

*Knights Park*  
EDDINGTON  
CAMBRIDGE

**GILDENHOWE APARTMENTS**

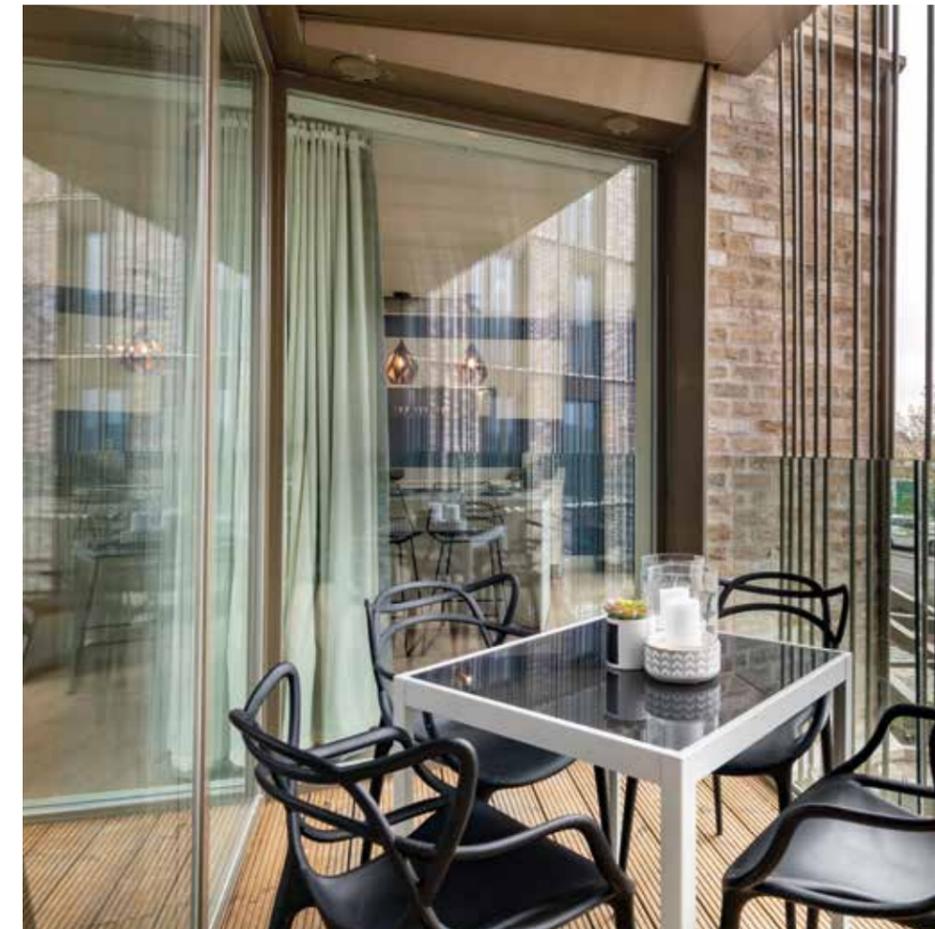
*A new way of life*



THOUGHTFUL DESIGN AND  
*contemporary elegance*



DISCOVER THE HEIGHT OF APARTMENT LIVING WITH A COLLECTION OF JUST 8 EXCLUSIVE 1, 2 AND 3 BEDROOM HOMES AT KNIGHTS PARK



These premium apartments are spread over three floors in their own building, located alongside the prestigious Villas collection.

All have their own private outdoor space, in the form of a terrace or balcony, while eco efficiency measures help to reduce their environmental impact. Open plan living spaces are flooded with natural light and offer the flexibility to enjoy your home as you want to.

Every detail has been carefully considered, with high quality finishes used throughout to create a welcoming and luxurious home.





STYLISH, STRIKING AND  
*contemporary design*





SUPERB QUALITY  
*in every detail*



Photography of The Walton Building is indicative only.

