



CITY CB1
REACH

FLORENCE COURT

1 and 2 bedroom apartments



Computer generated image of Florence Court is indicative only.

Masterplan

- V Visitor Parking
- Parking*
- Site Boundary
- Timber Fence
- Metal Railing
- Chain Link Fence
- Mesh Fence
- Bin Storage
- Timber Clad Bin Shelters
- Cycle Shelter
- Underground Bins
- Air Source Heat Pump
- ♿ Disabled Parking
- EV Parking Point



*Apartment parking available to purchase on request. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

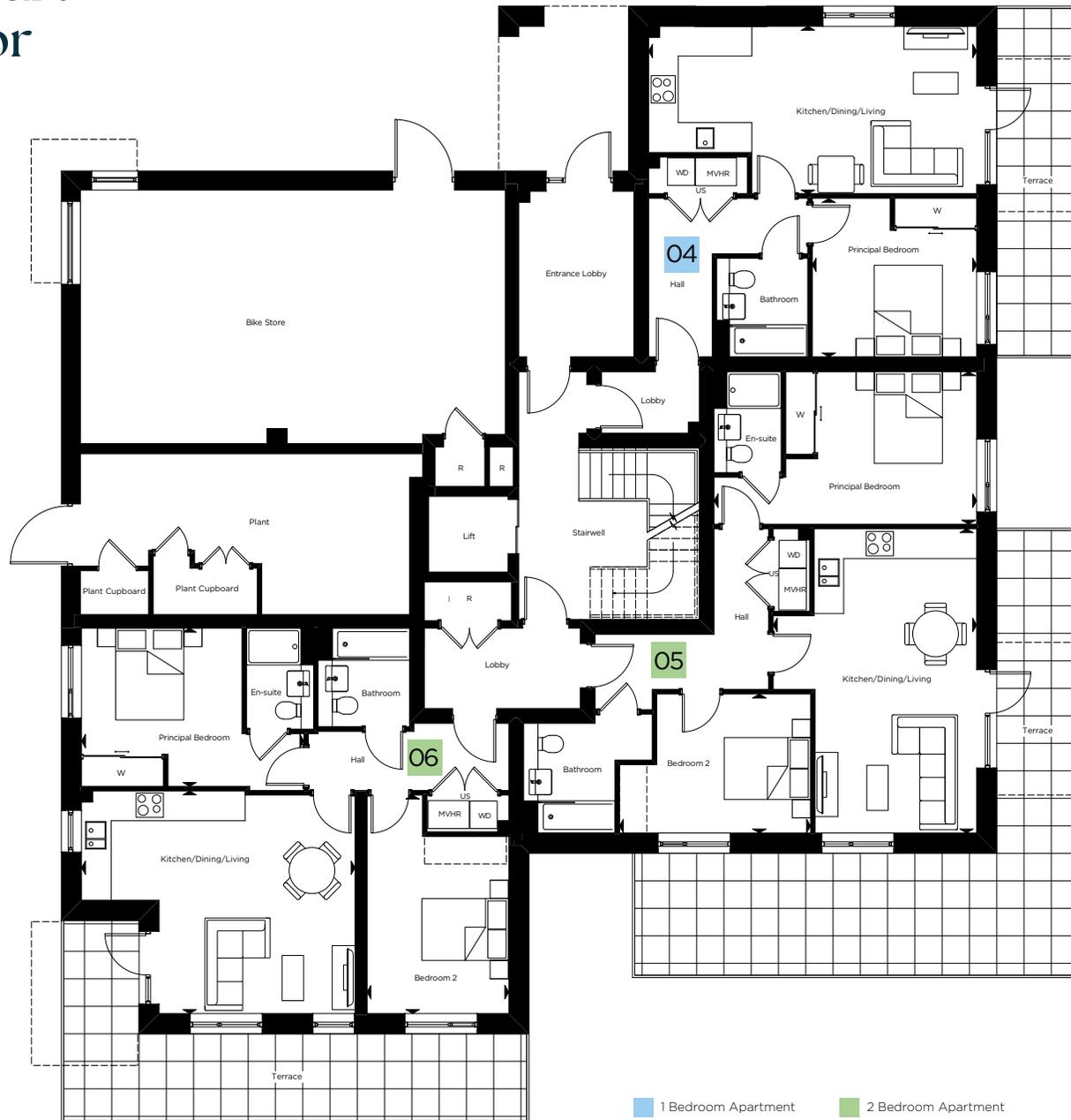
Apartments:

- **Ida Court** 1 & 2 Bedroom Apartments
- **Florence Court** 1 & 2 Bedroom Apartments
- **Affordable Homes**

Houses:

- **The Parker** 3 Bedroom House
- **The Riverside** 3 Bedroom House
- **The Mill** 3 Bedroom House
- **The Coleridge** 3 Bedroom Houses

Florence Court Ground Floor



Plot 04 - 1 bedroom apartment
Internal Area: 52.0 sq m (560 sq ft)
Kitchen/Dining/Living
 7.20m x 3.65m 23'7" x 11'12"
Principal Bedroom
 3.60m x 3.45m 11'10" x 11'4"
Terrace Area: 15 sq m (161 sq ft)

Plot 05 - 2 bedroom apartment
Internal Area: 73.2 sq m (788 sq ft)
Kitchen/Dining/Living
 6.60m x 4.45m 21'8" x 14'7"
Principal Bedroom
 5.75m x 3.30m 18'10" x 10'10"
Bedroom 2
 4.20m x 3.00m 13'9" x 9'10"
Terrace Area: 40 sq m (430 sq ft)

Plot 06 - 2 bedroom apartment
Internal Area: 70.2 sq m (756 sq ft)
Kitchen/Dining/Living
 6.00m x 4.85m 19'8" x 15'11"
Principal Bedroom
 4.85m x 3.45m 15'11" x 11'4"
Bedroom 2
 4.75m x 3.10m 15'7" x 10'2"
Terrace Area: 24 sq m (258 sq ft)

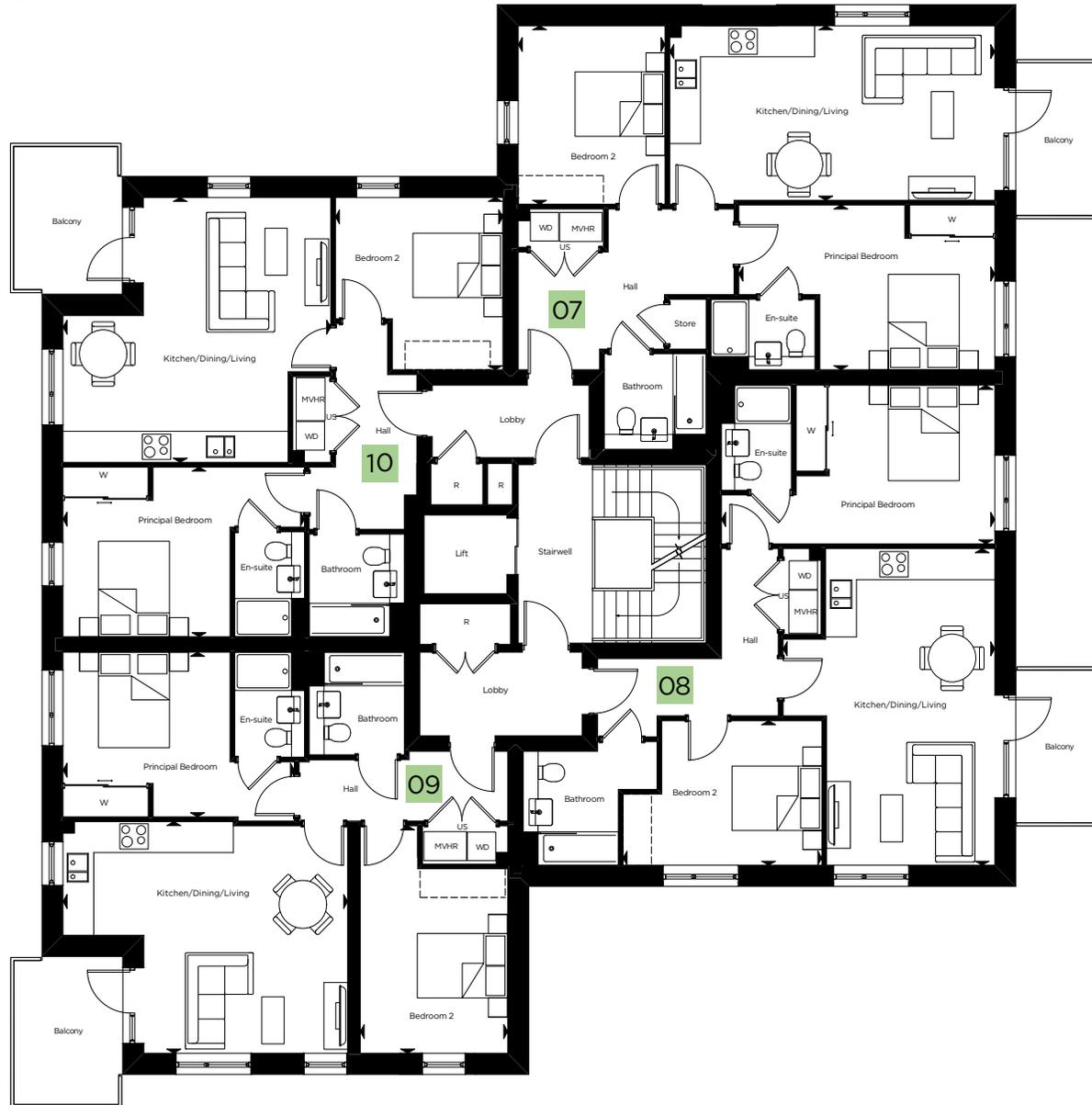
■ 1 Bedroom Apartment ■ 2 Bedroom Apartment

