

# MARLEIGH

Newmarket Road, Cambridge

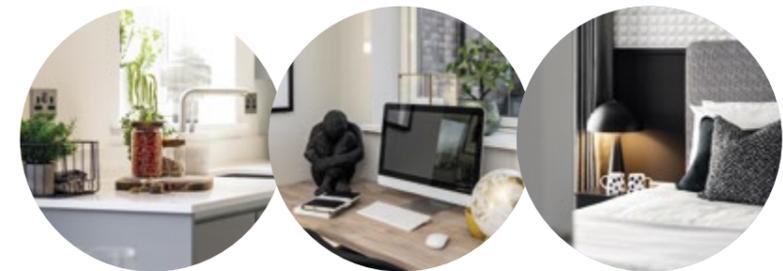
The Franklin Building  
The Kestrel Building



**MARLEIGH**

Newmarket Road, Cambridge

# Introducing The Franklin Building and The Kestrel Building



A collection of 1 and 2 bedroom apartments and 2 bedroom duplexes are available across The Franklin and The Kestrel Buildings. With Gregory Park to the north and Jubilee Square to the east, these homes are conveniently located for Marleigh's many amenities.

Leafy walkways and streets weave around the homes, while beautiful landscaped gardens and green spaces are the perfect place for residents to relax, meet and for children to play.

With water flowing through the central gardens, it is a tranquil retreat to unwind in.

# Visionary architecture and design



# Life with everything on your doorstep

The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

With inspiring new homes and numerous facilities, there's so much planned for Marleigh. It's all building towards making it a place that is welcoming, enables people to thrive and inspires a healthier way of life in natural surroundings.

- 1 Jubilee Square
- 2 The Hangar
- 3 Marleigh Primary Academy
- 4 The Avenue – Now All Sold
- 5 Gregory Park
- 6 Woodside – Now All Sold
- 7 Greenways
- 8 Jubilee Central
- 9 Kingsley View
- 10 Kingsley Woods
- 11 Allotments
- 12 The Plains – Sports Pitches
- 13 Beaumont Gardens
- 14 The Cleveland Building & The Olympus Building
- 15 The Franklin Building & The Kestrel Building
- 16 Phase 3 (subject to planning)
- 17 Marleigh Sales Suite
- 18 M&S Food and BP Petrol Station
- 19 Newmarket Road Park & Ride
- 20 Cambridge Ice Arena
- 21 Cambridge City Airport (to be relocated)

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# Site Plan



The Franklin Building

The Kestrel Building

■ Private Sale   ■ Shared Ownership homes with L&Q   ■ Rental homes with L&Q

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# Specification

## Kitchen

- Matt finish handleless kitchen units with soft close to doors and drawers
- Worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood or ceiling hood to duplex apartments
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

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

## En-suite

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity tops (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom

- Bath with shower over and glass screen
- Feature framed mirror with shelf (where layout allows)
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative Finishes

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- Timber internal staircase with carpeted treads and risers to duplex apartments
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors 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, plus stairs, upper floor hall and study where applicable to duplexes
- 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
- Heating via communal air source heat pump

## Electrical

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms plus upper floor hall and study where applicable to duplexes
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV and data points to selected locations
- 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 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 private balcony/terraces

## Communal Areas

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

## Parking

- Parking available in the undercroft car park. Please speak with Sales Team for more information.
- Provision for future electric car charging points to all spaces

## Construction

- Traditionally constructed brick and block outer cavity filled with insulation
- Concrete floors
- Exterior treatments are a variety of facing bricks and red or grey roof tiles where applicable
- Aluminium rain-water goods

## General

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

An Estate Management Company has been set up at Marleigh and will be responsible for the management and maintenance of the external communal areas on the estate, including the green open spaces, play areas, unadopted estate roads and footpaths.

The Land Trust have been appointed on behalf of the Estate Management Company to deliver the estate management service and all homeowners at Marleigh will be required to contribute an equal share towards the cost of the management and maintenance of the estate, which will be collected by The Land Trust in the form of an annual estate charge.

A Block Management Company has been created for The Franklin Building and The Kestrel Building and will be responsible for the management and maintenance of the internal and external communal areas of the block. All homeowners will automatically be made members of the Management Company when they purchase their property.

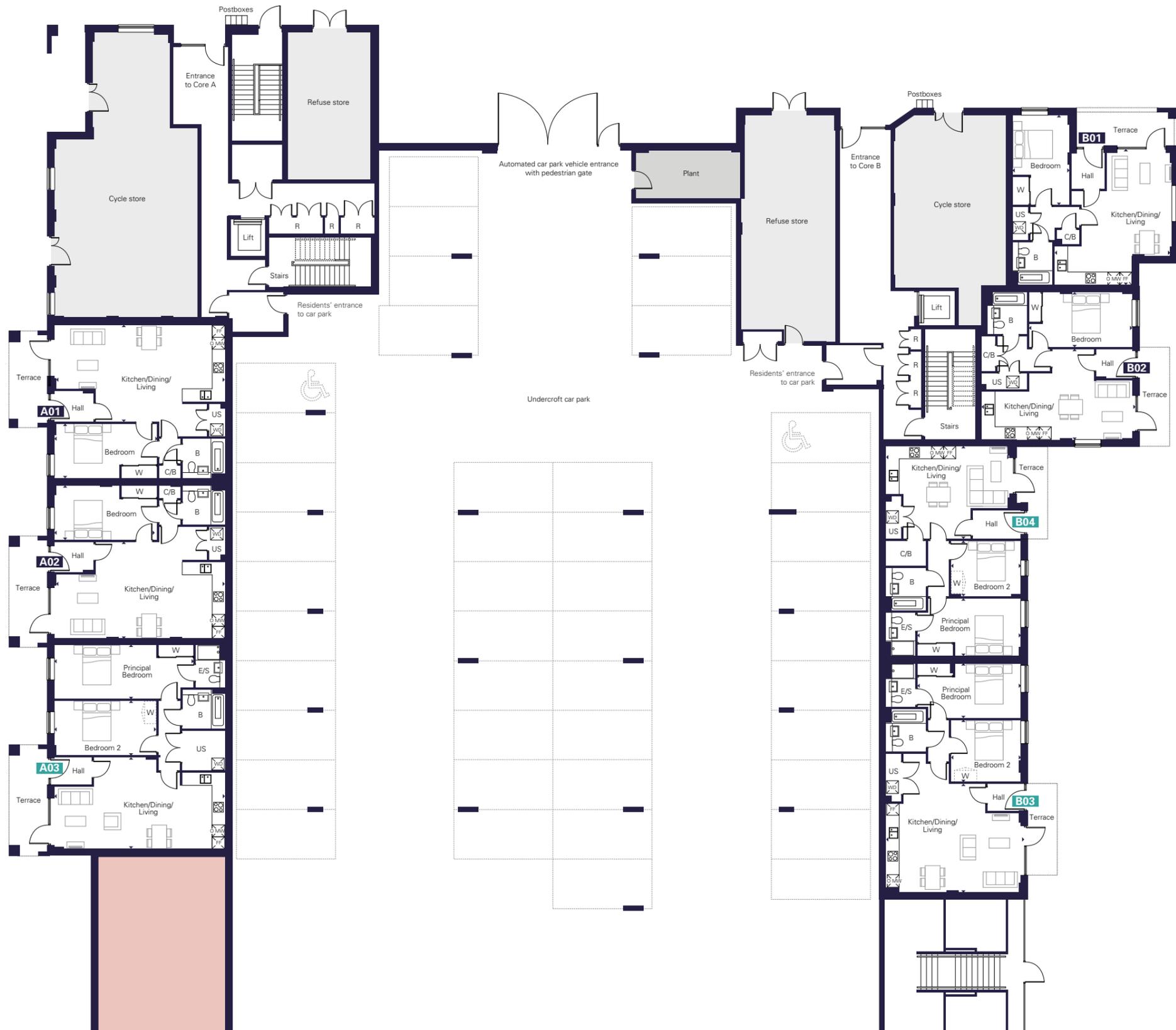
A managing agent has been appointed on behalf of the Block Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners in The Franklin Building and The Kestrel Building will be required to pay a contribution towards the management and maintenance of the block, which will be collected by the managing agents in the form of an annual service charge.

