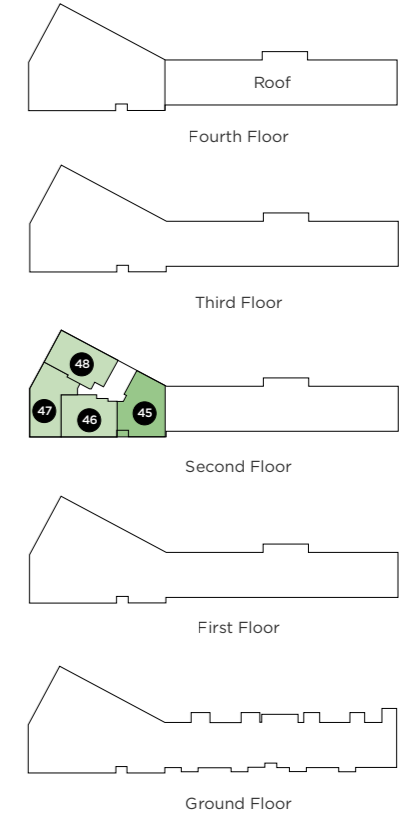
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.90m x 5.50m | 19'4" x 18'0" |
| Principal Bedroom | 4.75m x 3.45m | 15'7" x 11'3" |
| Bedroom 2 | 4.50m x 3.70m | 14'9" x 12'1" |

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" |

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2 bedroom 3 bedroom



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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

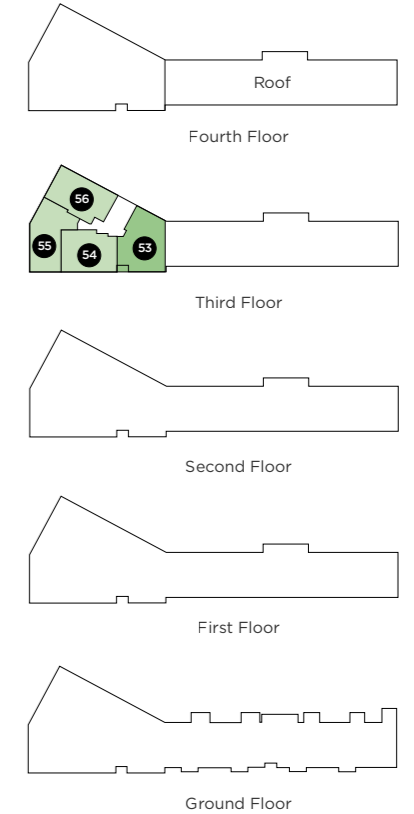
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.90m x 5.50m | 19'4" x 18'0" |
| Principal Bedroom | 4.75m x 3.45m | 15'7" x 11'3" |
| Bedroom 2 | 4.50m x 3.70m | 14'9" x 12'1" |

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 [dashed box] = Indicative wardrobe position
 US = Utility Store [WD] = Washer/Dryer [HIU] = Heat Interface Unit

2 bedroom 3 bedroom



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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

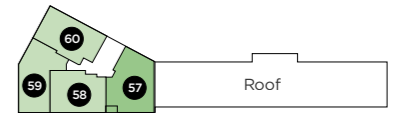
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.90m x 5.50m | 19'4" x 18'0" |
| Principal Bedroom | 4.75m x 3.45m | 15'7" x 11'3" |
| Bedroom 2 | 4.50m x 3.70m | 14'9" x 12'1" |

60 - 2 bedroom apartment

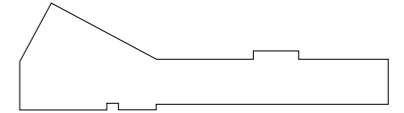
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 5.00m x 6.70m | 16'4" x 21'11" |
| Principal Bedroom | 3.85m x 3.85m | 12'7" x 12'7" |
| Bedroom 2 | 3.25m x 3.85m | 10'7" x 12'7" |

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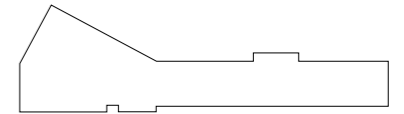
2 bedroom 3 bedroom



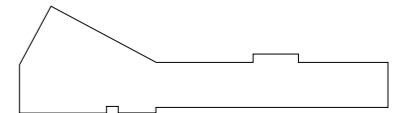
Fourth Floor



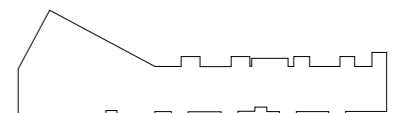
Third Floor



Second Floor



First Floor



Ground Floor

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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