#### KITCHEN

- Matt finish kitchen units with soft close doors and drawers
- Quartz worktops with matching upstands
- Bosch induction hob with glass splashback
- Bosch integrated single oven
- Bosch integrated microwave
- Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer
- Integrated cooker hood
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Zanussi washer/dryer (freestanding in hallway cupboard)

#### MASTER EN-SUITE

- White Duravit sanitary ware
- Hansgrohe taps and showers
- Mirrored cabinet with LED lighting and matching vanity tops (to bathroom where no en-suite)
- Low profile shower tray with glass shower screen
- Large format wall and floor tiles
- Heated chrome towel rail

#### BATHROOM

- White Duravit sanitary ware
- Hansgrohe taps and showers
- Bath with shower over and glass screen
- Wood effect vanity tops with matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rail

#### DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- High efficiency triple glazed aluminium timber composite windows, finished white inside
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in sliding door wardrobe with LED lighting where shown on plans
- Square cut skirting and architrave painted white
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

#### FLOOR FINISHES

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



### HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- District heating, metered to each property

### ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to selected locations including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port

- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB\*
- Pre-wired for customer's own Sky Q connection

- Video entry system 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

### COMMUNAL AREAS

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

### PARKING

- Private parking space
- Electric car charging points

### WARRANTY

- 10 year NHBC warranty

Kitchen designs and layouts vary; please speak to our Sales Executives for further information. \*Broadband speed information provided by BT / Virgin.

Facilities shared between the homes at Knights Park and the wider Eddington neighbourhood, such as cycling and foot paths, landscaping, street lighting, waste and recycling facilities, swales and attenuation ponds, any non-adopted private roads, plus the energy centre and any treatment plants, will all be looked after and maintained by a management team. A service charge will be payable by every homeowner for these services.

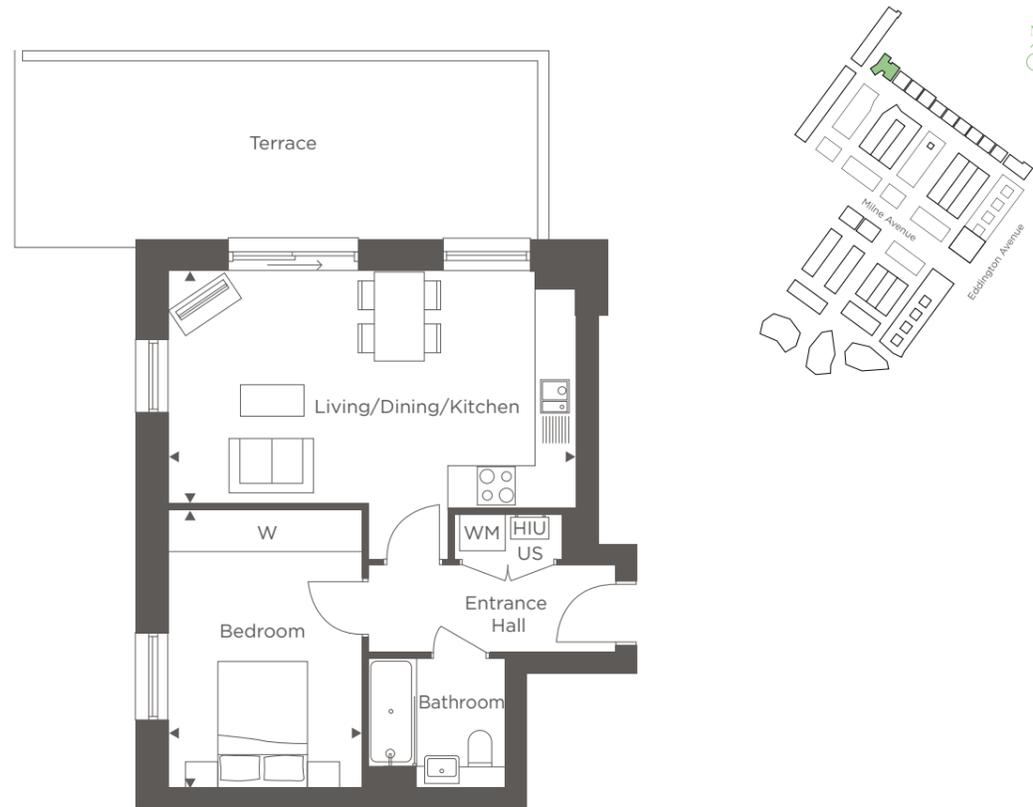
The apartment buildings at Knights Park and any shared area within the apartment buildings will be maintained by a management company of which every apartment owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each apartment 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.

