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**Plot 2, 70 Water Street, Chesterton, Cambridge, CB4 1PA**  
**Guide Price: £1,175,000 Freehold**



## A STRIKING ENERGY EFFICIENT 'A' RATED BRAND NEW THREE BEDROOM HOME FORMING PART OF A SMALL CONTEMPORARY SCHEME WITH RIVER FRONTAGE, MOORING AND PARKING, WELL PLACED FOR ACCESS TO THE CITY CENTRE AND CAMBRIDGE NORTH RAILWAY STATION

• Architect designed modern house • spacious open plan kitchen /dining room/living room • home office/sitting room • entrance hall • principal bedroom with dressing room, balcony and river views • luxury ensuite shower room • 2 further double bedrooms • luxury family bathroom • utility cupboard • air source underfloor heating • triple glazing throughout • MVHR system • 4.8kW solar panels with battery storage • bin/cycle store • raised terrace • landscaped communal gardens and boat house, with mooring • off street parking for 1 car • approximately 1500 sqft • EPC 'A'

This exclusive development by award winning developer INTI Construction Ltd, offers three striking architect designed homes, offering well-planned, flexible accommodation built to exacting standards, using bespoke high specification materials and finishes, resulting in truly stunning homes.

The properties have been designed with sustainability in mind, achieving an impressive 'A' energy rating and come with 4.8kW of integrated solar panels with 4.8KWh battery storage, Ecovia aluminium powder coated triple-glazed windows and doors, air source heat pumps providing heating, and a Mechanical Ventilation Heat Recovery system.

Plot 2 offers living accommodation of around 1500 sqft, set over two floors and comprises spacious entrance hall with bespoke oak stairs to first floor, impressive kitchen/dining/living room with glazed doors opening to a rear terrace and views across the river and Stourbridge Common. The kitchen itself features luxury 'Roundhouse' custom built units complimented with quartz work surfaces and integrated Siemens appliances, along with a large Fisher & Paykel fridge/freezer and a Quooker tap. Separate home office/sitting room. Beautiful engineered oak flooring and large format tiles flow throughout the ground floor accommodation and pair perfectly with the carefully chosen interior styling.

The first-floor accommodation comprises a light and airy landing with vaulted ceiling and partial glazed ridge, with doors leading to the principal bedroom, situated to the rear of the property, with vaulted ceiling, dressing room, glazed sliding doors offering access to the balcony and stunning views beyond, and a well-appointed en-suite shower room. There are two further bedrooms, and a high-end family bathroom fitted with Mandarin Stone marble tiles.

Outside, the property is set back from the road with driveway parking for one car and landscaped garden. To the rear of each property there is a raised private terrace with glazed balustrade and steps down to the beautifully landscaped communal gardens with river frontage and stunning views to Stourbridge Common. The gardens are laid mainly to lawn, with wildflower beds and trees. The properties also benefit from a timber cycle store and shared timber 'wet dock' boat house with river frontage/mooring.

### AGENT'S NOTE

A management company will be formed for the upkeep of the communal areas and there will be a service charge payable, currently estimated to be in the region of £800 per property, per annum. The management company will be transferred to the three new owners on completion of the final plot sale.

\*Internal images used in this brochure are of Plot 1 and intended as a guide to specification and finishes. Room sizes and layout will vary between plots.

### LOCATION

The properties are situated in the desirable area of Chesterton, about 1.6 mile to the north-east of Cambridge City Centre and less than 1 mile on foot/cycle from Cambridge North mainline railway station (which provides regular services to London King's Cross and Liverpool Street stations), and Cambridge Business park and Trinity science park beyond.

The River Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store and large recreation ground with a children's play area. In addition, the nearby Riverside bicycle/footbridge gives easy access to Stourbridge Common.