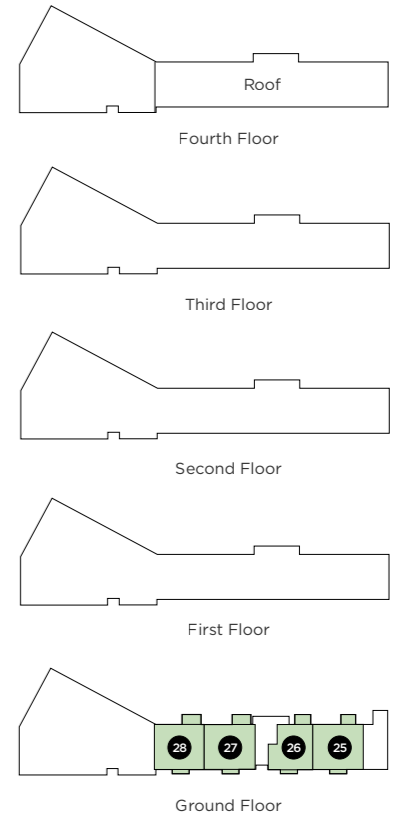
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.35m x 8.20m | 14'3" x 26'10" |
| Principal Bedroom | 3.65m x 3.05m | 11'11" x 10'0" |
| Bedroom 2 | 3.45m x 3.25m | 11'3" x 10'7" |

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" |

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2 bedroom 3 bedroom



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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

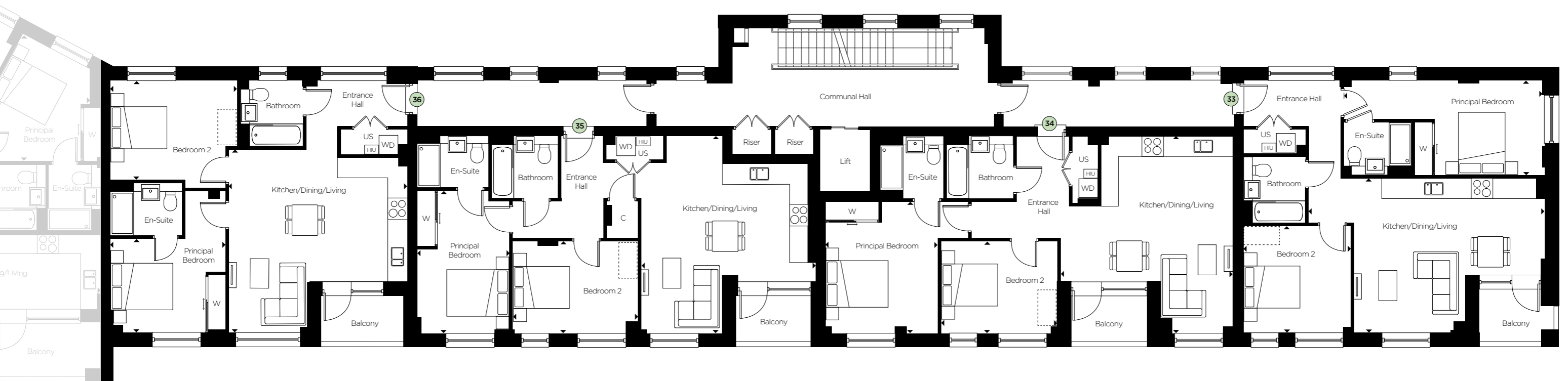
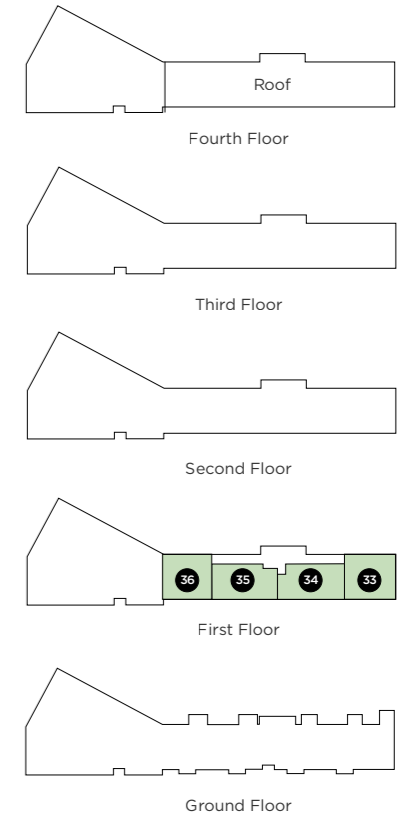
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 5.70m x 5.55m | 18'8" x 18'2" |
| Principal Bedroom | 3.00m x 4.65m | 9'10" x 15'3" |
| Bedroom 2 | 4.05m x 3.00m | 13'3" x 9'10" |

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



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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

