

62466 VR

VICTORIA ROAD CAMBRIDGE



premier
guarantee



T: 01223 246262
169 Mill Road, Cambridge CB1 3AN



TERMS AND CONDITIONS

Important notice: Bush, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bush have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

VR



VICTORIA ROAD

CAMBRIDGE

Exclusive development comprising 10 Studio Apartments within a minutes walk of the centre of historic Cambridge





62466

VICTORIA ROAD

CAMBRIDGE

Exclusive development comprising 10 Studio Apartments
within a minutes walk of the centre of historic Cambridge

Only rarely does the possibility to buy a property in the heart of Cambridge arise, but Victoria Road is an exclusive development of 10 studio apartments, which offers a prime location in a city that is not only known for its heritage, culture and even its shopping, but also, proximity to London.

Cambridge has, for a number of years now, been a city where rental demand far outstrips supply and additionally, where house prices continue to rise above the national average considerably year upon year.

The apartments on Victoria Road have been finished to an extremely high standard and will appeal to you whether you are a property investor looking for a strong rental return and capital growth, or a buyer looking for a home that is only a stone's throw from the centre of one of the most exciting cities in Europe.



CAMBRIDGE IS
A PLACE WITH
AN ABUNDANCE
OF CHARM AND
CHARACTER



A CITY OF HISTORY AND HERITAGE

Cambridge is first and foremost a city of immense beauty: it is home not only to the University and its world-renowned colleges, but also to many ancient churches, wide open spaces, and independent shops and boutiques, all of which provide a stunning backdrop to the magnificent River Cam.

The University of Cambridge was founded in 1209 and it is consistently ranked as one of the top five places to study in the world; many of its various colleges are close to Victoria Road. Anglia Ruskin University, a place of study for roughly 19,000 students, also has a growing reputation as an excellent place to study and is just a ten-minute bike ride - or twenty-minute walk- away.

History and character make Cambridge extremely charming, but it is also at the forefront of technological advances. It marries unrivalled Scientific heritage – an apple tree grown from a cutting taken from the one under which Newton was sitting when struck by ‘the’ apple still grows outside Trinity College – with being the centre of Silicon

Fen, a high technology region and home to the Cambridge Biomedical Campus, one of the largest biomedical research areas in the world.

Cambridge offers a lifestyle that is therefore charming, contemporary and convenient.

Cambridge Railway Station is less than 3 miles away and offers easy access to London; trains run frequently to London’s Liverpool Street and Kings Cross. Additionally, Cambridge and Stansted Airports are also close at hand, with transport links to other parts of the U.K., Europe and further afield. Stansted can be reached easily via Junction 13 of the M11 – two miles away – as is the A14 which connects to the A1 / M1 and the Midlands / North. Victoria Road itself has a variety of cycle routes and is on numerous bus routes.

EVERYTHING YOU NEED... ON YOUR DOORSTEP

A property on Victoria Road means having Cambridge city centre on your doorstep. Just a 15-minute walk away, the development affords you access to a vibrant shopping experience, where independent businesses and boutiques stand shoulder to shoulder with established high street names.

Explore charming streets and passage ways set around the historic market square which has been a vital part of the city since Medieval times and is still home to a market seven days a week. Bringing itself right up to date, Cambridge now boasts two shopping centres: the Grand Arcade houses a flagship John Lewis store, The White Company, Hollister and Apple, amongst 60 other premium brands: The Grafton Centre - found across Christ's Pieces - is home to many more shops including Gap, Primark and Debenhams, as well as a Vue Cinema. If it's ethnically diverse food and wares you're after, head down Mill Road where you can find an eclectic mix of goods from all over the world.

Shopping is only one thing that Cambridge has to offer. Of course, if you feel like a slower pace of life, you can head to one of the many pubs or coffee shops and enjoy artisan food in the numerous eateries and cafes. Enjoy a pint in 'The Eagle' where Crick and Watson came up with their proposal

for DNA, or treat your self to dinner at Restaurant Twenty Two. Alternatively, make use of Cambridge's many open green spaces, including Jesus Green and Midsummer Common. The more adventurous might like to try punting on the River Cam, although chauffeur driven punts are available for those who prefer to admire the college backs.

Naturally, Cambridge boasts a vibrant nightlife, but you can also enjoy student theatrical productions or a performance at the Arts Theatre and both concerts or live comedy at the Corn Exchange and the Junction. If it's culture and history you're after, don't forget to visit one of the many museums, including the Fitzwilliam or the Scott Polar Museum. Nature lovers should head to the Botanical Gardens, where in the summer they can enjoy music in the open air surrounded by beautiful blooms. Alternatively, if you have a head for heights, head up to the roof terrace at the Varsity Hotel, where you can admire panoramic views of this beautiful city in all its splendour.