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.

# The Franklin Building

## Ground Floor



### Apartment A01 – 1 bedroom

Kitchen/Dining/Living Room  
8.60m x 5.61m 28'2" x 18'5"  
Bedroom  
5.18m x 2.75m 17'0" x 9'0"

### Apartment A02 – 1 bedroom

Kitchen/Dining/Living Room  
8.60m x 5.61m 28'2" x 18'5"  
Bedroom  
5.18m x 2.75m 17'0" x 9'0"

### Apartment B01 – 1 bedroom

Kitchen/Dining/Living Room  
6.64m x 5.91m 21'9" x 19'5"  
Bedroom  
4.52m x 2.84m 14'10" x 9'4"

### Apartment B02 – 1 bedroom

Kitchen/Dining/Living Room  
7.55m x 4.57m 24'9" x 15'0"  
Bedroom  
5.17m x 2.75m 16'11" x 9'0"

### Apartment A03 – 2 bedroom

Kitchen/Dining/Living Room  
8.60m x 4.61m 28'2" x 15'1"  
Principal Bedroom  
7.03m x 2.75m 23'1" x 9'0"  
Bedroom 2  
5.13m x 2.75m 16'10" x 9'0"

### Apartment B03 – 2 bedroom

Kitchen/Dining/Living Room  
6.77m x 6.47m 22'2" x 21'3"  
Principal Bedroom  
5.19m x 2.75m 17'0" x 9'0"  
Bedroom 2  
3.51m x 3.13m 11'6" x 10'3"

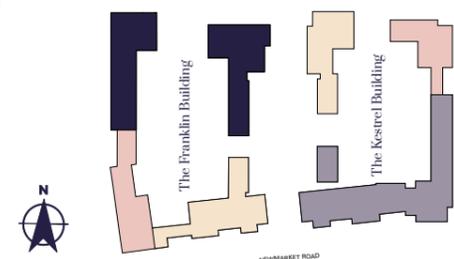
### Apartment B04 – 2 bedroom

Kitchen/Dining/Living Room  
6.23m x 4.67m 20'5" x 15'4"  
Principal Bedroom  
5.19m x 2.91m 17'0" x 9'6"  
Bedroom 2  
3.51m x 2.81m 11'6" x 9'3"

■ One bedroom Apartment ■ Two Bedroom Apartment

W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
FF Fridge Freezer C/B Cupboard US Utility Store R Riser Cupboard

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# The Franklin Building

## First Floor



### Apartment A04 – 1 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.55m 23'3" x 11'8"  
Bedroom  
3.86m x 3.44m 12'8" x 11'3"

### Apartment A13 – 1 bedroom

Kitchen/Dining/Living Room  
6.88m x 3.40m 22'7" x 11'2"  
Bedroom  
3.84m x 3.62m 12'7" x 11'10"

### Apartment B05 – 1 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.27m 17'5" x 17'3"  
Bedroom  
3.86m x 2.87m 12'8" x 9'5"

### Apartment B08 – 1 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.27m 17'5" x 17'3"  
Bedroom  
3.86m x 3.12m 12'8" x 10'3"

### Apartment B09 – 1 bedroom

Kitchen/Dining/Living Room  
6.99m x 3.75m 22'11" x 12'4"  
Bedroom  
3.77m x 3.42m 12'4" x 11'3"

### Apartment A05 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.21m 23'3" x 10'6"  
Principal Bedroom  
4.84m x 2.75m 15'10" x 9'0"  
Bedroom 2  
3.69m x 2.48m 12'1" x 8'2"

### Apartment A06 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A07 – 2 bedroom

Kitchen/Dining/Living Room  
5.84m x 4.99m 19'2" x 16'4"  
Principal Bedroom  
4.86m x 2.75m 15'11" x 9'0"  
Bedroom 2  
3.73m x 2.96m 12'3" x 9'8"

### Apartment A08 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A09 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A10 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.21m 23'3" x 10'6"  
Principal Bedroom  
4.84m x 2.76m 15'10" x 9'1"  
Bedroom 2  
3.69m x 2.48m 12'1" x 8'2"

### Apartment A11 – 2 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.18m 17'5" x 17'0"  
Principal Bedroom  
4.81m x 2.99m 15'9" x 9'10"  
Bedroom 2  
3.71m x 3.03m 12'2" x 9'11"

### Apartment A12 – 2 bedroom

Kitchen/Dining/Living Room  
7.37m x 3.85m 24'2" x 12'7"  
Principal Bedroom  
3.88m x 2.43m 12'9" x 8'0"  
Bedroom 2  
5.12m x 2.75m 16'9" x 9'0"

### Apartment B06 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 4.50m 19'11" x 14'9"  
Principal Bedroom  
4.72m x 3.83m 15'6" x 12'7"  
Bedroom 2  
4.07m x 3.27m 13'4" x 10'9"

### Apartment B07 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 4.50m 19'11" x 14'9"  
Principal Bedroom  
4.72m x 3.83m 15'6" x 12'7"  
Bedroom 2  
4.07m x 3.27m 13'4" x 10'9"

### Apartment B10 – 2 bedroom

Kitchen/Dining/Living Room  
6.74m x 3.62m 22'1" x 11'10"  
Principal Bedroom  
4.89m x 3.16m 16'0" x 10'4"  
Bedroom 2  
3.62m x 3.52m 11'10" x 11'6"

### Apartment B11 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 3.76m 23'4" x 12'4"  
Principal Bedroom  
4.86m x 2.86m 15'11" x 9'4"  
Bedroom 2  
3.72m x 3.15m 12'2" x 10'4"