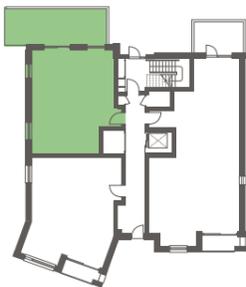


## APARTMENT 211

1 BEDROOM - GROUND FLOOR



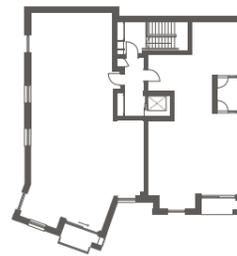
Living/Dining/Kitchen	3.65m x 6.45m	12'0" x 21'2"
Bedroom	3.05m x 4.35m	10'0" x 14'3"



Ground Floor



First Floor



Second Floor

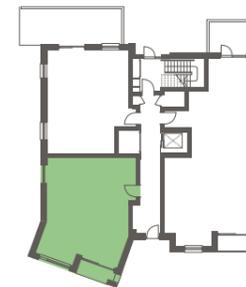


## APARTMENT 212

1 BEDROOM - GROUND FLOOR



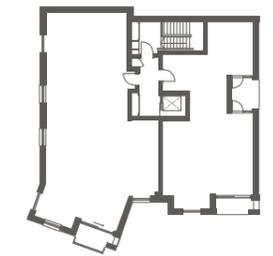
Living/Dining/Kitchen	4.75m x 6.45m	15'6" x 21'2"
Bedroom	3.05m x 4.20m	10'0" x 13'8"



Ground Floor



First Floor



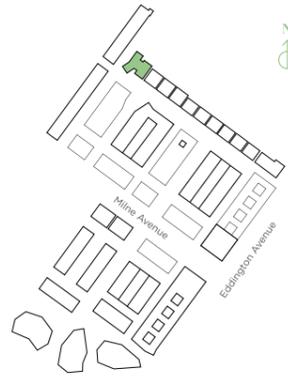
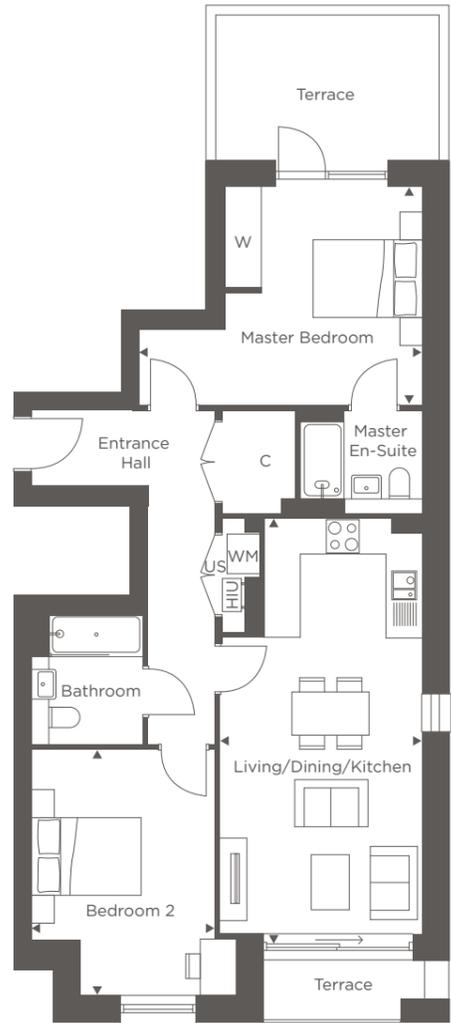
Second Floor

US = Utilities Store   HIU = Heat Interface Unit   W = Wardrobe   C = Cupboard   WM = Washing Machine

