



22 EAST STREET  
ST · IVES

CAMBRIDGESHIRE • PE27 5PB

HOPBINE  
YARD



A stunning new gated development in the historic market town of St.Ives in Cambridgeshire. Hopbine Yard offers 14 new 1 & 2 bedroom private apartments built to a high specification by the Abbey Group Cambridgeshire Limited.

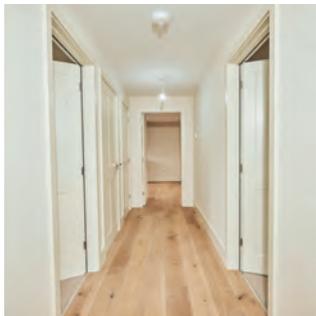


### About St Ives

St.Ives is an attractive and historic market town situated on the banks of the Great River Ouse 14 miles away from Cambridge and 5 miles from Huntingdon. The town takes advantage of its proximity to Cambridge with the guided bus route which runs through the pretty countryside and provides quick and frequent access to the city centre.

### Connections

Hopbine Yard is within walking distance of the guided bus way that provides fast and regular links to the centre of Cambridge. Additionally the new A14 road network has recently been completed providing easy access to the A1 and the M11. Huntingdon Train Station is approximately 5 miles away which has links to Kings Cross and St Pancras stations.



### Local Amenities

- Large choice of shops and restaurants
- Indoor and outdoor sports and leisure centres
- Extensive green spaces
- Close to the Ouse Valley Way
- Sailing and Water Ski clubs
- Excellent Schools





## Hopbine Yard

This stunning new gated development of 14 luxury apartments has been specifically designed to a high specification to give the “wow” factor and meet the needs of today. High speed broadband links and cabling for “Sky Q” have already been installed. Many apartments have their own individual private front door access and private amenity areas to give additional outside space.



The accommodations boasts a range of differing layouts of 1 and 2 bedroom apartments all with open plan living and kitchen areas, wide hallways and stunning real wooden floors to the living areas and hallways.

The beautiful fitted kitchens feature fully integrated appliances, contemporary cappuccino kitchen units, solid work tops and wood flooring. The bathrooms include Instinct sanitary ware, integrated mirrors and marble effect floor and wall tiling.

Entrances to first and second floor apartments are all via recessed porches with traditional encaustic tiling to the floor and an intercom / fob controlled entrance door. All ground floor apartments have their own dedicated entrances.

Externally, once beyond the iron gates the landscaped and cobbled courtyard provides large amenity area, covered bicycle storage and a brick built bin store to keep bins tidily away. Many of the ground floor apartments have their own private amenity space.



## Specification

### Kitchen specification

- Contemporary Stone Matt Lacquered kitchen units with soft close doors and drawers
- Contrasting Copper Inset Rails for that true Handless Design
- Solid Acrylic worktops with under-mount Stainless Steel Sink and recessed drainer and up-stands. This design provides a sleek look whilst being very functional
- Modern style mixer tap from Franke
- New Integrated Stainless Steel Multi-function fan assisted Oven
- New Induction Hob with Electronic Touch Control
- New Stainless Steel Flat Glass Extractor with LED Edge Lighting and Glass Splashback below
- New Fully Integrated Dishwasher (2-Bed Flats)
- New Washer/Dryer
- New Fully Integrated 50/50 Fridge Freezer in 2-Bed Flats
- New Fully Integrated Fridge with Ice Box in 1-Bed Flats
- LED Downlights under the wall units

- Space for free-standing microwave
- LED recessed downlight
- Oak wooden flooring

### Bathroom specification

- Instinct China WC with dual flush system and soft close seat
- Instinct China wall mounted basin with chrome mixer tap
- Contemporary bath with glass side shower screen
- Chrome thermostatic wall mounted shower mixer valve with chrome shower rose
- Chrome bath taps
- Marble effect large format tiling to floors and walls
- Wall mounted mirrors
- Chrome heated towel rail
- Wall mounted shaver sockets
- LED recessed downlights

### En-suite specification

- Instinct China WC with dual flush system and soft close seat
- Instinct China wall mounted basin with chrome mixer tap
- Walk in shower enclosures
- Chrome thermostatic wall mounted

shower mixer valve with chrome shower rose

- Marble effect large format tiling to floors and walls
- Wall mounted mirrors
- Chrome heated towel rail
- Wall mounted shaver sockets
- LED recessed downlights

### Joinery

- Oak veneer entrance doors with stainless steel ironmongery.
- 18mm engineered oak flooring.
- Smooth 4 panel moulded internal doors with brushed steel ironmongery with lever handles.