### Apartment B12 – 2 bedroom

Kitchen/Dining/Living Room  
5.19m x 5.06m 17'0" x 16'7"  
Principal Bedroom  
4.81m x 2.99m 15'9" x 9'10"  
Bedroom 2  
3.71m x 3.01m 12'2" x 9'10"

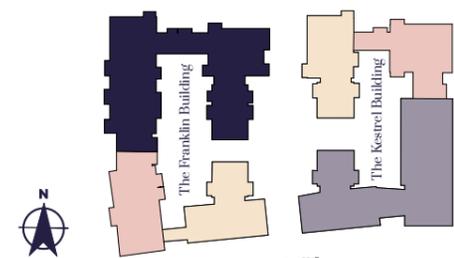
### Apartment B13 – 2 bedroom

Kitchen/Dining/Living Room  
7.55m x 3.16m 24'9" x 10'4"  
Principal Bedroom  
5.42m x 2.75m 17'9" x 9'0"  
Bedroom 2  
4.09m x 2.75m 13'5" x 9'0"

■ One bedroom Apartment ■ Two Bedroom Apartment

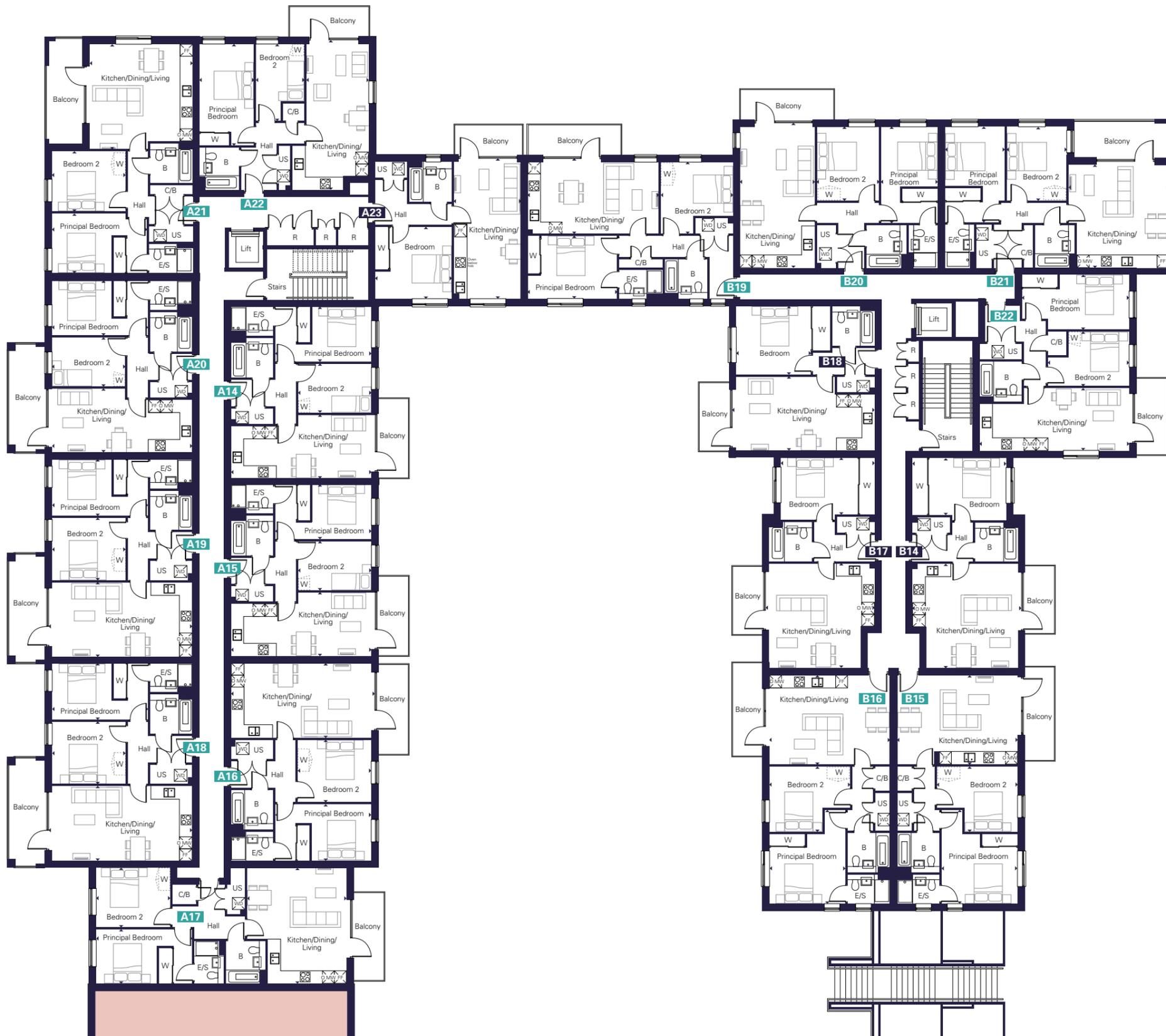
W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
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# The Franklin Building

## Second Floor



### Apartment A23 – 1 bedroom

Kitchen/Dining/Living Room  
6.88m x 3.40m 22'7" x 11'2"  
Bedroom  
3.84m x 3.62m 12'7" x 11'10"

### Apartment B14 – 1 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.26m 17'5" x 17'3"  
Bedroom  
3.86m x 2.87m 12'8" x 9'5"

### Apartment B17 – 1 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.26m 17'5" x 17'3"  
Bedroom  
3.86m x 3.14m 12'8" x 10'4"

### Apartment B18 – 1 bedroom

Kitchen/Dining/Living Room  
6.99m x 3.75m 22'11" x 12'4"  
Bedroom  
3.77m x 3.42m 12'4" x 11'3"

### Apartment A14 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.21m 23'3" x 10'6"  
Principal Bedroom  
4.84m x 2.76m 15'10" x 9'1"  
Bedroom 2  
3.69m x 2.48m 12'1" x 8'2"

### Apartment A15 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.21m 23'3" x 10'6"  
Principal Bedroom  
4.84m x 2.76m 15'10" x 9'1"  
Bedroom 2  
3.69m x 2.48m 12'1" x 8'2"

### Apartment A16 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A17 – 2 bedroom

Kitchen/Dining/Living Room  
5.84m x 4.99m 19'2" x 16'4"  
Principal Bedroom  
4.86m x 2.75m 15'11" x 9'0"  
Bedroom 2  
3.73m x 2.96m 12'3" x 9'8"

### Apartment A18 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A19 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.76m 23'3" x 12'4"  
Principal Bedroom  
4.84m x 2.86m 15'10" x 9'4"  
Bedroom 2  
3.71m x 3.12m 12'2" x 10'3"

