



TIMBER — WORKS

CROMWELL ROAD - ROMSEY CB1



A COLLECTION OF BEAUTIFULLY CRAFTED APARTMENTS SET AROUND A LANDSCAPED CENTRAL PARK.

Timber Works is a collection of contemporary homes located close to the vibrant community of Mill Road, alive with independent shops, cafes and restaurants, and a short bike ride from Cambridge city centre and major rail networks.

Set around a landscaped central park Timber Works is designed to provide a unique space for you and your family to thrive in. The new community room, children's nursery and communal outdoor spaces give residents a wide variety of places to meet and enjoy time with friends and neighbours.

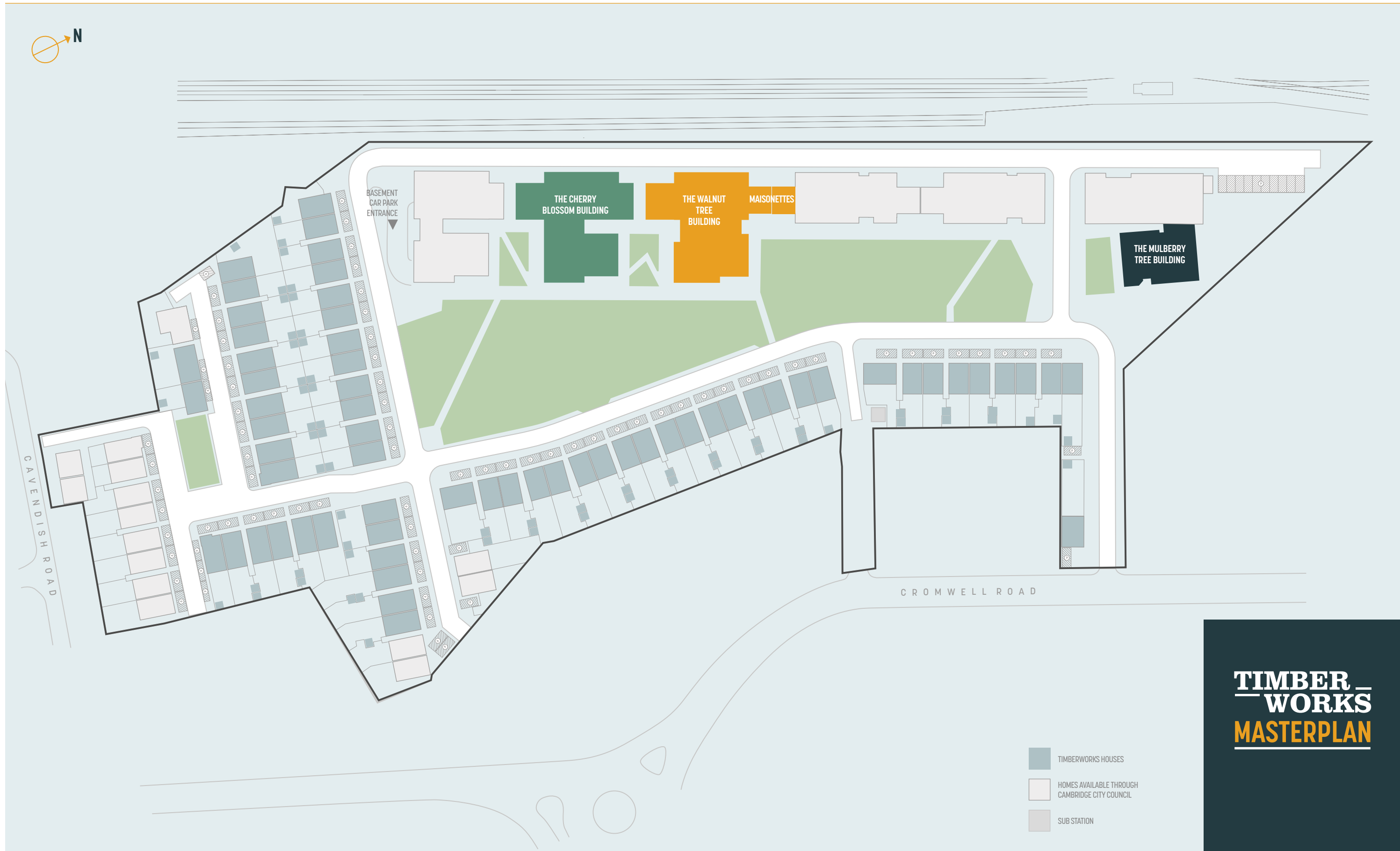
Bold architectural features and the use of striking materials give the apartments at Timber Works a light, modern and spacious feel. Attention to details such as sleek appliances and elegant fixtures and fittings complement the clean lines of the interior, producing contemporary energy efficient homes.

Above all Timber Works is designed to be a great place to put down roots in a modern home with room to grow.





