

NEXUS

PHOENIX  
APARTMENTS

FLOORPLANS



Computer generated image of The Phoenix Apartments is indicative only

# WELCOME TO THE PHOENIX APARTMENTS

Elevate your lifestyle at this new collection of contemporary 1 and 2 bedroom apartments, all with private outside space. The Phoenix Apartments offer a fantastic opportunity to buy a stylish home with fast access to London, and enjoy life with shopping, fitness, entertainment and eating out all just a short walk away.

# LOCAL LIVING

DISCOVER A DESTINATION WHERE EVERYTHING COMES TOGETHER.

- 1. Hotel Cromwell, Stevenage Old Town
- 2. Flagship M&S Store, Stevenage
- 3. The Lighterman, Regent's Canal, King's Cross
- 4. Rump and Wade restaurant, Stevenage Old Town



Whether you are going out locally or into London, the Phoenix Apartments are ideally located for living life to the full.

Stroll through the charming Old Town with its independent cafés and restaurants, traditional pubs, and unique boutiques and grocery stores; or walk into the New Town for high street brands, popular dining spots, and leisure and entertainment venues.

The town's numerous parks offer plenty of space to get active in the fresh air, while the surrounding countryside features rolling hills, woodland, fields and walking trails for you to explore. With Stevenage station just a seven minute walk away, you can reach London and other nearby towns and cities quickly and easily.

7

MINUTE WALK  
to Stevenage Old Town

7

MINUTE WALK  
to Stevenage Station

22

MINUTES  
to London King's Cross

120

ACRES OF  
GREEN SPACE  
at Fairlands Valley Park

All travel times are approximate and taken from Google Maps and [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

# SITE PLAN



APEX APARTMENTS

PHOENIX APARTMENTS

MAXIMA APARTMENTS

 AFFORDABLE APARTMENTS  LLOYDS LIVING APARTMENTS

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. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.

# 1 AND 2 BEDROOM APARTMENTS ALL WITH PRIVATE OUTDOOR SPACE

PHOENIX  
APARTMENTS

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# GROUND FLOOR

# PHOENIX APARTMENTS



## 2 BEDROOM APARTMENT - 105

INTERNAL AREA - 73.83 SQ M / 794.7 SQ FT  
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.15m x 5.50m	16'10" x 18'0"
Principal Bedroom	4.65m x 3.60m	15'3" x 11'9"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Terrace	3.35m x 1.50m	10'11" x 4'9"

## 2 BEDROOM APARTMENT - 106

INTERNAL AREA - 77.76 SQ M / 837.0 SQ FT  
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	3.35m x 8.40m	10'11" x 27'6"
Principal Bedroom	3.80m x 3.80m	12'5" x 12'5"
Bedroom 2	4.10m x 2.85m	13'5" x 9'4"
Terrace	3.35m x 1.50m	10'11" x 4'9"

## 1 BEDROOM APARTMENT - 107

INTERNAL AREA - 60.19 SQ M / 647.9 SQ FT  
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.10m x 8.40m	16'8" x 27'6"
Principal Bedroom	3.95m x 4.35m	12'11" x 14'3"
Terrace	3.35m x 1.50m	10'11" x 4'9"

## 2 BEDROOM APARTMENT - 108

INTERNAL AREA - 73.83 SQ M / 794.7 SQ FT  
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.10m x 5.50m	16'8" x 18'0"
Principal Bedroom	4.65m x 3.55m	15'3" x 11'7"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Terrace	3.35m x 1.50m	10'11" x 4'9"

## 2 BEDROOM APARTMENT - 109

INTERNAL AREA - 72.94 SQ M / 785.1 SQ FT  
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

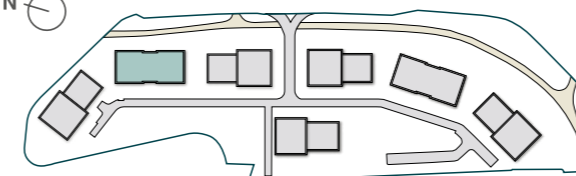
Kitchen/Dining/Living	5.60m x 4.80m	18'4" x 15'8"
Principal Bedroom	5.20m x 3.65m	17'0" x 11'11"
Bedroom 2	3.35m x 3.70m	10'11" x 12'1"
Terrace	3.35m x 1.50m	10'11" x 4'9"

## GROUND



Key:  
C = Cupboard    W = Wardrobe    R = Riser    US = Utility store    WD = Washer/Dryer    MVHR = MVHR    [dashed box] = 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.