### Apartment A20 – 2 bedroom

Kitchen/Dining/Living Room  
7.09m x 3.21m 23'3" x 10'6"  
Principal Bedroom  
4.84m x 2.76m 15'10" x 9'1"  
Bedroom 2  
3.69m x 2.48m 12'1" x 8'2"

### Apartment A21 – 2 bedroom

Kitchen/Dining/Living Room  
5.30m x 5.18m 17'5" x 17'0"  
Principal Bedroom  
4.81m x 2.99m 15'9" x 9'10"  
Bedroom 2  
3.71m x 3.02m 12'2" x 9'11"

### Apartment A22 – 2 bedroom

Kitchen/Dining/Living Room  
7.37m x 3.85m 24'2" x 12'7"  
Principal Bedroom  
5.12m x 2.75m 16'9" x 9'0"  
Bedroom 2  
3.88m x 2.43m 12'9" x 8'0"

### Apartment B15 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 4.50m 19'11" x 14'9"  
Principal Bedroom  
4.72m x 3.83m 15'6" x 12'7"  
Bedroom 2  
4.07m x 3.27m 13'4" x 10'9"

### Apartment B16 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 4.50m 19'11" x 14'9"  
Principal Bedroom  
3.83m x 3.52m 12'7" x 11'6"  
Bedroom 2  
4.07m x 3.27m 13'4" x 10'9"

### Apartment B19 – 2 bedroom

Kitchen/Dining/Living Room  
6.61m x 3.62m 21'8" x 11'10"  
Principal Bedroom  
4.52m x 3.16m 14'10" x 10'4"  
Bedroom 2  
3.65m x 3.62m 12'0" x 11'10"

### Apartment B20 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 3.76m 23'4" x 12'4"  
Principal Bedroom  
4.86m x 2.86m 15'11" x 9'4"  
Bedroom 2  
3.72m x 3.15m 12'2" x 10'4"

### Apartment B21 – 2 bedroom

Kitchen/Dining/Living Room  
5.19m x 5.06m 17'0" x 16'7"  
Principal Bedroom  
4.81m x 2.99m 15'9" x 9'10"  
Bedroom 2  
3.71m x 3.01m 12'2" x 9'10"

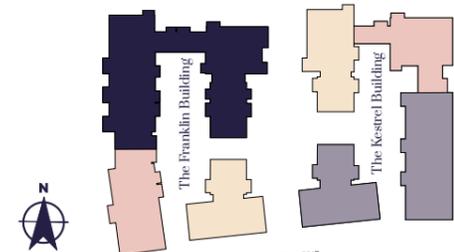
### Apartment B22 – 2 bedroom

Kitchen/Dining/Living Room  
7.55m x 3.16m 24'9" x 10'4"  
Principal Bedroom  
5.42m x 2.75m 17'9" x 9'0"  
Bedroom 2  
4.09m x 2.75m 13'5" x 9'0"

■ One bedroom Apartment ■ Two Bedroom Apartment

W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
FF Fridge Freezer C/B Cupboard US Utility Store R Riser Cupboard

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# The Kestrel Building

## Ground Floor



### Apartment D07 – 1 bedroom

Kitchen/Dining/Living Room  
7.10m x 4.98m 23'3" x 16'4"  
Bedroom  
5.53m x 3.57m 18'2" x 18'2"

### Apartment C01 – 2 bedroom

Kitchen/Dining/Living Room  
6.18m x 5.04m 20'3" x 16'6"  
Principal Bedroom  
5.84m x 3.30m 19'2" x 10'10"  
Bedroom 2  
4.21m x 2.67m 13'10" x 8'9"

### Duplex D01 – 2 bedroom (lower)

See page 24 for details

### Duplex D02 – 2 bedroom (lower)

See page 25 for details

### Duplex D03 – 2 bedroom (lower)

See page 24 for details

### Apartment C02 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 5.81m 23'4" x 19'1"  
Principal Bedroom  
5.02m x 2.77m 16'5" x 9'1"  
Bedroom 2  
3.85m x 2.42m 12'7" x 7'11"

### Duplex D04 – 2 bedroom (lower)

See page 25 for details

### Duplex D05 – 2 bedroom (lower)

See page 24 for details

### Apartment C03 – 2 bedroom

Kitchen/Dining/Living Room  
6.76m x 5.33m 22'2" x 17'6"  
Principal Bedroom  
6.76m x 2.82m 22'2" x 9'3"  
Bedroom 2  
3.70m x 3.30m 12'1" x 10'10"

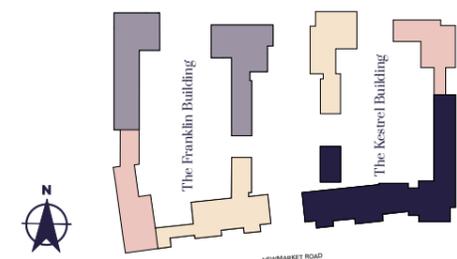
### Apartment D06 – 2 bedroom

Kitchen/Dining/Living Room  
6.73m x 5.18m 22'1" x 17'0"  
Principal Bedroom  
4.84m x 2.75m 15'10" x 9'0"  
Bedroom 2  
3.95m x 3.65m 12'11" x 12'0"

■ One bedroom Apartment ■ Two Bedroom Apartment ■ Two Bedroom Duplex

W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
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# The Kestrel Building

## First Floor



### Apartment C05 – 1 bedroom

Kitchen/Dining/Living Room  
6.18m x 3.76m 20'3" x 12'4"  
Bedroom  
4.76m x 3.30m 15'7" x 10'10"

### Apartment C06 – 1 bedroom

Kitchen/Dining/Living Room  
6.18m x 3.76m 20'3" x 12'4"  
Bedroom  
4.76m x 3.30m 15'7" x 10'10"

### Apartment C04 – 2 bedroom

Kitchen/Dining/Living Room  
5.96m x 5.81m 19'6" x 19'1"  
Principal Bedroom  
4.16m x 3.35m 13'8" x 11'0"  
Bedroom 2  
3.76m x 2.97m 12'4" x 9'9"

### Apartment C07 – 2 bedroom

Kitchen/Dining/Living Room  
5.96m x 5.81m 19'6" x 19'1"  
Principal Bedroom  
4.15m x 3.35m 13'7" x 11'0"  
Bedroom 2  
3.30m x 2.97m 10'10" x 9'10"

### Apartment C08 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 5.27m 19'11" x 17'3"  
Principal Bedroom  
4.72m x 3.83m 15'6" x 12'7"  
Bedroom 2  
4.09m x 3.03m 13'5" x 9'11"  
Study  
3.51m x 2.49m 11'6" x 8'2"

### Apartment C09 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 5.27m 19'11" x 17'3"  
Principal Bedroom  
4.72m x 3.81m 15'6" x 12'6"  
Bedroom 2  
4.09m x 3.03m 13'5" x 9'11"