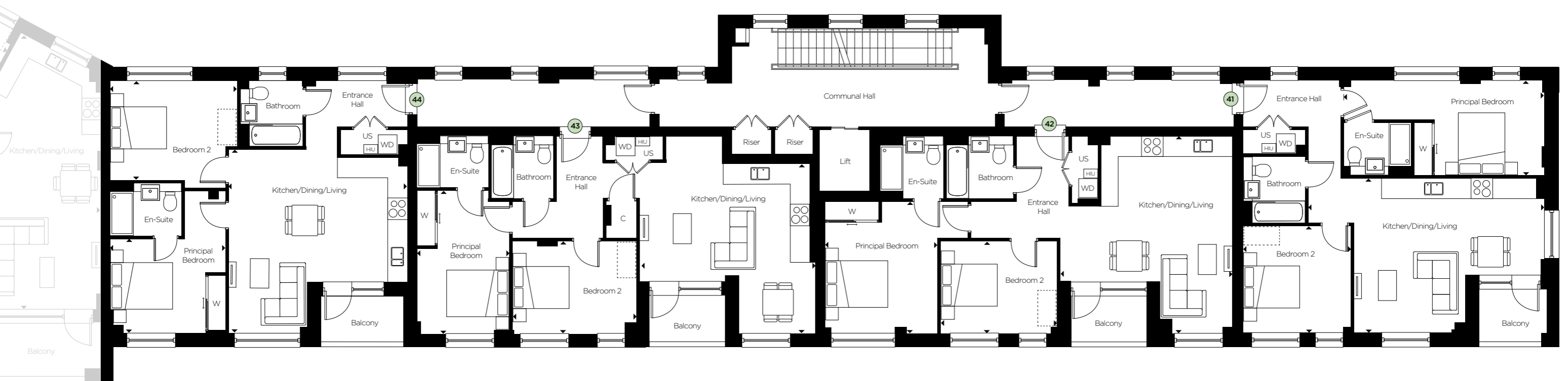
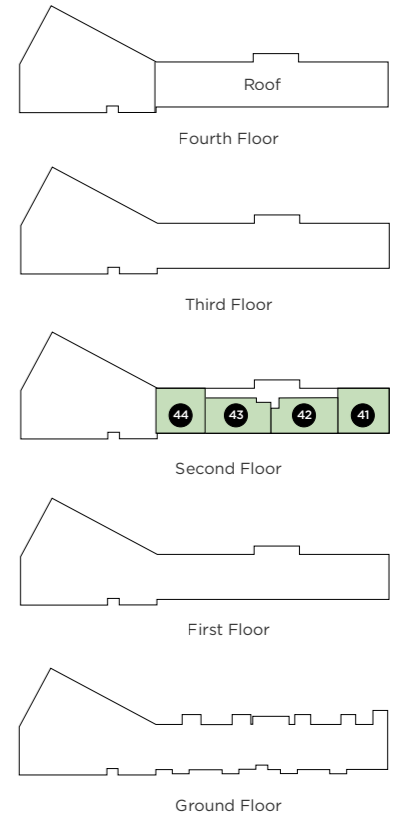
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 5.75m x 5.50m | 18'10" x 18'0" |
| Principal Bedroom | 3.00m x 4.65m | 9'10" x 15'3" |
| Bedroom 2 | 4.00m x 3.00m | 13'1" x 9'10" |

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



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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