One Bedroom    Two Bedroom

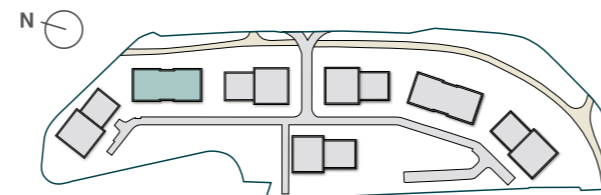
# FLOORS 1, 3, 5 & 7

# PHOENIX APARTMENTS



Key:  
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FLOOR 7



**2 BEDROOM APARTMENT – 110, 126, 142 & 158**

INTERNAL AREA – 73.75 SQ M / 793.8 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.15m x 5.50m	16'10" x 18'0"
Principal Bedroom	4.65m x 3.60m	15'3" x 11'9"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

**2 BEDROOM APARTMENT – 111, 127, 143 & 159**

INTERNAL AREA – 77.76 SQ M / 837.0 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.30m x 8.40m	10'9" x 27'6"
Principal Bedroom	3.80m x 3.80m	12'5" x 12'5"
Bedroom 2	4.10m x 2.85m	13'5" x 9'4"
Balcony	3.35m x 1.50m	10'11" x 4'9"

**2 BEDROOM APARTMENT – 112, 128, 144 & 160**

INTERNAL AREA – 71.88 SQ M / 773.7 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.95m x 8.40m	12'11" x 27'6"
Principal Bedroom	4.30m x 3.80m	14'1" x 12'5"
Bedroom 2	3.50m x 3.25m	11'5" x 10'7"
Balcony	3.35m x 1.50m	10'11" x 4'9"

FLOOR 5



**2 BEDROOM APARTMENT – 113, 129, 145 & 161**

INTERNAL AREA – 73.74 SQ M / 793.7 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.10m x 5.50m	16'8" x 18'0"
Principal Bedroom	4.65m x 3.60m	15'3" x 11'9"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

**2 BEDROOM APARTMENT – 114, 130, 146 & 162**

INTERNAL AREA – 72.94 SQ M / 785.1 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.60m x 4.80m	18'4" x 15'8"
Principal Bedroom	5.20m x 3.65m	17'0" x 11'11"
Bedroom 2	3.35m x 3.65m	10'11" x 11'11"
Balcony	3.35m x 1.50m	10'11" x 4'9"

FLOOR 3



**1 BEDROOM APARTMENT – 115, 131, 147 & 163**

INTERNAL AREA – 50.84 SQ M / 547.2 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.15m x 7.85m	10'4" x 25'9"
Principal Bedroom	3.05m x 4.20m	10'0" x 13'9"
Balcony	3.35m x 1.50m	10'11" x 4'9"

**2 BEDROOM APARTMENT – 116, 132, 148 & 164**

INTERNAL AREA – 71.45 SQ M / 769.1 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.45m x 7.85m	11'3" x 25'9"
Principal Bedroom	2.70m x 5.60m	8'10" x 18'4"
Bedroom 2	2.75m x 4.35m	9'0" x 14'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

FLOOR 1



**2 BEDROOM APARTMENT – 117, 133, 149 & 165**

INTERNAL AREA – 73.26 SQ M / 788.6 SQ FT		
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.65m x 4.90m	18'6" x 16'0"
Principal Bedroom	5.20m x 3.55m	17'0" x 11'7"
Bedroom 2	3.40m x 3.80m	11'1" x 12'5"
Balcony	3.35m x 1.50m	10'11" x 4'9"