### Apartment D08 – 2 bedroom

Kitchen/Dining/Living Room  
8.98m x 3.99m 29'5" x 13'1"  
Principal Bedroom  
4.79m x 2.75m 15'8" x 9'0"  
Bedroom 2  
3.67m x 3.60m 12'0" x 11'10"

### Apartment D09 – 2 bedroom

Kitchen/Dining/Living Room  
5.18m x 5.07m 17'0" x 16'8"  
Principal Bedroom  
4.79m x 2.81m 15'8" x 9'3"  
Bedroom 2  
3.54m x 3.13m 11'7" x 10'3"

### Apartment D10 – 2 bedroom

Kitchen/Dining/Living Room  
4.94m x 4.68m 16'2" x 15'4"  
Principal Bedroom  
3.61m x 3.58m 11'10" x 11'9"  
Bedroom 2  
4.71m x 2.55m 15'5" x 8'4"

### Duplex D01 – 2 bedroom (upper)

See page 24 for details

### Duplex D02 – 2 bedroom (upper)

See page 25 for details

### Duplex D03 – 2 bedroom (upper)

See page 24 for details

### Duplex D04 – 2 bedroom (upper)

See page 25 for details

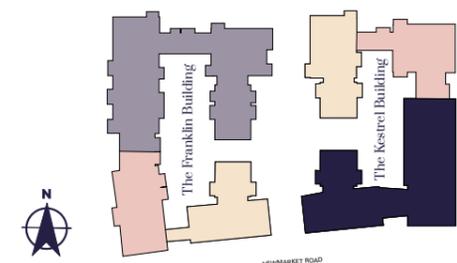
### Duplex D05 – 2 bedroom (upper)

See page 24 for details

■ One bedroom Apartment ■ Two Bedroom Apartment ■ Two Bedroom Duplex

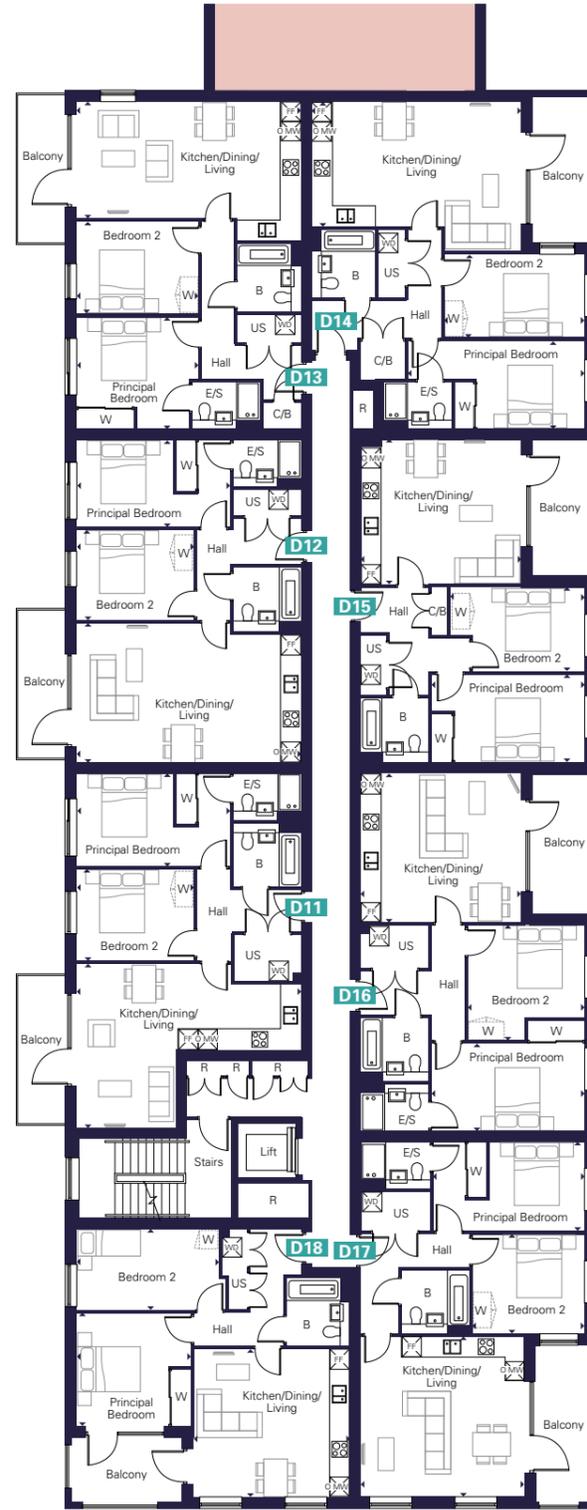
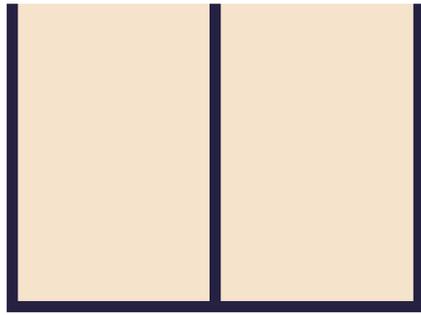
W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
FF Fridge Freezer C/B Cupboard US Utility Store R Riser Cupboard

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# The Kestrel Building

## Second Floor



### Apartment C11 – 1 bedroom

Kitchen/Dining/Living Room  
6.18m x 3.76m 20'3" x 12'4"  
Bedroom  
4.76m x 3.30m 15'7" x 10'10"

### Apartment C12 – 1 bedroom

Kitchen/Dining/Living Room  
6.18m x 3.76m 20'3" x 12'4"  
Bedroom  
4.76m x 3.30m 15'7" x 10'10"

### Apartment C10 – 2 bedroom

Kitchen/Dining/Living Room  
5.96m x 5.81m 19'6" x 19'1"  
Principal Bedroom  
4.16m x 3.35m 13'8" x 11'0"  
Bedroom 2  
3.76m x 2.97m 12'4" x 9'9"

### Apartment C13 – 2 bedroom

Kitchen/Dining/Living Room  
5.96m x 5.81m 19'6" x 19'1"  
Principal Bedroom  
4.15m x 3.35m 13'7" x 11'0"  
Bedroom 2  
3.76m x 2.97m 12'4" x 9'9"

### Apartment C14 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 5.27m 19'11" x 17'3"  
Principal Bedroom  
4.72m x 3.81m 15'6" x 12'6"  
Bedroom 2  
4.09m x 3.03m 13'5" x 9'11"  
Study  
3.51m x 2.49m 11'6" x 8'2"

### Apartment C15 – 2 bedroom

Kitchen/Dining/Living Room  
6.08m x 5.27m 19'11" x 17'3"  
Principal Bedroom  
4.72m x 3.81m 15'6" x 12'6"  
Bedroom 2  
4.09m x 3.03m 13'5" x 9'11"  
Study  
3.39m x 1.88m 11'1" x 6'2"