### TENURE

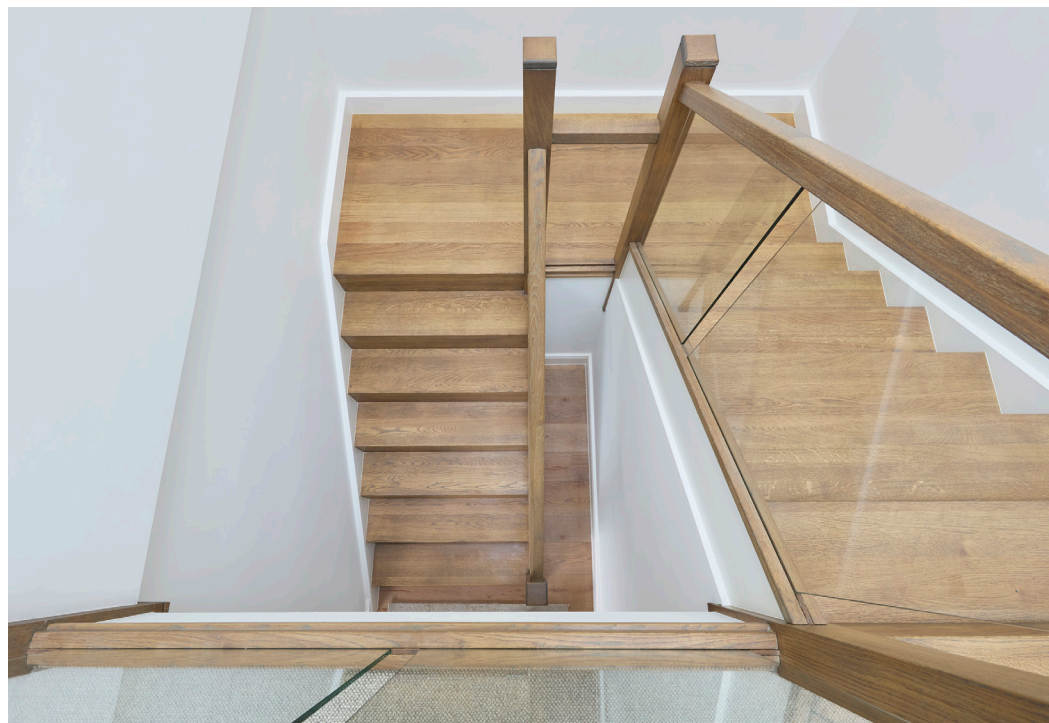
Freehold

### FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.  
Contact our New Homes team on 01223 800860 / newhomes@rah.co.uk