One Bedroom    Two Bedroom

### 2 BEDROOM APARTMENT – 118, 134 & 150

INTERNAL AREA – 73.75 SQ M / 793.8 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.15m x 5.50m	16'10" x 18'0"
Principal Bedroom	4.65m x 3.60m	15'3" x 11'9"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 119, 135 & 151

INTERNAL AREA – 77.76 SQ M / 837.0 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	3.30m x 8.40m	10'9" x 27'6"
Principal Bedroom	3.80m x 3.80m	12'5" x 12'5"
Bedroom 2	4.10m x 2.85m	13'5" x 9'4"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 120, 136 & 152

INTERNAL AREA – 71.88 SQ M / 773.7 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	3.95m x 8.40m	12'11" x 27'6"
Principal Bedroom	4.30m x 3.80m	14'1" x 12'5"
Bedroom 2	3.50m x 3.25m	11'5" x 10'7"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 121, 137 & 153

INTERNAL AREA – 73.74 SQ M / 793.7 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.10m x 5.50m	16'8" x 18'0"
Principal Bedroom	4.65m x 3.60m	15'3" x 11'9"
Bedroom 2	3.35m x 3.75m	10'11" x 12'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 122, 138 & 154

INTERNAL AREA – 72.94 SQ M / 785.1 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.60m x 4.80m	18'4" x 15'8"
Principal Bedroom	5.20m x 3.65m	17'0" x 11'11"
Bedroom 2	3.35m x 3.65m	10'11" x 11'11"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 1 BEDROOM APARTMENT – 123, 139 & 155

INTERNAL AREA – 50.84 SQ M / 547.2 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	3.15m x 7.85m	10'4" x 25'9"
Principal Bedroom	3.05m x 4.20m	10'0" x 13'9"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 124, 140 & 156

INTERNAL AREA – 71.45 SQ M / 769.1 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

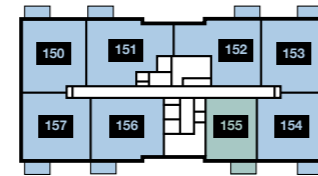
Kitchen/Dining/Living	3.45m x 7.85m	11'3" x 25'9"
Principal Bedroom	2.70m x 5.60m	8'10" x 18'4"
Bedroom 2	2.75m x 4.35m	9'0" x 14'3"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### 2 BEDROOM APARTMENT – 125, 141 & 157

INTERNAL AREA – 73.26 SQ M / 788.6 SQ FT  
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.65m x 4.90m	18'6" x 16'0"
Principal Bedroom	5.20m x 3.55m	17'0" x 11'7"
Bedroom 2	3.40m x 3.80m	11'1" x 12'5"
Balcony	3.35m x 1.50m	10'11" x 4'9"