### Apartment D11 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 5.19m 23'4" x 17'0"  
Principal Bedroom  
4.86m x 2.75m 15'11" x 9'0"  
Bedroom 2  
3.71m x 3.08m 12'2" x 10'1"

### Apartment D12 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 4.40m 23'4" x 14'5"  
Principal Bedroom  
4.86m x 2.75m 15'11" x 9'0"  
Bedroom 2  
3.71m x 2.84m 12'2" x 9'4"

### Apartment D13 – 2 bedroom

Kitchen/Dining/Living Room  
7.11m x 4.41m 23'4" x 14'6"  
Principal Bedroom  
3.85m x 3.54m 12'7" x 11'7"  
Bedroom 2  
3.85m x 2.90m 12'7" x 9'6"

### Apartment D14 – 2 bedroom

Kitchen/Dining/Living Room  
6.62m x 4.73m 21'9" x 15'6"  
Principal Bedroom  
5.58m x 2.77m 18'4" x 9'1"  
Bedroom 2  
4.44m x 2.63m 14'7" x 8'7"

### Apartment D15 – 2 bedroom

Kitchen/Dining/Living Room  
5.07m x 4.59m 16'8" x 15'1"  
Principal Bedroom  
4.84m x 2.75m 15'10" x 9'0"  
Bedroom 2  
3.55m x 2.65m 11'8" x 8'8"

### Apartment D16 – 2 bedroom

Kitchen/Dining/Living Room  
5.07m x 4.70m 16'8" x 15'5"  
Principal Bedroom  
4.84m x 2.77m 15'10" x 9'1"  
Bedroom 2  
3.69m x 3.65m 12'1" x 12'0"

### Apartment D17 – 2 bedroom

Kitchen/Dining/Living Room  
5.18m x 5.07m 17'0" x 16'8"  
Principal Bedroom  
4.79m x 2.81m 15'8" x 9'3"  
Bedroom 2  
3.54m x 3.13m 11'7" x 10'3"

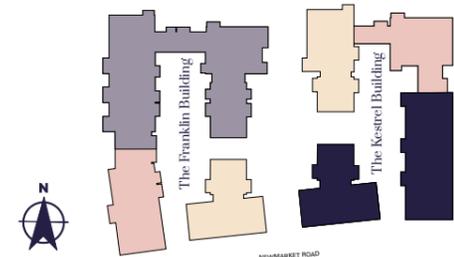
### Apartment D18 – 2 bedroom

Kitchen/Dining/Living Room  
4.94m x 4.68m 16'2" x 15'4"  
Principal Bedroom  
3.61m x 3.58m 11'10" x 11'9"  
Bedroom 2  
4.71m x 2.55m 15'5" x 8'4"

■ One bedroom Apartment ■ Two Bedroom Apartment

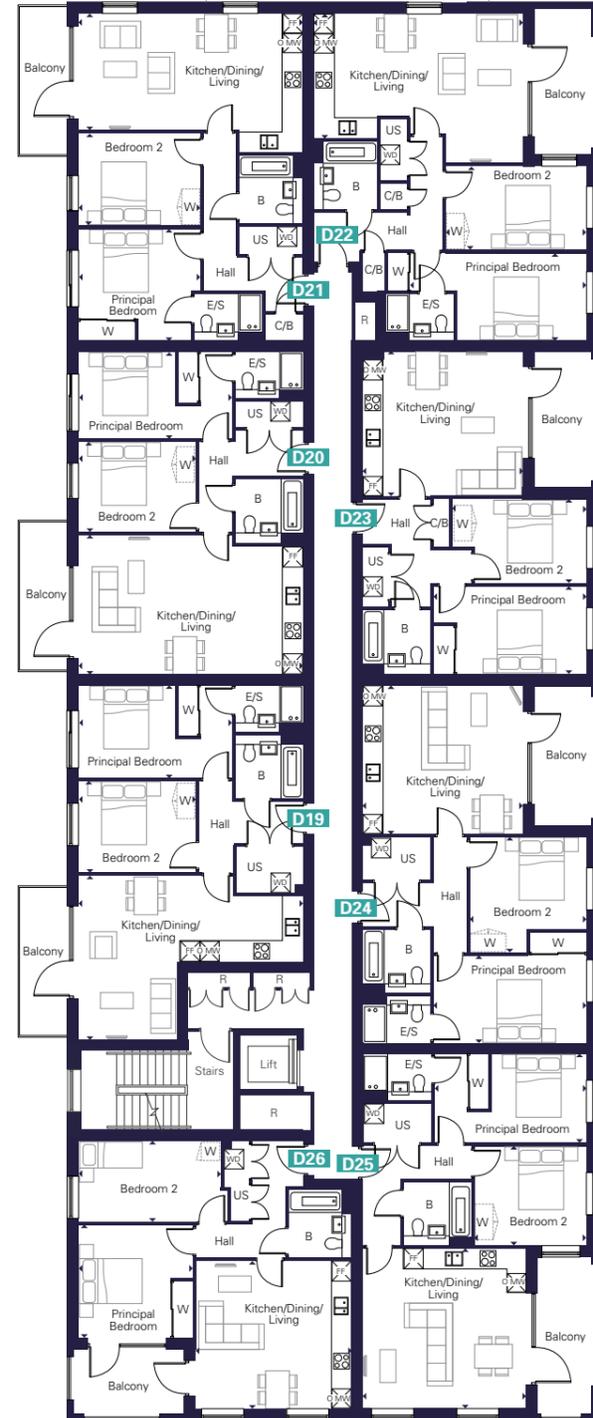
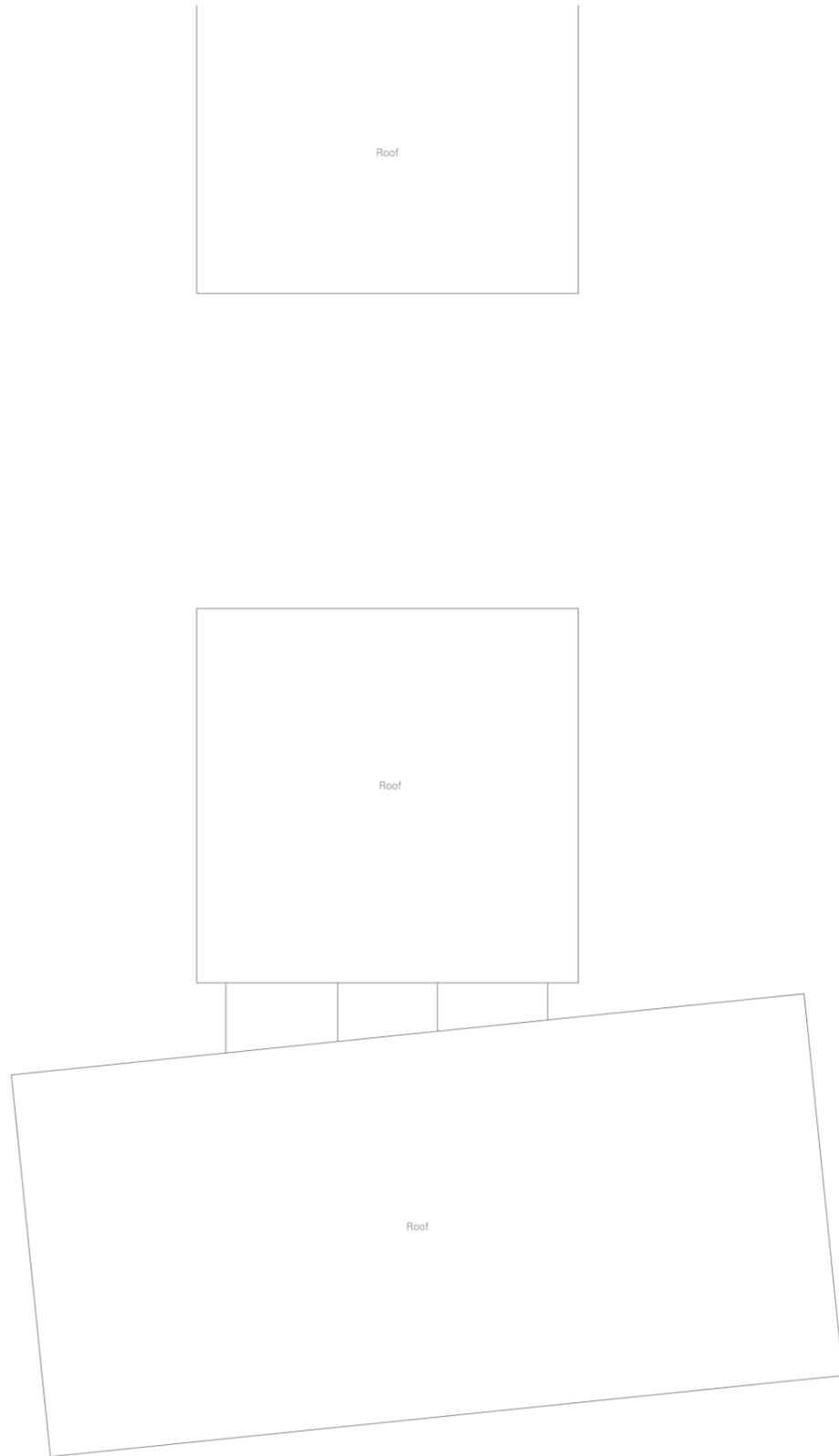
W Wardrobe W Proposed Wardrobe Position B Bathroom E/S En-Suite WD Washer/Dryer O MW Oven/Microwave  
FF Fridge Freezer C/B Cupboard US Utility Store R Riser Cupboard