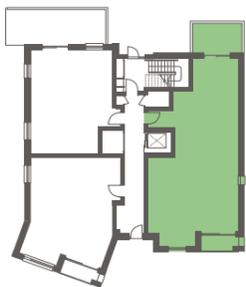


## APARTMENT 213

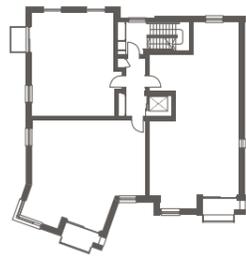
### 2 BEDROOM - GROUND FLOOR



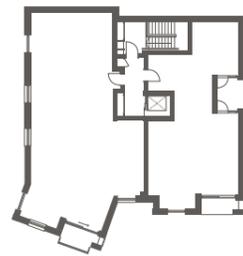
Living/Dining/Kitchen	3.65m x 7.70m	12'0" x 25'3"
Master Bedroom	3.90m x 5.15m	12'8" x 16'9"
Bedroom 2	3.30m x 4.45m	10'8" x 14'6"



Ground Floor



First Floor

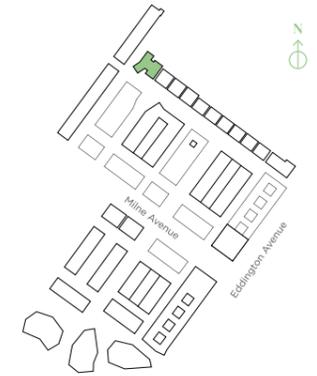
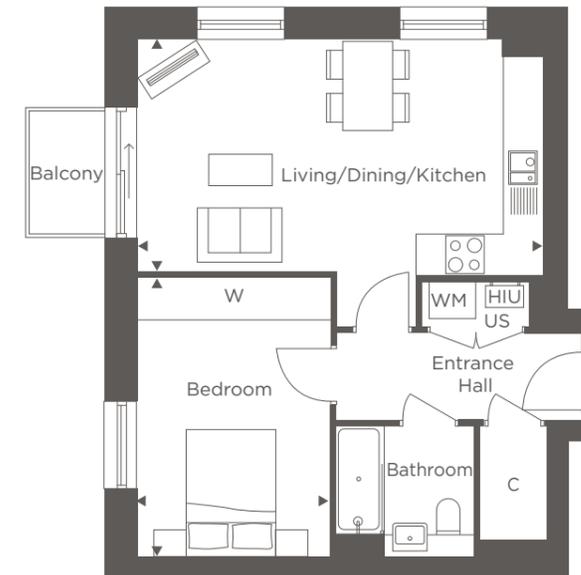


Second Floor

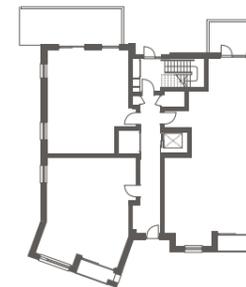


## APARTMENT 214

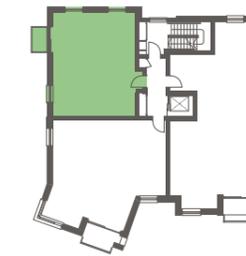
### 1 BEDROOM - FIRST FLOOR



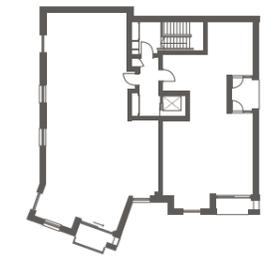
Living/Dining/Kitchen	3.60m x 6.40m	11'8" x 21'0"
Bedroom	3.00m x 4.30m	9'8" x 14'1"