### FLOOR 6



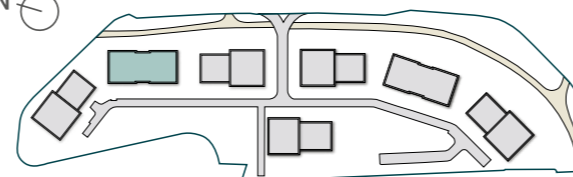
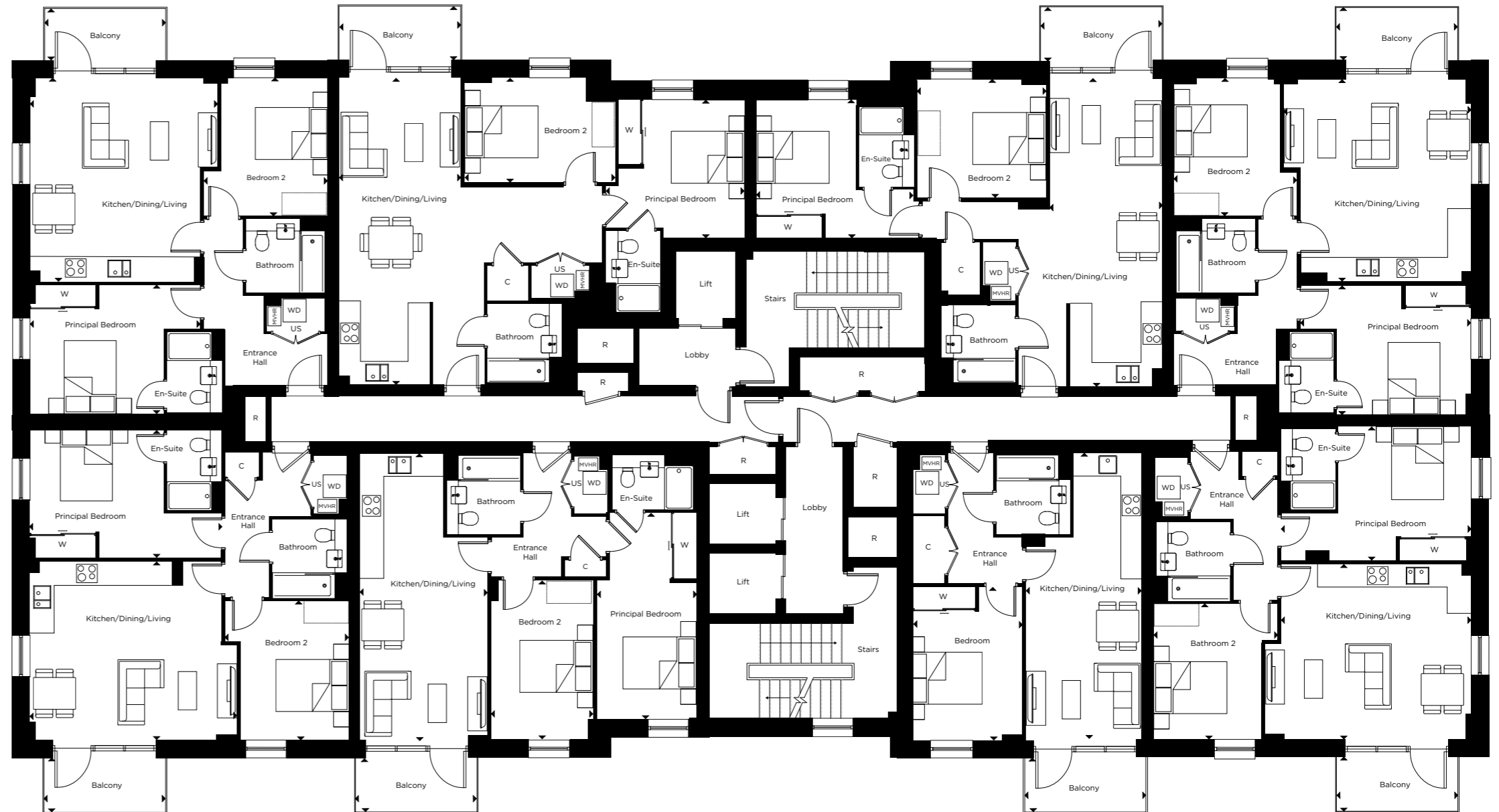
### FLOOR 4



### FLOOR 2



One Bedroom Two Bedroom



### Key:

C = Cupboard W = Wardrobe R = Riser US = Utility store WD = Washer/Dryer MVHR = MVHR [dashed box] = Indicative wardrobe position

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# CONTEMPORARY OPEN-PLAN LIVING

Computer generated image is indicative only.

# SPECIFICATION



Computer generated images are indicative only.



## 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 compact combi oven/microwave to studios
- Integrated dishwasher
- Integrated fridge/freezer or undercounter fridge with freezer compartment to studios
- 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

## EN-SUITES

- 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

## 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

## DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double 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

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating and hot water via communal air source heat pump

## 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
- 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
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Aluminium decking to balcony
- Paved terraces to ground floor apartments

## 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

## CONSTRUCTION

- Steel reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff and red facing bricks
- Aluminium rain-water goods
- PV panels serving communal areas

## GENERAL

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

The apartment buildings and non-adopted areas at Nexus will be maintained by a management company of which every homeowner 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 homeowner 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.