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# The Kestrel Building

## Third Floor



<b>Apartment D19 – 2 bedroom</b>	<b>Apartment D23 – 2 bedroom</b>
Kitchen/Dining/Living Room 7.11m x 5.19m 23'4" x 17'0"	Kitchen/Dining/Living Room 5.07m x 4.59m 16'8" x 15'1"
Principal Bedroom 4.86m x 2.75m 15'11" x 9'0"	Principal Bedroom 4.84m x 2.75m 15'10" x 9'0"
Bedroom 2 3.71m x 3.08m 12'2" x 10'1"	Bedroom 2 3.55m x 2.65m 11'8" x 8'8"
<b>Apartment D20 – 2 bedroom</b>	<b>Apartment D24 – 2 bedroom</b>
Kitchen/Dining/Living Room 7.11m x 4.40m 23'4" x 14'5"	Kitchen/Dining/Living Room 5.07m x 4.70m 16'8" x 15'5"
Principal Bedroom 4.86m x 2.75m 15'11" x 9'0"	Principal Bedroom 4.84m x 2.77m 15'10" x 9'1"
Bedroom 2 3.71m x 2.84m 12'2" x 9'4"	Bedroom 2 3.69m x 3.65m 12'1" x 12'0"
<b>Apartment D21 – 2 bedroom</b>	<b>Apartment D25 – 2 bedroom</b>
Kitchen/Dining/Living Room 7.11m x 4.41m 23'4" x 14'6"	Kitchen/Dining/Living Room 5.18m x 5.07m 17'0" x 16'8"
Principal Bedroom 3.85m x 3.54m 12'7" x 11'7"	Principal Bedroom 4.79m x 2.81m 15'8" x 9'3"
Bedroom 2 3.85m x 2.90m 12'7" x 9'6"	Bedroom 2 3.54m x 3.13m 11'7" x 10'3"
<b>Apartment D22 – 2 bedroom</b>	<b>Apartment D26 – 2 bedroom</b>
Kitchen/Dining/Living Room 6.62m x 4.73m 21'9" x 15'6"	Kitchen/Dining/Living Room 4.94m x 4.68m 16'2" x 15'4"
Principal Bedroom 5.58m x 2.77m 18'4" x 9'1"	Principal Bedroom 3.61m x 3.58m 11'10" x 11'9"
Bedroom 2 4.44m x 2.63m 14'7" x 8'7"	Bedroom 2 4.71m x 2.55m 15'5" x 8'4"

One bedroom Apartment
  Two Bedroom Apartment

W Wardrobe
 W Proposed Wardrobe Position
 B Bathroom
 E/S En-Suite
 WD Washer/Dryer
 O MW Oven/Microwave
 FF Fridge Freezer
 C/B Cupboard
 US Utility Store
 R Riser Cupboard

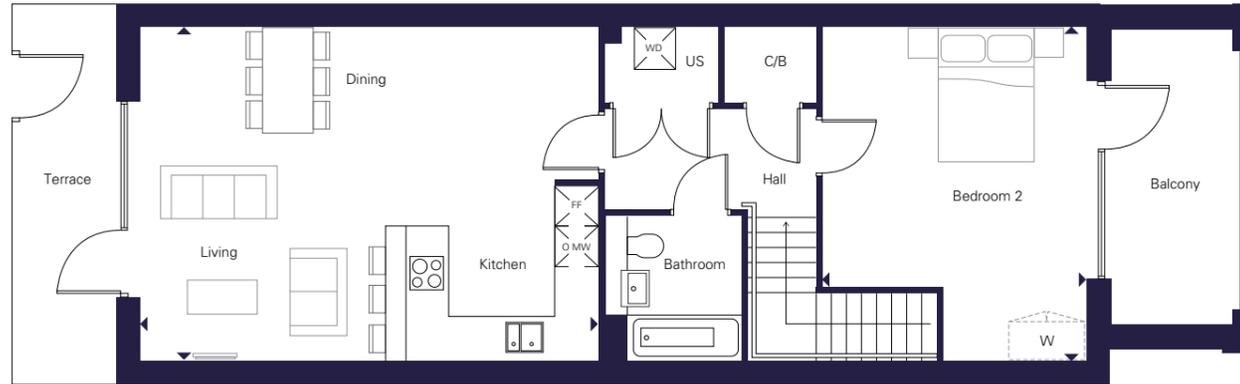
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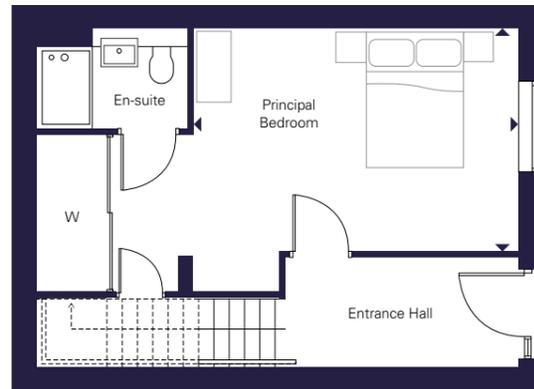
# The Kestrel Building