Ground Floor



First Floor



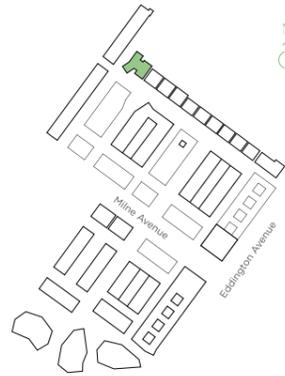
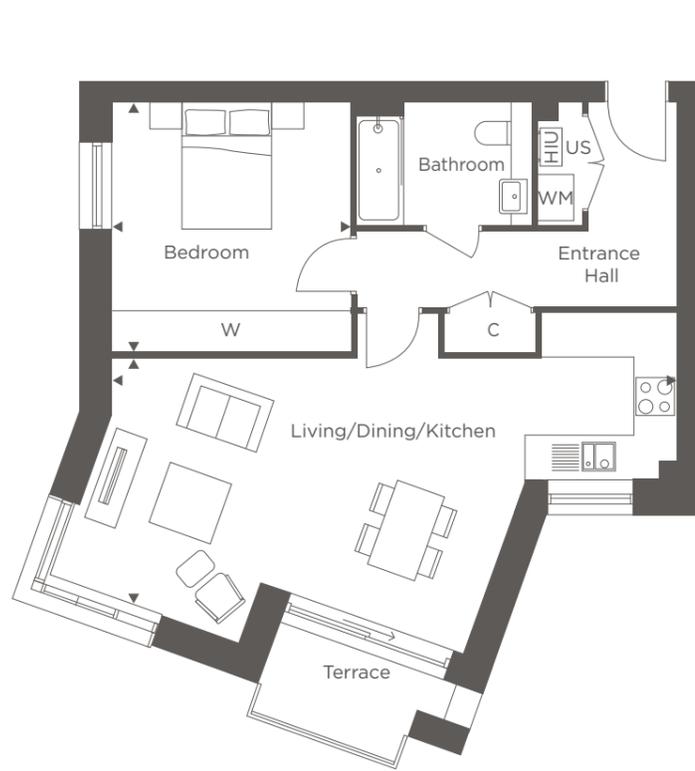
Second Floor

US = Utilities Store   HIU = Heat Interface Unit   W = Wardrobe   C = Cupboard   WM = Washing Machine

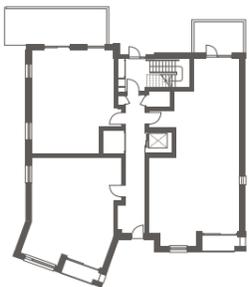


## APARTMENT 215

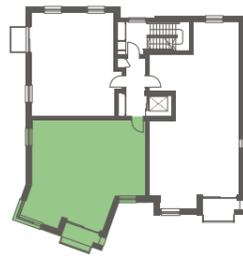
1 BEDROOM - FIRST FLOOR



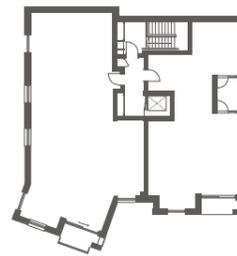
Living/Dining/Kitchen	3.85m x 8.85m	12'6" x 29'0"
Bedroom	3.75m x 3.90m	12'3" x 12'8"



Ground Floor



First Floor

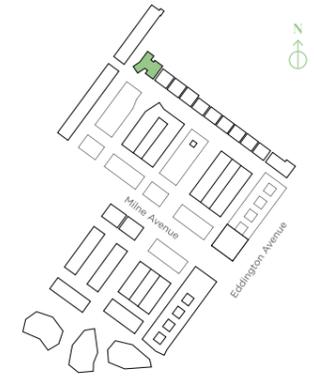
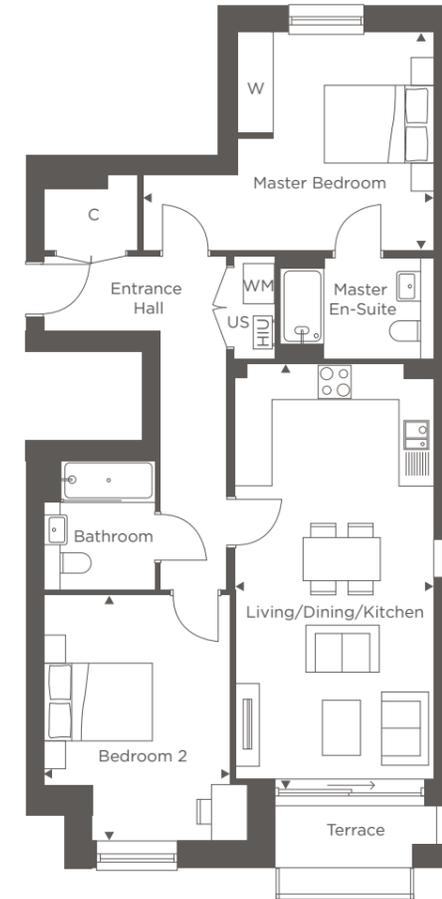