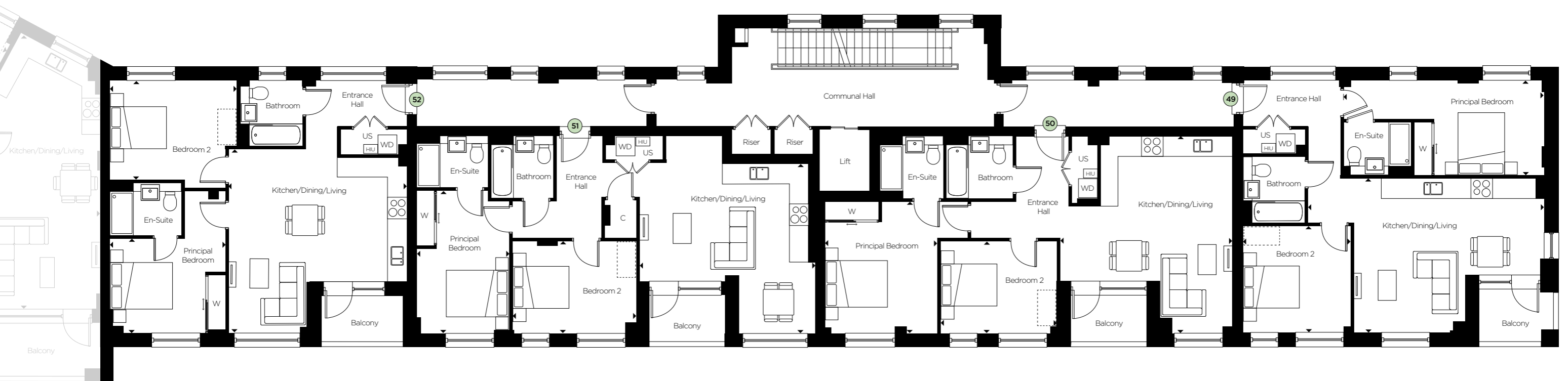
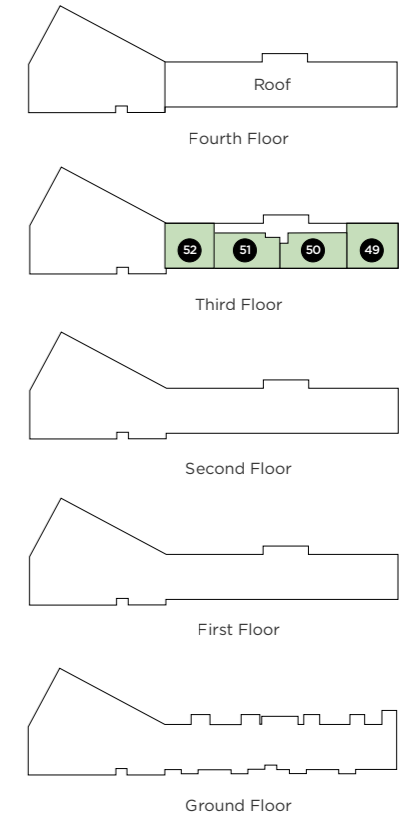
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 5.75m x 5.50m | 18'10" x 18'0" |
| Principal Bedroom | 3.00m x 4.65m | 9'10" x 15'3" |
| Bedroom 2 | 4.00m x 3.00m | 13'1" x 9'10" |

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" |

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2 bedroom 3 bedroom



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Building B

1 & 2 BEDROOM APARTMENTS





Building B

GROUND FLOOR - WEST

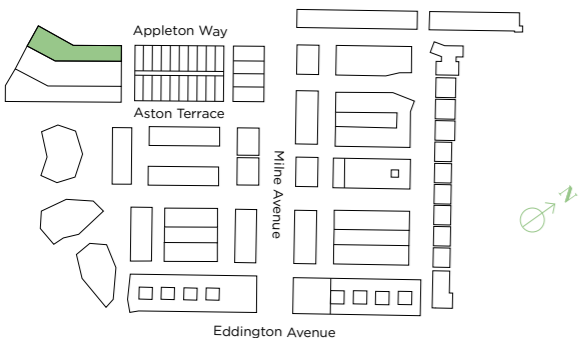
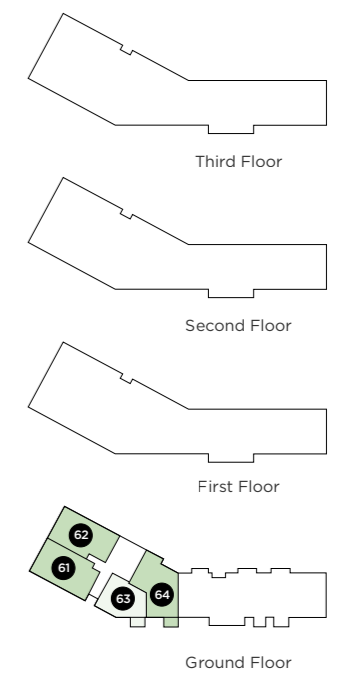


| 61 - 2 bedroom apartment | | |
|--------------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.80m x 6.70m | 15'8" x 21'11" |
| Principal Bedroom | 3.50m x 3.50m | 11'5" x 11'5" |
| Bedroom 2 | 3.40m x 3.50m | 11'1" x 11'5" |

| 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" |



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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" |

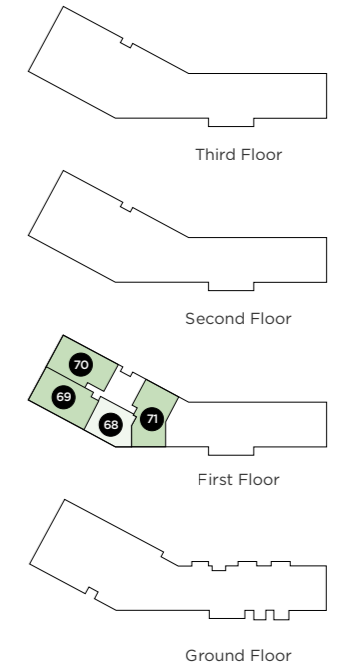
| 69 - 2 bedroom apartment | | |
|--------------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.80m x 6.70m | 15'8" x 21'11" |
| Principal Bedroom | 3.50m x 3.50m | 11'5" x 11'5" |
| Bedroom 2 | 3.40m x 3.50m | 11'1" x 11'5" |

| 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



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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" |