CAMBRIDGE CITY
CENTRE IS LOCATED
JUST A 15 MINUTE
WALK FROM THE
DEVELOPMENT





SPECIFICATION

- Thoughtfully designed interior space, creating leisure and sleeping zones
- Neutral decoration to walls, skirting and architraves
- Double-glazed, wood-framed, painted sash windows
- Durable flooring throughout with sound-dampening properties
- Underfloor heating
- Low voltage LED lighting in apartments
- Satin stainless steel door furniture
- BT phone, data network, digitally compatible TV/FM aerial points and Virgin cable (subject to subscription) has been pre-wired
- Each ground floor apartment has its own outside space
- All the apartments have mechanical ventilation.



Kitchens

- Individually designed handle free contemporary style kitchen with white gloss doors
- Kitchen LED strip lighting to underside of units
- Pop up socket sliding powerport including USB ports with brushed steel top
- Fully integrated fridge/freezer or fridge with ice box where applicable
- Full integrated washing machine/dryer
- Neff cooker and hood

Shower Rooms

- Walk in shower enclosure with glass panel
- Contemporary rectangular porcelain floor tile
- Mattone 'brick' style bevelled wall tile full height
- Heated towel rail
- Under floor heating

Interior Finishes

- Solid core flush door with hardwood veneered internal doors
- Waterproof engineered vinyl floor throughout
- Satin stainless steel lever door furniture throughout

Electrical Fitting / Plumbing

- A combination of mains voltage and low energy downlighting throughout
- Satin nickel sockets and light switches throughout

Heating / Hot Water

- Thermostatically controlled under floor heating. Also controllable through smart phone App.

Security & Peace Of Mind

- Access to apartments via electronic audio door entry system (top floor aptments only)
- Mains supply smoke/heat detectors (with battery back-up) to apartments
- 10 year warranty cover under Premier Guarantee scheme
- PV panels to be fitted to the roof line of the building

Home Entertainment

- Digitally compatible TV/ FM aerial points wired to reception rooms and all bedrooms
- Fibre Optic Cable TV and Broadband capability to living space (subject to purchaser subscription)
- BT sockets throughout the apartment



INTELLIGENT BY DESIGN

Every finish, fixture and fitting has been considered from two perspectives; will it help create a comfortable, stylish living space; and will it be durable in the years ahead.

This ethos has informed every design decision and the smallest detail.

It means that every wall between apartments is a double block cavity wall and every floor for better sound and thermal insulation.

It means the bathroom is fully tiled for protection and comfort.

It means the worktop in the kitchen is composite stone for durability.

It means the flooring is engineered wood with a long life guarantee.

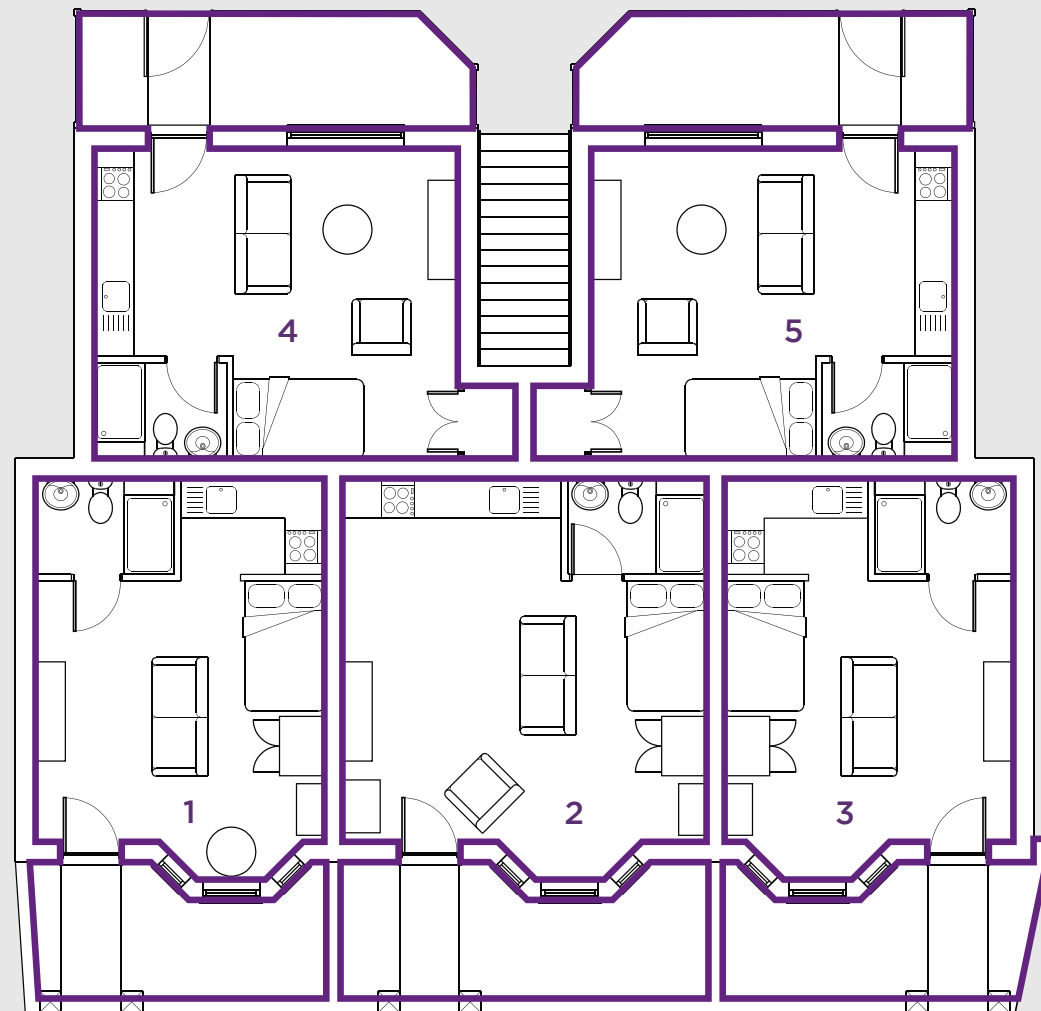
It means that low voltage, LED lighting has been installed in each apartment.