Second Floor

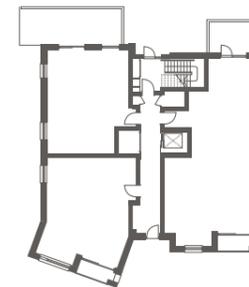


## APARTMENT 216

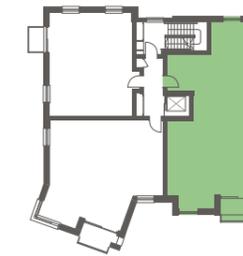
2 BEDROOM - FIRST FLOOR



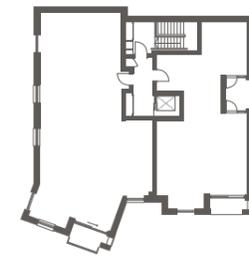
Living/Dining/Kitchen	3.60m x 7.65m	11'8" x 25'1"
Master Bedroom	3.90m x 5.25m	12'8" x 17'2"
Bedroom 2	3.35m x 4.40m	11'0" x 14'4"



Ground Floor



First Floor



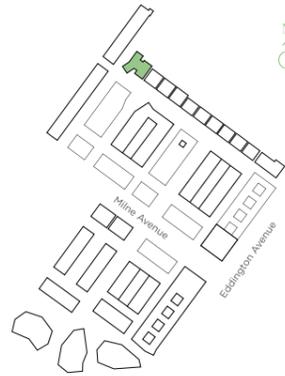
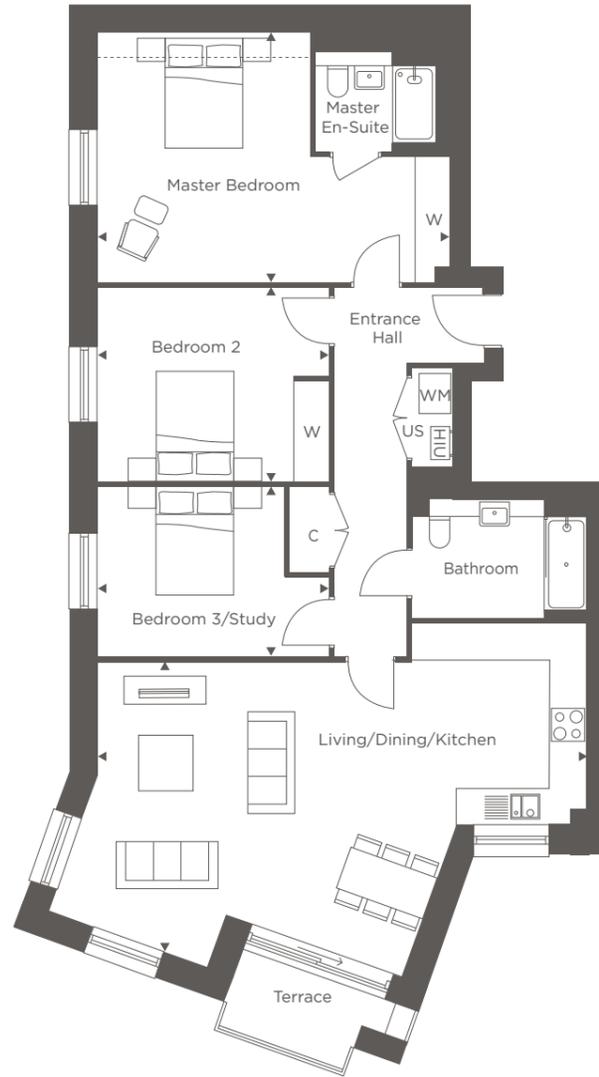
Second Floor

US = Utilities Store   HIU = Heat Interface Unit   W = Wardrobe   C = Cupboard   WM = Washing Machine