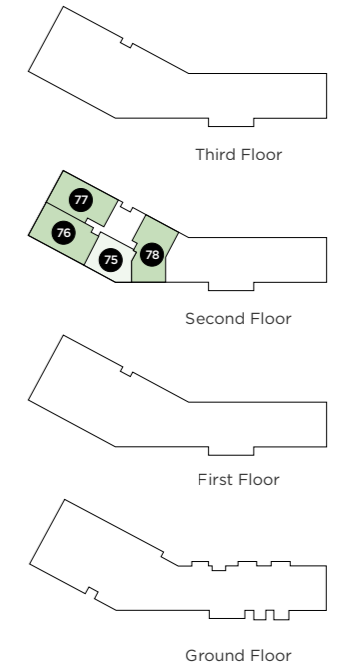
| 76 - 2 bedroom apartment | | |
|--------------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.80m x 6.70m | 15'8" x 21'11" |
| Principal Bedroom | 3.50m x 3.50m | 11'5" x 11'5" |
| Bedroom 2 | 3.40m x 3.50m | 11'1" x 11'5" |

| 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



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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" |

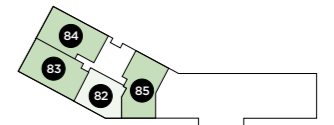
| 83 - 2 bedroom apartment | | |
|--------------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.80m x 6.70m | 15'8" x 21'11" |
| Principal Bedroom | 3.50m x 3.50m | 11'5" x 11'5" |
| Bedroom 2 | 3.40m x 3.50m | 11'1" x 11'5" |

| 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" |

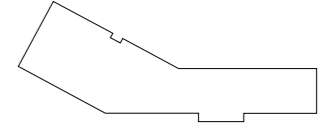
| 85 - 2 bedroom apartment | | |
|--------------------------|---------------|---------------|
| Kitchen/Dining/Living | 6.75m x 5.20m | 22'1" x 17'0" |
| Principal Bedroom | 3.60m x 3.70m | 11'9" x 12'1" |
| Bedroom 2 | 3.60m x 3.05m | 11'9" x 10'0" |