W Wardrobe R Riser Cupboard US Utility Store WD Washer/Dryer
 MVHR Mechanical Ventilation with Heat Recovery □ Indicative wardrobe position



All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Florence Court First Floor



Plot 07 - 2 bedroom apartment
Internal Area: 76.2 sq m (820 sq ft)
Kitchen/Dining/Living
 6.85m x 3.70m 22'6" x 12'2"
Principal Bedroom
 5.40m x 3.45m 17'9" x 11'4"
Bedroom 2
 3.70m x 3.05m 12'2" x 10'0"
Balcony Area: 6 sq m (64 sq ft)

Plot 08 - 2 bedroom apartment
Internal Area: 73.2 sq m (788 sq ft)
Kitchen/Dining/Living
 6.60m x 4.45m 21'8" x 14'7"
Principal Bedroom
 5.75m x 3.30m 18'10" x 10'10"
Bedroom 2
 4.20m x 3.00m 13'9" x 9'10"
Balcony Area: 6 sq m (64 sq ft)

Plot 09 - 2 bedroom apartment
Internal Area: 70.2 sq m (756 sq ft)
Kitchen/Dining/Living
 6.00m x 4.85m 19'8" x 15'11"
Principal Bedroom
 4.85m x 3.45m 15'11" x 11'4"
Bedroom 2
 4.75m x 3.10m 15'7" x 10'2"
Balcony Area: 7 sq m (75 sq ft)

Plot 10 - 2 bedroom apartment
Internal Area: 70.4 sq m (758 sq ft)
Kitchen/Dining/Living
 5.65m x 5.55m 18'6" x 18'3"
Principal Bedroom
 5.10m x 3.55m 16'9" x 11'8"
Bedroom 2
 3.60m x 3.50m 11'10" x 11'6"
Balcony Area: 7 sq m (75 sq ft)