**EVERY FINISH, FIXTURE
AND FITTING HAS BEEN
CONSIDERED TO CREATE
A COMFORTABLE,
STYLISH LIVING SPACE**



GROUND FLOOR



SCALE 1:100

APARTMENT 1
266 SQ.FT.

APARTMENT 2
334 SQ.FT.

APARTMENT 3
266 SQ.FT.

APARTMENT 4
291 SQ.FT.

APARTMENT 5
291SQ.FT.

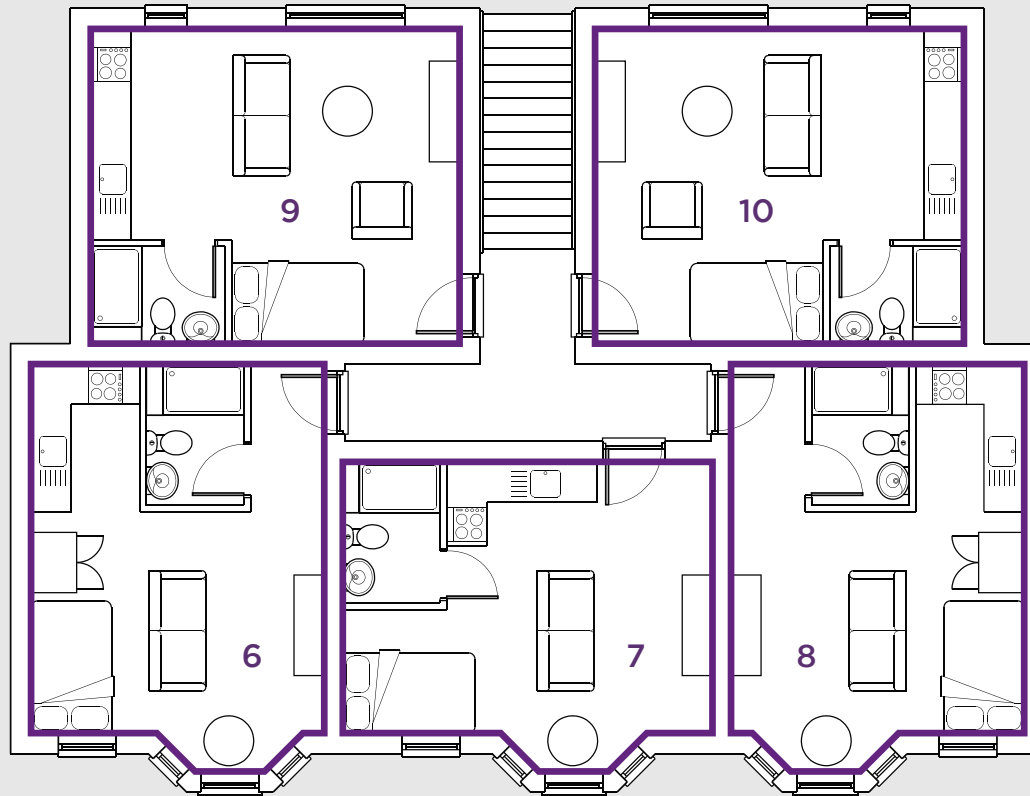
Overall areas, specifications and layouts may vary and are indicative only. Please check with your Sales Consultant at time of purchase.

GROUND FLOOR



SCALE 1:500

FIRST FLOOR



SCALE 1:100

APARTMENT 6
266 SQ.FT.

APARTMENT 7
249 SQ.FT.

APARTMENT 8
266 SQ.FT.

APARTMENT 9
281 SQ.FT.

APARTMENT 10
281 SQ.FT.

Overall areas, specifications and layouts may vary and are indicative only. Please check with your Sales Consultant at time of purchase.

FIRST FLOOR



SCALE 1:500