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

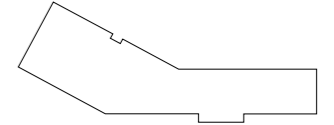
1 bedroom 2 bedroom



Third Floor



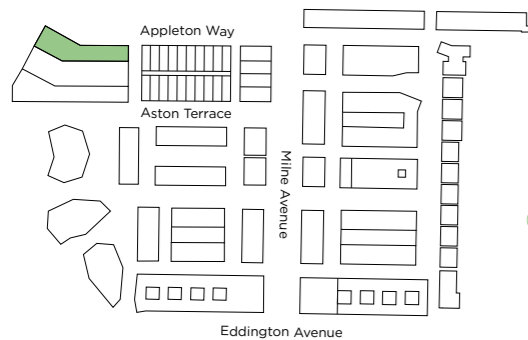
Second Floor



First Floor



Ground Floor



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Building B

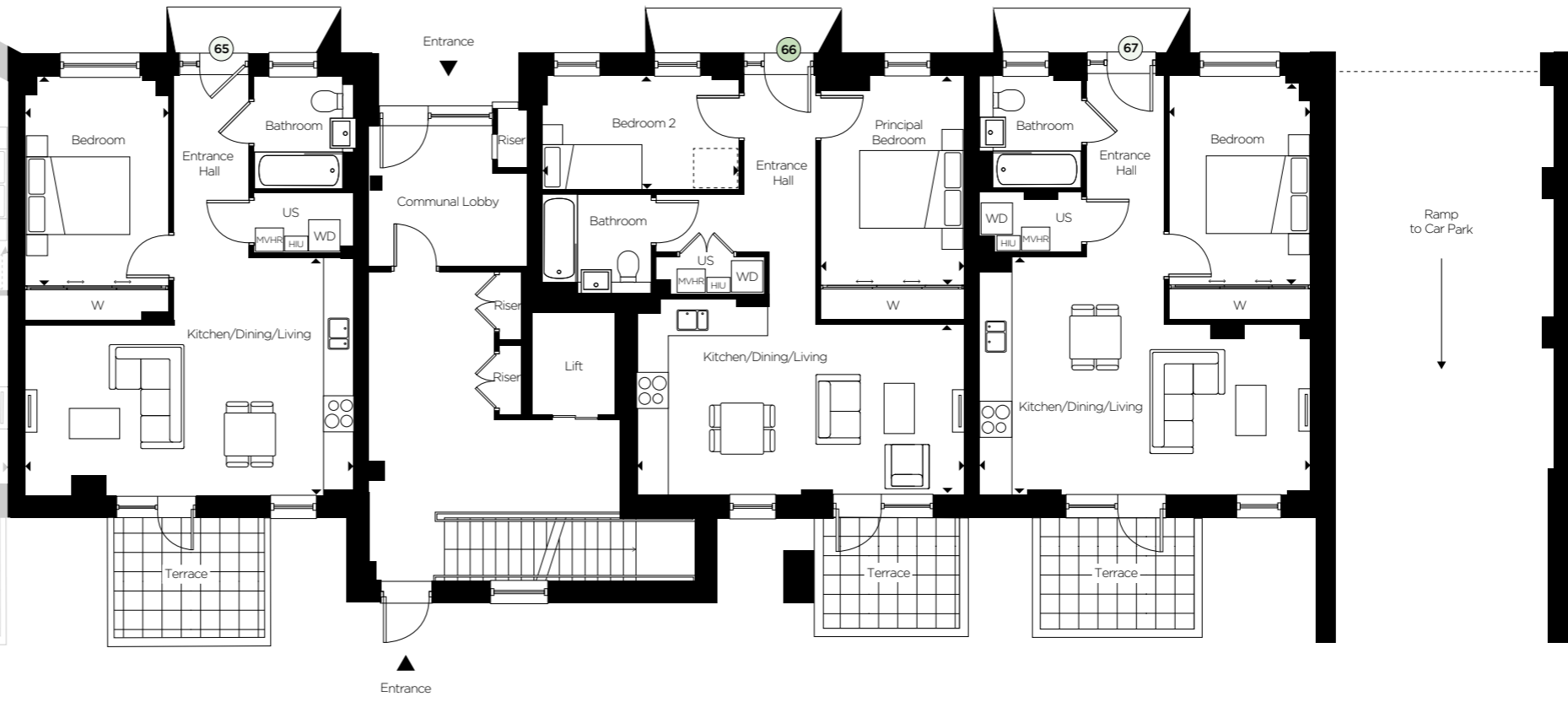
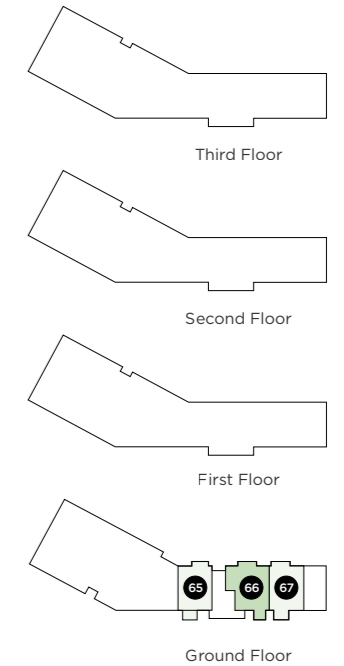
GROUND FLOOR - EAST



| 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

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Building B

FIRST FLOOR - EAST



72 - 2 bedroom apartment

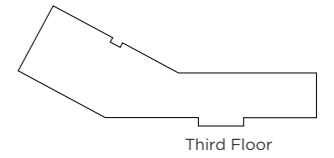
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 4.95m x 7.35m | 16'2" x 24'1" |
| Principal Bedroom | 3.05m x 3.85m | 10'0" x 12'7" |
| Bedroom 2 | 3.50m x 3.00m | 11'5" x 9'10" |

73 - 1 bedroom apartment

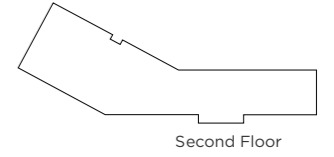
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 7.45m x 6.45m | 24'5" x 21'1" |
| Bedroom | 3.60m x 3.55m | 11'9" x 11'7" |

74 - 2 bedroom apartment

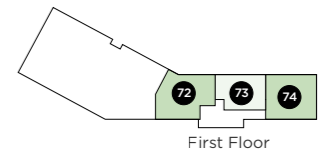
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 6.20m x 5.00m | 20'4" x 16'4" |
| Principal Bedroom | 6.55m x 3.10m | 21'5" x 10'2" |
| Bedroom 2 | 3.50m x 3.50m | 11'5" x 11'5" |