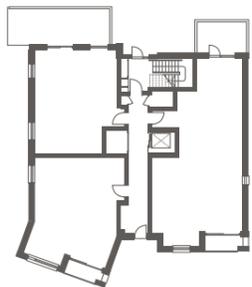


## APARTMENT 217

### 3 BEDROOM - SECOND FLOOR



Living/Dining/Kitchen	5.20m x 8.85m	17'1" x 29'0"
Master Bedroom	4.45m x 6.40m	14'6" x 21'0"
Bedroom 2	3.50m x 4.20m	11'5" x 13'8"
Bedroom 3/Study	3.05m x 4.20m	10'0" x 13'8"



Ground Floor



First Floor

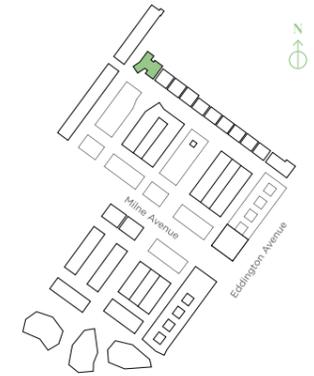
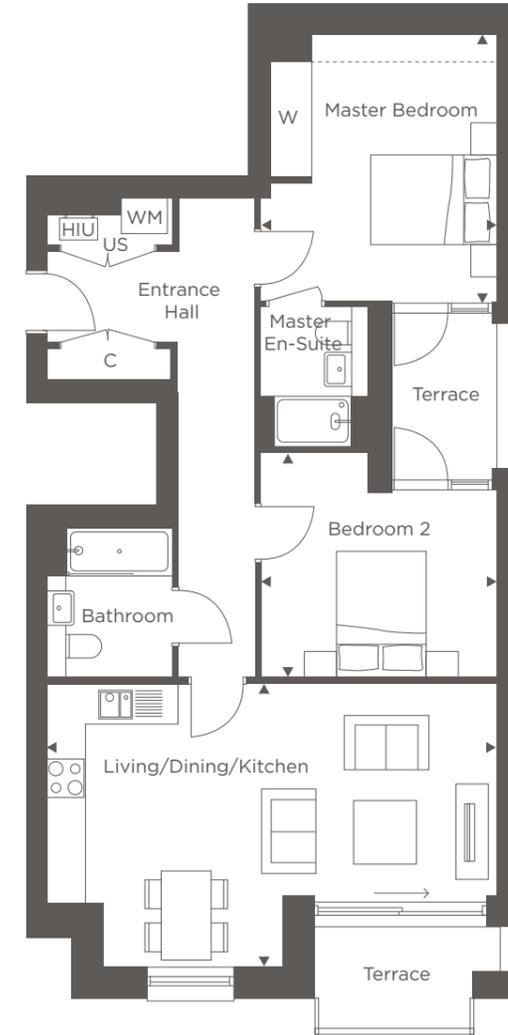


Second Floor



## APARTMENT 218

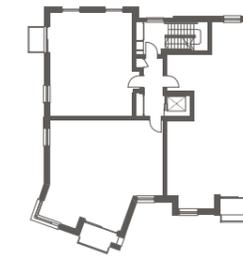
### 2 BEDROOM - SECOND FLOOR



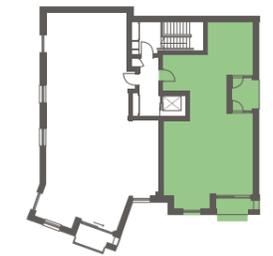
Living/Dining/Kitchen	4.40m x 7.05m	14'4" x 23'1"
Master Bedroom	3.65m x 3.70m	12'0" x 12'1"
Bedroom 2	3.50m x 3.65m	11'5" x 12'0"



Ground Floor



First Floor



Second Floor

[US] = Utilities Store [HIU] = Heat Interface Unit [W] = Wardrobe [C] = Cupboard [WM] = Washing Machine ..... = Reduced ceiling height



PLANNED FOR SUSTAINABLE  
*modern living*



GILDENHOWE  
APARTMENTS



HILL.CO.UK