### Home entertainment

- Sky Q cabling and communal satellite dishes already installed for every apartment
- BT points installed throughout
- Fast Broadband connectivity available

### Security

- Gated Courtyard
- Private front door access to all ground floor apartments
- Electronic fob and intercom entry

system to all apartments on first and second floors

- Mains supplied smoke / heat and carbon monoxide detectors fitted to all apartments

### External Common areas

- Gated courtyard
- Cobbled and landscaped courtyard
- Covered bicycle shelter
- Brick built external bin store

Internal common areas

- Integrated porches with traditional encaustic tiling
- Carpeted stairwells
- Electronic fob and intercom access

### Heating

- Gas boilers
- Wall mounted radiators
- Digital thermostat heating controls in all apartments
- Chrome heated towel rails

### Warranty

- 10 year premier Guarantee new home warranty

# The Properties



GROUND FLOOR



FIRST FLOOR

**Apartment 1** 59.73sq.m. / 643sq.ft.

Room	Dimensions
Kitchen/Living	4.20m x 5.84m
Bedroom 1	2.76m x 3.88m
En-Suite	1.86m x 2.12m
Bedroom 2	3.04m x 3.37m
Bathroom	1.86m x 2.26m

**Apartment 2** 56.29sq.m. / 606sq.ft.

Room	Dimensions
Kitchen/Living	5.01m x 5.18m
Bedroom 1	2.76m x 3.69m
Shower Room	2.12m x 2.42m

**Apartment 3** 54.06sq.m. / 582sq.ft.

Room	Dimensions
Kitchen/Living	4.59m x 5.18m
Bedroom 1	2.77m x 3.46m
En-Suite	1.58m x 1.70m
Bedroom 2	2.29m x 3.26m
Bathroom	1.86m x 2.14m

**Apartment 4** 57.59sq.m. / 620sq.ft.

Room	Dimensions
Kitchen/Living	4.25m x 5.85m
Bedroom 1	3.16m x 3.19m
En-Suite	1.63m x 2.39m
Bedroom 2	2.56m x 3.00m
Bathroom	1.86m x 2.14m

# The Properties

**Apartment 5** 69.12sq.m. / 744sq.ft.

Room	Dimensions
Kitchen/Living	4.75m x 7.09m
Bedroom 1	3.06m x 3.56m
En-Suite	1.32m x 2.39m
Bedroom 2	2.42m x 3.56m
Bathroom	2.26m x 2.42m

**Apartment 6** 76.36sq.m. / 822sq.ft.

Room	Dimensions
Kitchen/Living	5.09m x 7.04m
Bedroom 1	3.06m x 4.16m
En-Suite	1.33m x 2.43m
Bedroom 2	2.42m x 3.60m
Bathroom	1.90m x 2.42m

**Apartment 7** 76.36sq.m. / 822sq.ft.

Room	Dimensions
Kitchen/Living	5.09m x 7.04m
Bedroom 1	3.06m x 4.16m
En-Suite	1.33m x 2.43m
Bedroom 2	2.42m x 3.60m
Bathroom	1.90m x 2.42m

**Apartment 8** 54.53sq.m. / 587sq.ft.

Room	Dimensions
Kitchen/Living	4.71m x 4.89m
Bedroom 1	2.74m x 3.08m
Shower Room	1.87m x 3.08m