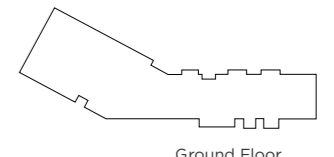
Third Floor



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

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Building B

SECOND FLOOR - EAST



79 - 2 bedroom apartment

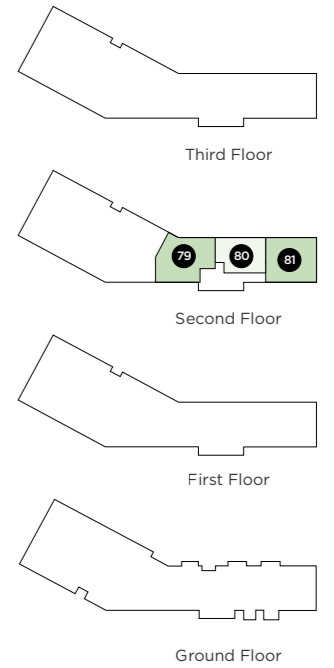
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.95m x 7.30m | 16'2" x 23'11" |
| Principal Bedroom | 3.05m x 5.55m | 10'0" x 18'2" |
| Bedroom 2 | 3.95m x 3.00m | 12'11" x 9'10" |

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

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Building B

THIRD FLOOR - EAST



86 - 2 bedroom apartment

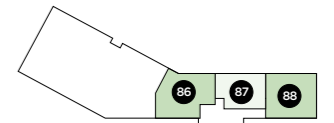
| | | |
|-----------------------|---------------|----------------|
| Kitchen/Dining/Living | 4.95m x 7.30m | 16'2" x 23'11" |
| Principal Bedroom | 3.05m x 5.55m | 10'0" x 18'2" |
| Bedroom 2 | 3.95m x 3.00m | 12'11" x 9'10" |

87 - 1 bedroom apartment

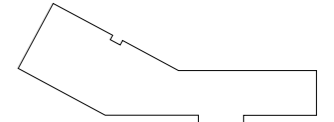
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 7.45m x 6.45m | 24'5" x 21'1" |
| Bedroom | 3.60m x 3.55m | 11'9" x 11'7" |

88 - 2 bedroom apartment

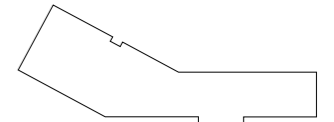
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Living | 6.20m x 5.00m | 20'4" x 16'4" |
| Principal Bedroom | 6.55m x 3.10m | 21'5" x 10'2" |
| Bedroom 2 | 3.50m x 3.50m | 11'5" x 11'5" |



