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Eastfield Phase 3, Cambridge, CB4 1SA

An exciting opportunity to purchase one of just 6 brand new 2 and 3 bedroom properties in Chesterton on a shared ownership basis. This small scheme is conveniently placed for easy access to Cambridge city centre and Cambridge North station.

- Brand New 2 and 3 Bedroom Properties
- Shares Available from 25%
- Options to Staircase to 100%
- Open Plan Kitchen/Dining Room
- Parking for up to 2 Vehicles
- Within Walking Distance to Cambridge City Centre

Shared Ownership Prices From **£113,750** for a 25% share

EASTFIELD

Eastfield phase 3 is a development of just 12 properties, 4 of which are available to purchase outright together with 6 homes available to purchase under the Government's shared ownership scheme and two homes available to socially rent. The homes have been constructed and finished to an excellent standard and provide spacious and contemporary living. The homes also benefit from landscaped rear gardens and allocated parking for up to 2 vehicles.

The properties have been thoughtfully finished and the specification includes:

- Fully fitted kitchens with appliances including
 - Zanussi double oven and hob
 - Extractor hood
 - Freestanding Zanussi fridge/freezer
 - Zanussi dishwasher
 - Hotpoint washing machine
- Contemporary dove grey or cream eye and base level units
- Dark Ash worktops and upstands
- Vinyl flooring to kitchen/dining room
- Carpets to sitting room, stairs, landing and all bedrooms
- White suite to bathrooms with shower over bath
- Vinyl flooring to bathrooms
- Tiled splashback area behind basin and full height tiling behind bath
- Enclosed rear gardens mostly laid to lawn with patio areas
- Garden shed
- 3 Bedroom houses have parking for 2 vehicles
- 2 Bedroom houses have parking for 1 vehicle



The Location - Chesterton

Chesterton is a popular up and coming suburb located northeast of Cambridge city offering a range of amenities with easy access into the city centre. Excellent schools make the area popular with families whilst modern riverside flats and easy access to Cambridge North station make it a popular location for young professionals and commuters. Chesterton includes a vibrant and thriving mix of small independent businesses and various pubs, cafes and restaurants. Due to its location, residents have the ability to walk or cycle into Cambridge city and also enjoy easy access to the city centre via a number of regular bus and cycle routes.

The new Cambridge North station is within walking distance of Eastfield and the station offers a direct service to London Kings Cross and London Liverpool Street.

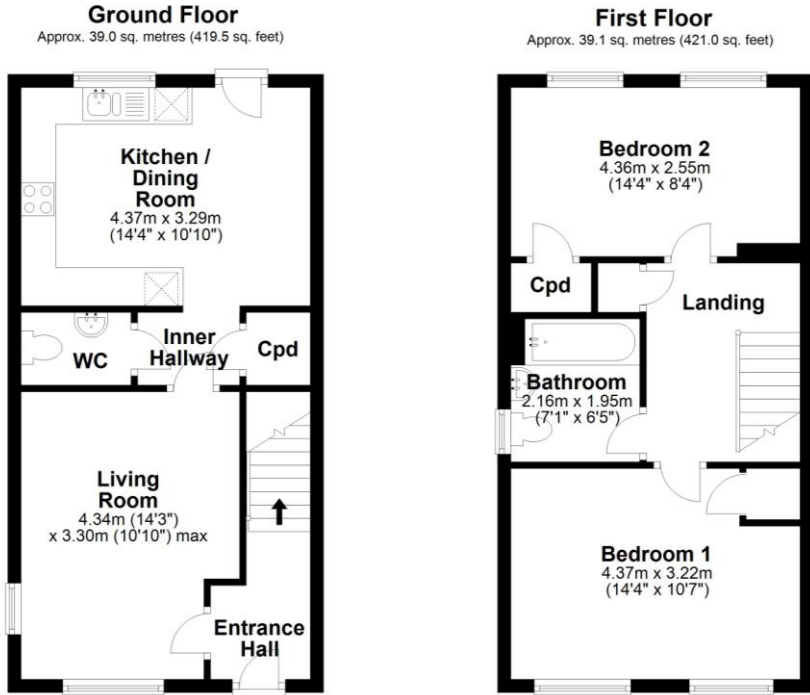


N.B: Images are of a previous phase in the development and are to be used for illustrative purposes only. The developer retains the right to change the specification without prior notice.



Floor Plans

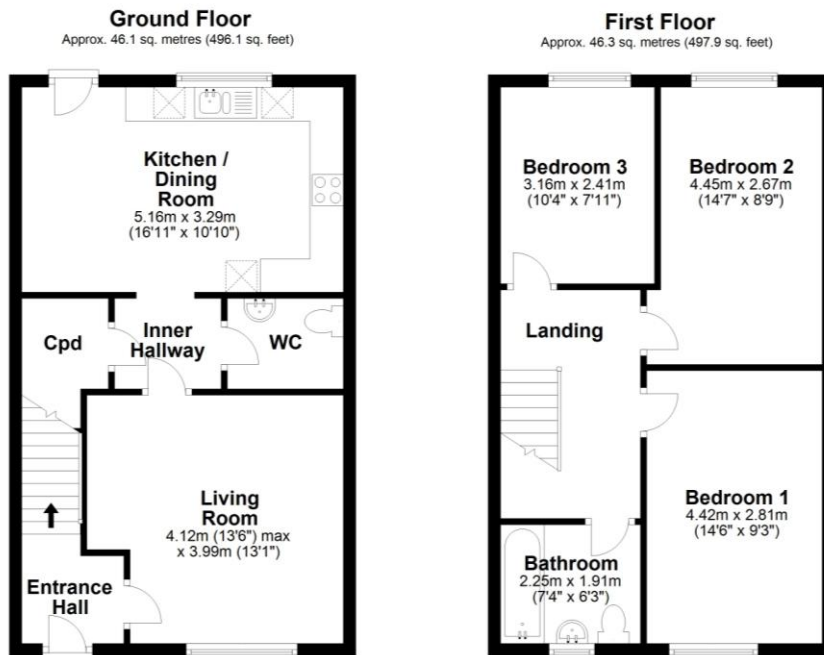
2 Bedroom House Plans



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

3 Bedroom House Plans



Total area: approx. 92.3 sq. metres (994.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Tenure: Leasehold basis of 125 years

N.B- not to scale