## 2 bedroom duplex – Type 1

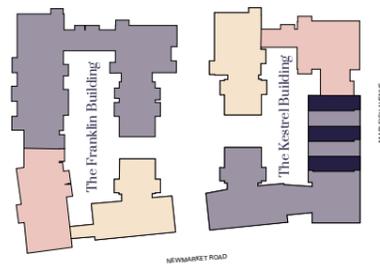
First Floor (upper)



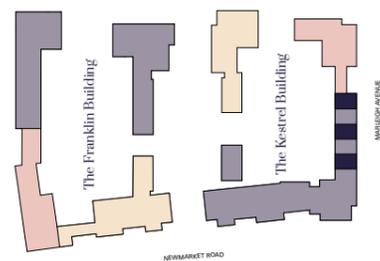
Ground Floor (lower)



First Floor



Ground Floor



**Duplex D01 – 2 bedroom**

Kitchen/Dining/Living Room  
6.81m x 4.96m 22'4" x 16'3"  
Principal Bedroom  
6.36m x 3.86m 20'10" x 12'8"  
Bedroom 2  
4.96m x 3.92m 16'3" x 12'10"

**Duplex D03 – 2 bedroom**

Kitchen/Dining/Living Room  
6.81m x 4.96m 22'4" x 16'3"  
Principal Bedroom  
6.36m x 3.27m 20'10" x 10'9"  
Bedroom 2  
4.96m x 3.92m 16'3" x 12'10"

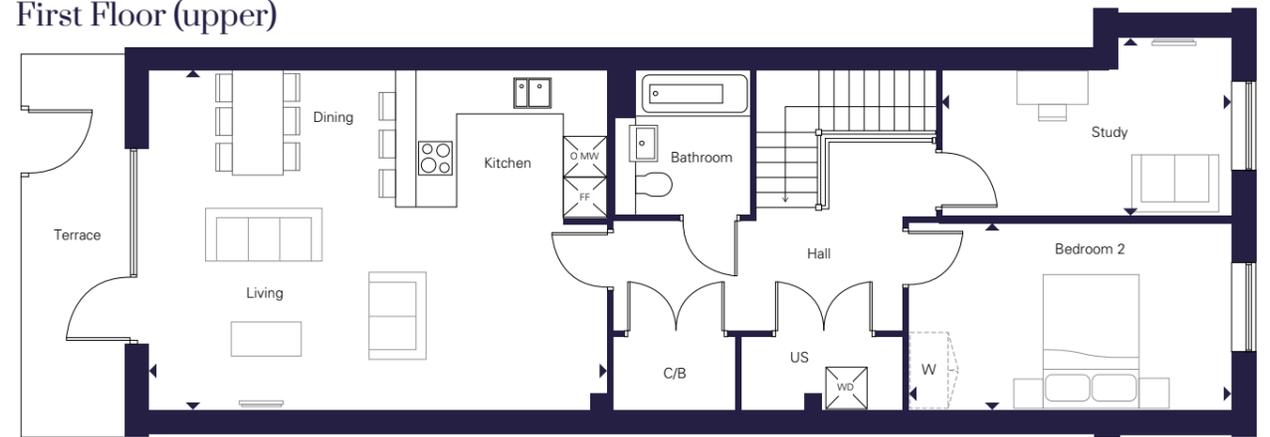
**Duplex D05 – 2 bedroom**

Kitchen/Dining/Living Room  
6.81m x 4.96m 22'4" x 16'3"  
Principal Bedroom  
6.36m x 3.27m 20'10" x 10'9"  
Bedroom 2  
4.96m x 3.92m 16'3" x 12'10"

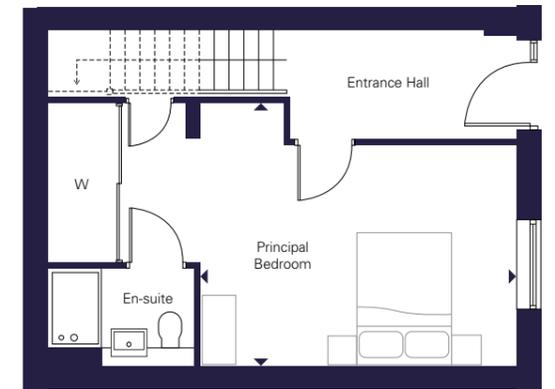
# The Kestrel Building

## 2 bedroom duplex – Type 2

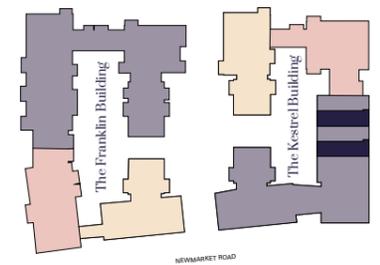
First Floor (upper)



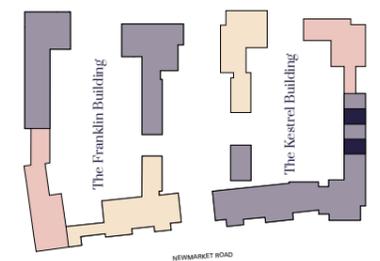
Ground Floor (lower)



First Floor



Ground Floor



**Duplex D02 – 2 bedroom**

Kitchen/Dining/Living Room  
6.81m x 5.05m 22'4" x 16'7"  
Principal Bedroom  
6.36m x 3.95m 20'10" x 12'11"  
Bedroom 2  
4.79m x 2.77m 15'8" x 9'1"  
Study  
4.30m x 2.63m 14'1" x 8'7"

**Duplex D04 – 2 bedroom**

Kitchen/Dining/Living Room  
6.81m x 4.90m 22'4" x 16'1"  
Principal Bedroom  
6.36m x 3.17m 20'10" x 10'5"  
Bedroom 2  
4.79m x 2.65m 15'8" x 8'8"  
Study  
4.30m x 2.75m 14'1" x 9'0"

W Wardrobe W Proposed Wardrobe Position WD Washer/Dryer O MW Oven/Microwave  
FF Fridge Freezer C/B Cupboard US Utility Store

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