Third Floor



Second Floor



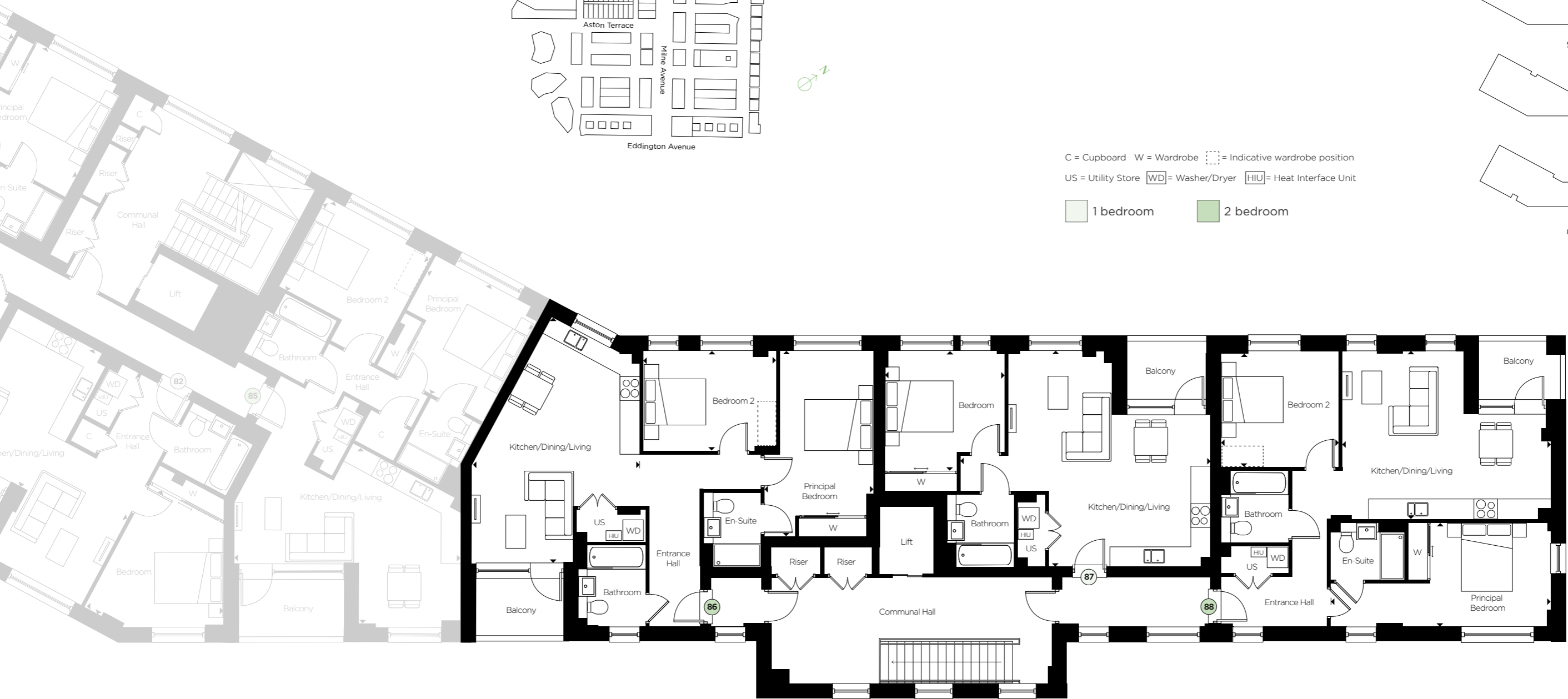
First Floor



Ground Floor

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

1 bedroom 2 bedroom



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About Hill

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

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

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

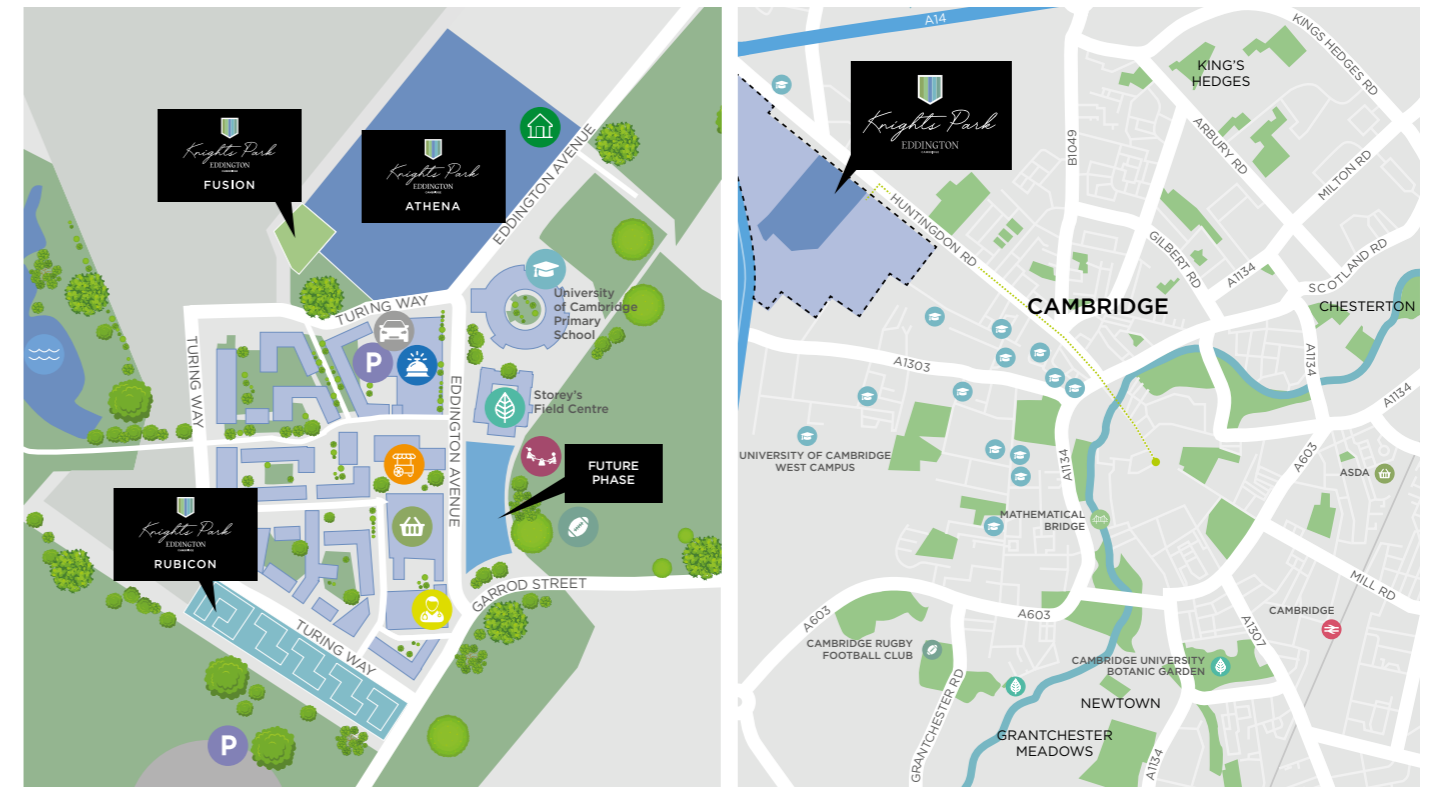
The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

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- Sports Field
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- Brook Leys
- Market Square
- Proposed Health Centre

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