Computer generated image

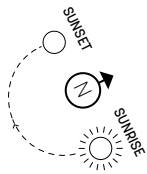
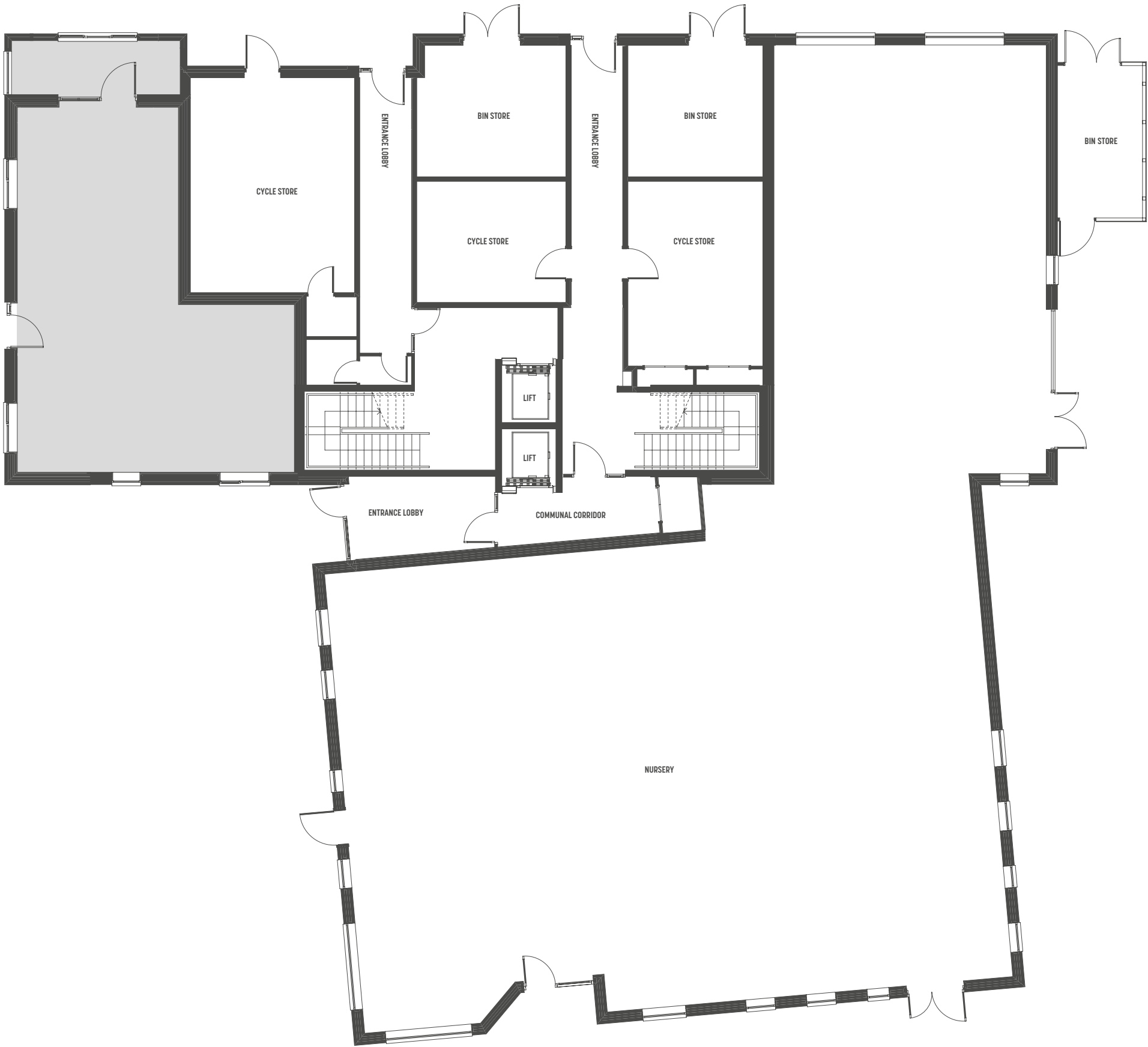


TIMBERWORKS MASTERPLAN

THE MULBERRY TREE BUILDING



Computer generated image



Homes available through
Cambridge City Council

THE MULBERRY TREE BUILDING

FIRST FLOOR PLOTS 2, 3, 4 & 5

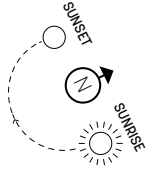


PLOT 2 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.05 X 4.00	26'4 X 13'1
BEDROOM 1	3.85 X 3.10	12'6 X 10'1

PLOT 3 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	5.25 X 5.05	17'2 X 16'5
BEDROOM 1	3.90 X 3.45	12'7 X 11'3
BEDROOM 2	4.15 X 2.85	13'6 X 9'3