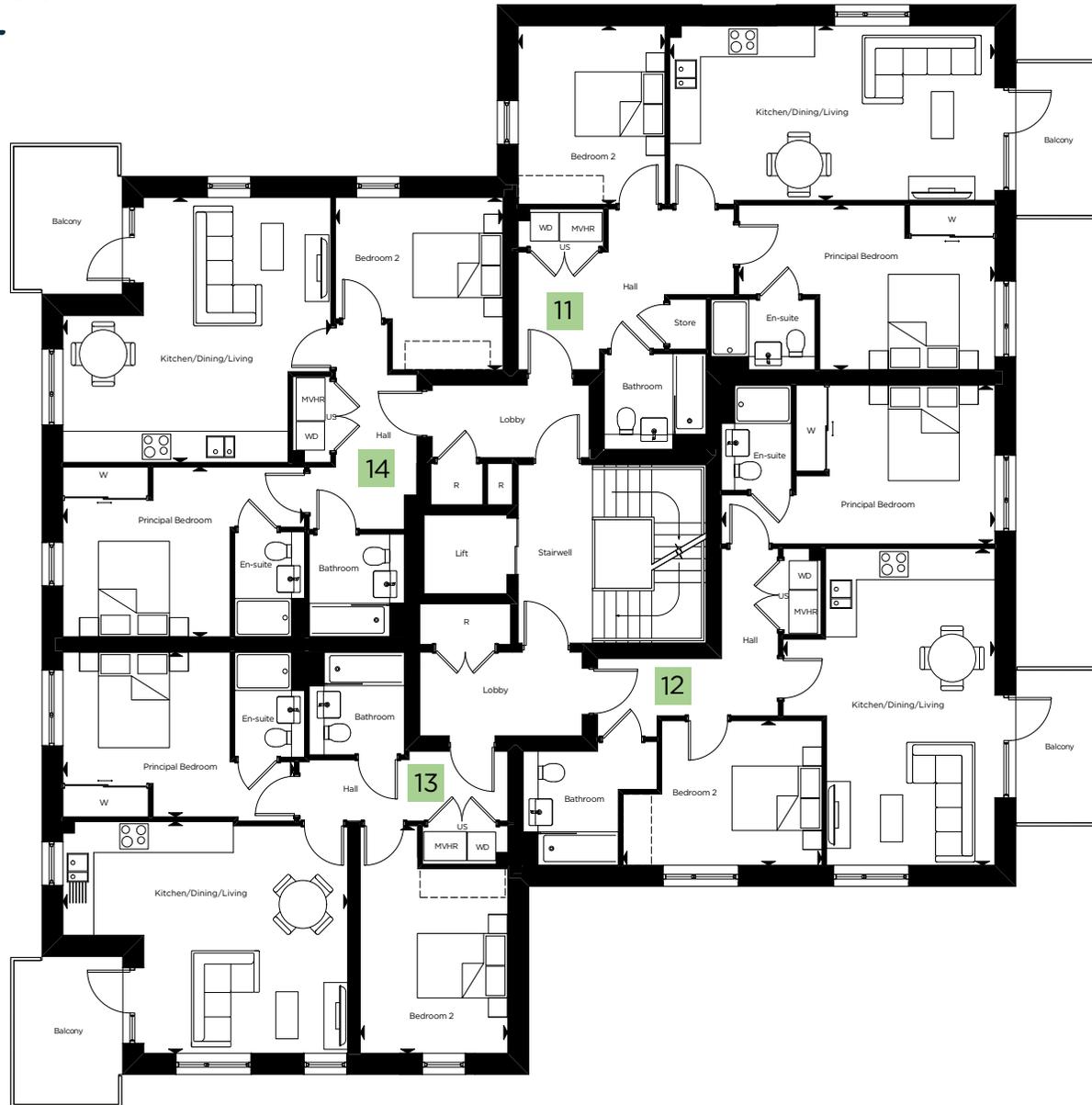
■ 2 Bedroom Apartment

W Wardrobe R Riser Cupboard US Utility Store WD Washer/Dryer
 MVHR Mechanical Ventilation with Heat Recovery □ Indicative wardrobe position



All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Florence Court Second Floor



Plot 11 – 2 bedroom apartment
Internal Area: 76.2 sq m (820 sq ft)
Kitchen/Dining/Living
 6.85m x 3.70m 22'6" x 12'2"
Principal Bedroom
 5.40m x 3.45m 17'9" x 11'4"
Bedroom 2
 3.70m x 3.05m 12'2" x 10'0"
Balcony Area: 6 sq m (64 sq ft)