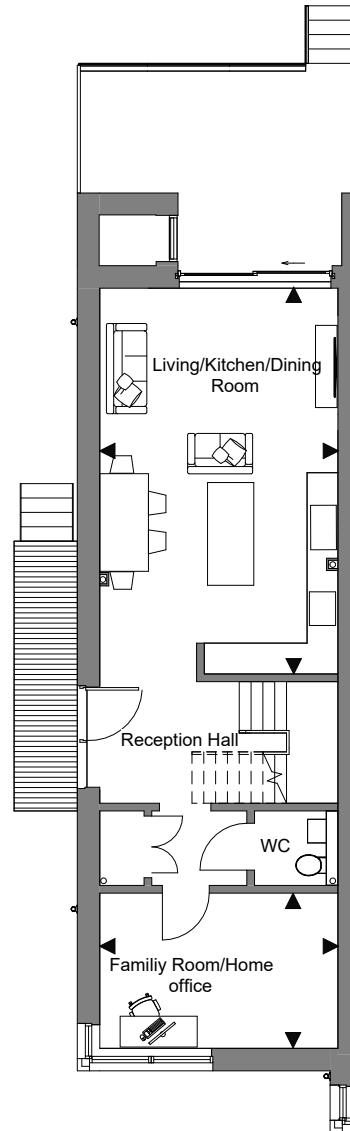






## PLOT 2

### Ground Floor

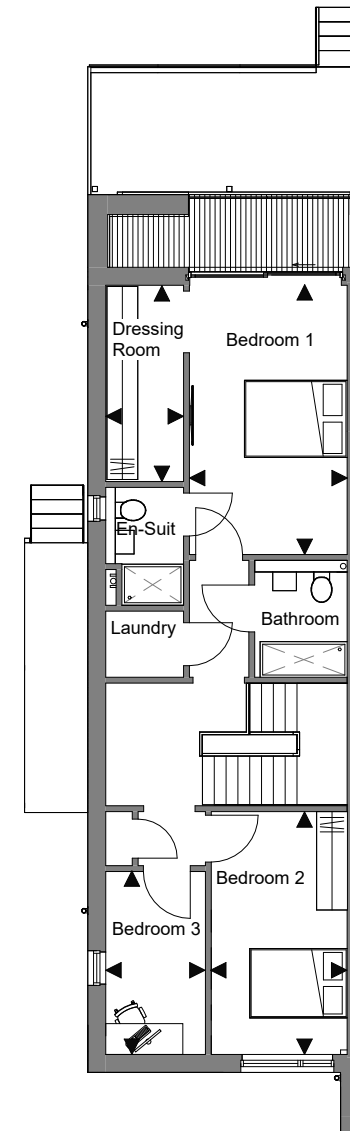


Living/Kitchen/Dining room = 4.66m x 7.55m = 15'3" x 24'8"

Family Room/Home Office = 4.66m x 3.01m = 15'3" x 9'9"

## PLOT 2

### First Floor



Bedroom 1 = 5.27m x 3.10m = 17'3" x 10'2"

Bedroom 2 = 4.78m x 2.68m = 15'7" x 8'8"

Bedroom 3 = 3.63m x 1.98m = 11'9" x 6'5"

Dressing Room = 3.16m x 1.55m = 10'4" x 5'1"

### Predicted Energy Assessment (PEA):

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>94</p>	<p>94</p>
England	England











## SPECIFICATION

### KITCHEN

- Roundhouse custom built contemporary kitchen.
- Quartz work surfaces and matching splashbacks.
- Stainless steel Franke under mounted sink.
- Integrated Siemens appliances.
- Large integrated Fisher & Paykel fridge freezer.
- Quooker boiling water tap.
- Mandarin Stone, 80cm x 80cm porcelain tiled floor.

### INTERNAL FINISHES

- Bespoke oak staircase.
- Crittall style, steel framed internal doors to living room.
- Reeve Wood engineered oak floor to entrance hallway and living room.

### HEATING AND RENEWABLES

- 4.8kW Integrated solar panels
- 4.8kWh Li-ion battery storage.
- Mechanical ventilation and heat recovery system (MVHR).
- High efficiency Samsung air source heat pump.
- 250L pressurised hot water cylinder with electric immersion heater.
- Underfloor heating to ground floor.
- Column radiators to first floor.

### BATHROOM EN-SUITE AND CLOAKROOMS

- Mandarin Stone marble tiles.
- Electric underfloor heating to bathrooms.
- Aquaroc vanity units in ensuites.
- Lusso Stone vanity units, taps and shower sets.

### FIRST FLOOR LAUNDRY ROOM

- Plumbing and space for washing machine and separate tumble drier.
- Built-in storage cupboard.

### ELECTRICAL

- Cat 5 Data wiring system.
- Alarm system.
- Corston Architectural lights and switches throughout.
- Data points to all reception rooms and bedrooms.
- External lights to side and rear.
- Car charging point.

### CONSTRUCTION FEATURES AND EXTERNAL FINISHES

- Zinc corrugated cladding to exterior.
- Slate tiled roof.
- Ecovia triple-glazed windows and doors.
- Large rear terrace overlooking River Cam.
- Private balcony from master bedroom overlooking River Cam.

### LANDSCAPING

- Shared landscaped rear garden with river frontage.
- Shared boathouse and jetty/mooring.
- Custom built bike store.
- Mature trees and shrubs.
- Landscaped front gardens.
- Wildflower and lawn to rear garden.

### WARRANTY

10 year ICW structural warranty