PLOT 4 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.10 X 3.45	23'2 X 11'3
BEDROOM 1	3.50 X 5.15	11'4 X 16'8
BEDROOM 2	3.35 X 3.75	10'9 X 12'3

PLOT 5 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.70 X 4.05	28'5 X 13'2
BEDROOM 1	5.10 X 2.80	16'7 X 9'1
BEDROOM 2	4.40 X 2.75	14'4 X 9'0



W = WARDROBE W/D = WASHER DRYER ST = STORAGE ► = MEASURING POINTS

1 BED 2 BED Homes available through Cambridge City Council

THE MULBERRY TREE BUILDING

SECOND FLOOR PLOTS 11, 12, 13 & 14

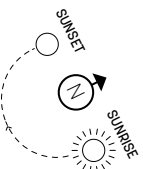


PLOT 11 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.05 X 4.00	26'4 X 13'1
BEDROOM 1	3.85 X 3.10	12'6 X 10'1

PLOT 12 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	5.25 X 5.05	17'2 X 16'5
BEDROOM 1	3.90 X 3.45	12'7 X 11'3
BEDROOM 2	4.15 X 2.85	13'6 X 9'3

PLOT 13 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.10 X 3.45	23'2 X 11'3
BEDROOM 1	3.50 X 5.15	11'4 X 16'8
BEDROOM 2	3.35 X 3.75	10'9 X 12'3

PLOT 14 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.70 X 4.05	28'5 X 13'2
BEDROOM 1	5.10 X 2.80	16'7 X 9'1
BEDROOM 2	4.40 X 2.75	14'4 X 9'0



W = WARDROBE W/D = WASHER DRYER ST = STORAGE ► = MEASURING POINTS

1 BED 2 BED Homes available through Cambridge City Council



PLOT 20 - 1 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.05 X 4.00	26'4 X 13'1
BEDROOM 1	3.85 X 3.10	12'6 X 10'1

PLOT 21 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	5.25 X 5.05	17'2 X 16'5
BEDROOM 1	3.90 X 3.45	12'7 X 11'3
BEDROOM 2	4.15 X 2.85	13'6 X 9'3

PLOT 22 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	7.10 X 3.45	23'2 X 11'3
BEDROOM 1	3.50 X 5.15	11'4 X 16'8
BEDROOM 2	3.35 X 3.75	10'9 X 12'3

PLOT 23 - 2 BEDROOM	M	FT
KITCHEN/DINING/LIVING ROOM	8.70 X 4.05	28'5 X 13'2
BEDROOM 1	5.10 X 2.80	16'7 X 9'1
BEDROOM 2	4.40 X 2.75	14'4 X 9'0



W = WARDROBE W/D = WASHER DRYER ST = STORAGE ► = MEASURING POINTS

1 BED 2 BED Homes available through Cambridge City Council

INTERIOR SPECIFICATION



Interior images are from previous Hill developments and show similar products and colours to those at Timber Works

KITCHEN

- Gloss kitchen units with soft close doors and drawers
- Caesarstone worktop
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in utility store)

Kitchen designs and layouts vary; please speak to our Sales Teams for further information

MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Contemporary grey feature mirror with LED lighting and matching vanity tops (mirror to bathroom if no en-suite)
- Large format ceramic wall tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Contemporary grey vanity tops with matching bath panel where applicable
- Large format ceramic wall tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion



FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/dining/ living room, bathroom and en-suite
- Carpet to bedrooms

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- Downlights to kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- 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

- Paving to terraces, porcelain tiles to balconies and winter gardens

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

PARKING

- Parking space available in basement car park to selected apartments
- Electric car charging points available in basement car park

GENERAL

- 10 year NHBC warranty
- 250 year lease

The communal areas of the apartment buildings, the basement car park and any non-adopted roads and green open spaces at Timber Works will be maintained by a Management Company of which every home owner will become member once they purchase a property at Timber Works.

A managing agent has been appointed to take on the maintenance responsibilities for these areas and a service charge will be payable by each home owner for the services provided.



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.



Computer generated image



Computer generated image

Timber Works is being delivered by the Cambridge Investment Partnership LLP (CIP), an equal partnership between Cambridge City Council and housebuilder Hill. CIP will support Cambridge City Council in the delivery of 500 new affordable homes across Cambridge by developing council-owned land and other sites, bringing much needed homes to the city. Built by Hill, the new homes are designed and constructed to the high standards Hill is known and recognised for.

As a 5 Star Home Builder, Hill receives many industry leading housing awards for design, quality and customer satisfaction, including the prestigious WhatHouse? Housebuilder of the Year.

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 & 2021.



Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards in 2020. Hill, with joint-venture partners Peabody, also

received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

  Follow us on Facebook and Instagram @CreatedbyHill

TIMBERWORKS-CAMBRIDGE.CO.UK



This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of Timber Works are computer generated and the landscaping may have been enhanced. Design and production DS.Emotion. Details correct at time of going to print.