Plot 12 – 2 bedroom apartment
Internal Area: 73.2 sq m (788 sq ft)
Kitchen/Dining/Living
 6.60m x 4.45m 21'8" x 14'7"
Principal Bedroom
 5.75m x 3.30m 18'10" x 10'10"
Bedroom 2
 4.20m x 3.00m 13'9" x 9'10"
Balcony Area: 6 sq m (64 sq ft)

Plot 13 – 2 bedroom apartment
Internal Area: 70.3 sq m (757 sq ft)
Kitchen/Dining/Living
 6.00m x 4.85m 19'8" x 15'11"
Principal Bedroom
 4.85m x 3.45m 15'11" x 11'4"
Bedroom 2
 4.75m x 3.10m 15'7" x 10'2"
Balcony Area: 7 sq m (75 sq ft)

Plot 14 – 2 bedroom apartment
Internal Area: 70.4 sq m (758 sq ft)
Kitchen/Dining/Living
 5.65m x 5.55m 18'6" x 18'3"
Principal Bedroom
 5.10m x 3.55m 16'9" x 11'8"
Bedroom 2
 3.60m x 3.50m 11'10" x 11'6"
Balcony Area: 7 sq m (75 sq ft)

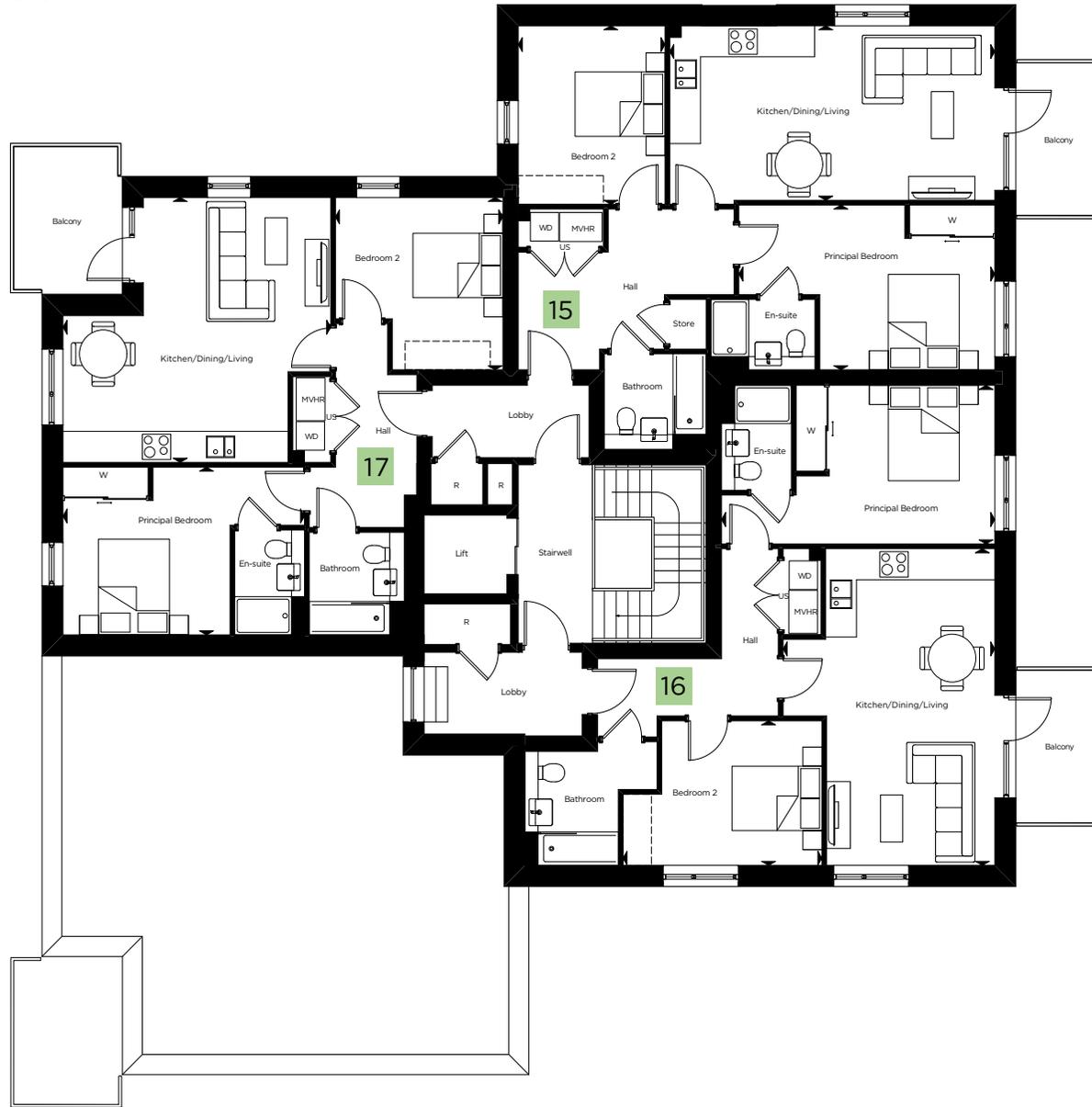
■ 2 Bedroom Apartment

W Wardrobe R Riser Cupboard US Utility Store WD Washer/Dryer
 MVHR Mechanical Ventilation with Heat Recovery □ Indicative wardrobe position



All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Florence Court Third Floor



Plot 15 - 2 bedroom apartment
Internal Area: 76.2 sq m (820 sq ft)
Kitchen/Dining/Living
 6.85m x 3.70m 22'6" x 12'2"
Principal Bedroom
 5.40m x 3.45m 17'9" x 11'4"
Bedroom 2
 3.70m x 3.05m 12'2" x 10'0"
Balcony Area: 6 sq m (64 sq ft)

Plot 16 - 2 bedroom apartment
Internal Area: 73.1 sq m (787 sq ft)
Kitchen/Dining/Living
 6.60m x 4.45m 21'8" x 14'7"
Principal Bedroom
 5.75m x 3.30m 18'10" x 10'10"
Bedroom 2
 4.20m x 3.00m 13'9" x 9'10"
Balcony Area: 6 sq m (64 sq ft)

Plot 17 - 2 bedroom apartment
Internal Area: 70.1 sq m (755 sq ft)
Kitchen/Dining/Living
 5.65m x 5.55m 18'6" x 18'3"
Principal Bedroom
 5.10m x 3.50m 16'9" x 11'6"
Bedroom 2
 3.60m x 3.50m 11'10" x 11'6"
Balcony Area: 7 sq m (75 sq ft)

■ 2 Bedroom Apartment

W Wardrobe R Riser Cupboard US Utility Store WD Washer/Dryer
 MVHR Mechanical Ventilation with Heat Recovery □ Indicative wardrobe position



All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Specification

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- 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

Bathroom

- Bath with shower over and glass screen
- Framed feature mirror with shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

En-suite

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf 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 triple glazed aluminium timber composite windows