# CREATING EXCEPTIONAL PLACES TO LIVE



1. Athena at Knight's Park, Cambridge
2. Canalside Quarter, Oxford
3. Kew Bridge Rise, London



The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

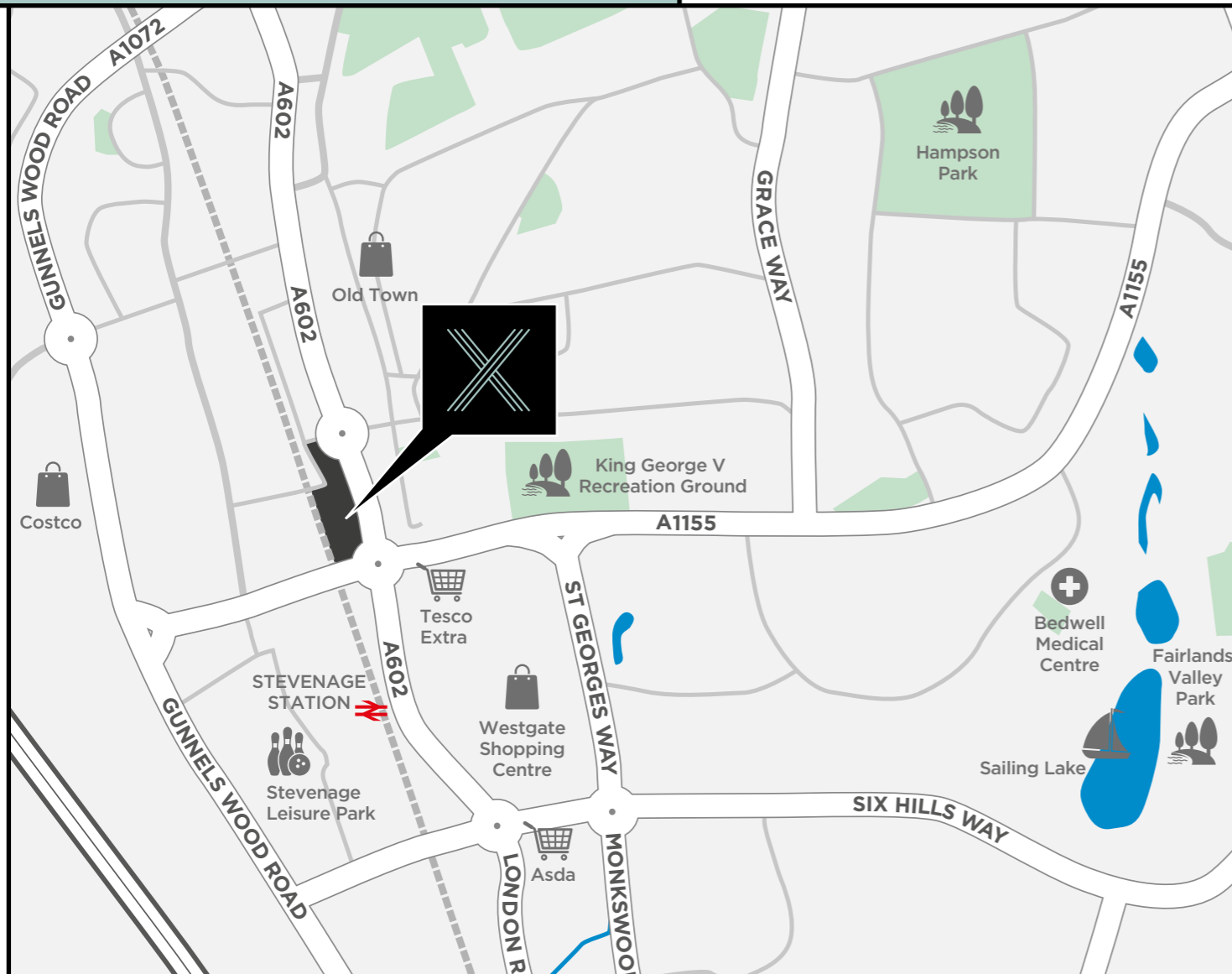
Follow us on Instagram @createdbyhill



# HOW TO FIND US

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[hill.co.uk/nexus](http://hill.co.uk/nexus)



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Computer generated image is indicative only.