- 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
- Large format tiles to bathroom and en-suite

Heating and water

- Combined ventilation and heating system to provide property with filtered fresh air, heating, hot water and naturally reduced humidity levels
- Heated chrome towel rails to bathroom and en-suite

Electrical

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- High level TV point to kitchen/dining/living room
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- 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

- Porcelain tiles to balcony
- Paving to ground floor terrace

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

- Apartment parking available to purchase on request
- Electric car charging points to all spaces

Construction

- Florence Court is traditionally constructed with brick and block outer walls, cavity filled with insulation
- Floors constructed of steel and concrete
- Exterior treatments are a combination of buff and black facing bricks with biodiverse green roofs
- Aluminium rain-water goods

General

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

Facilities shared across the City Reach development, including non-adopted private roads, parking areas, landscaped areas and other communal external infrastructure, will be maintained by an Estate Management Company which will be wholly owned by and within the control of the purchasers of City Reach once all homes have been sold and conveyed. Leaseholders of apartments will contribute towards the cost of maintaining shared estate areas and any internal communal areas, as set out within their lease.

We are unable to accommodate individual changes, additions or amendments to the specification, layout or plans of any property. Please note that it may not always be possible to obtain the exact products referred to in the specification; in such cases a similar alternative of equal quality will be provided. Hill reserves the right to make such changes where reasonably required.



Interior photograph represents a similar Hill development. Specification varies.



Computer generated image of Florence Court is indicative only.



Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL



Hill
Created for Living