**Apartment 9** 53.78sq.m. / 579sq.ft.

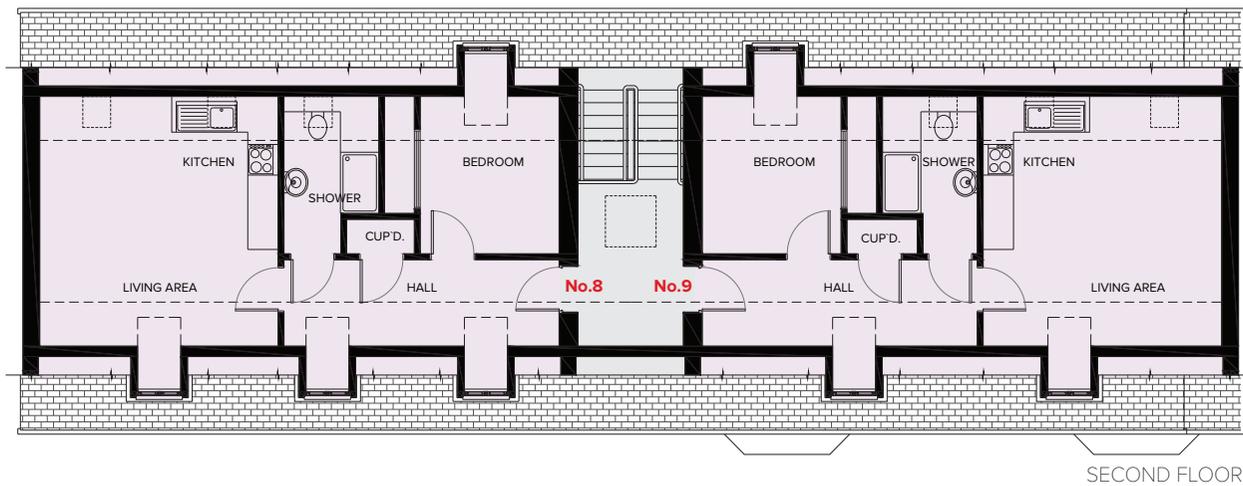
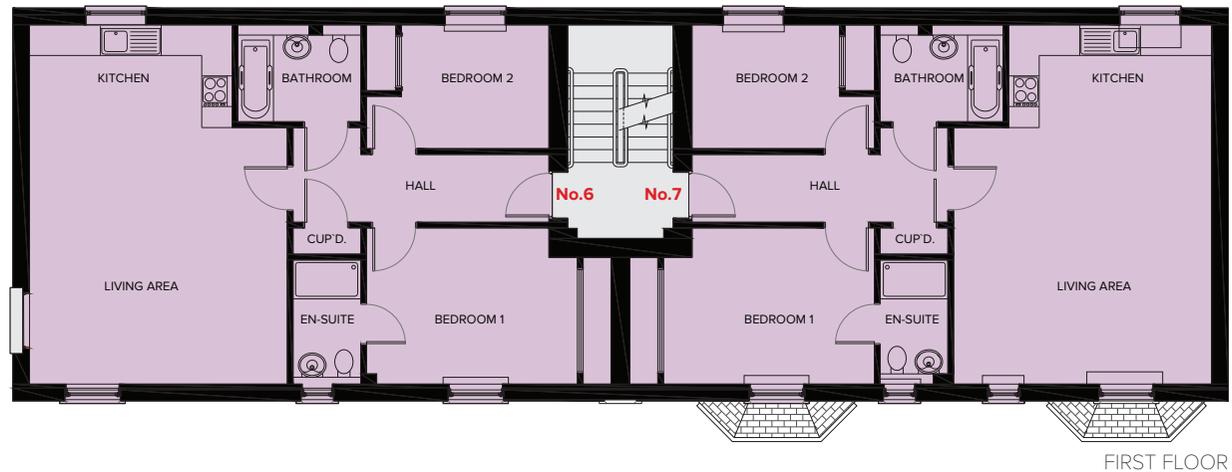
Room	Dimensions
Kitchen/Living	4.71m x 4.89m
Bedroom 1	2.74m x 3.08m
Shower Room	1.87m x 3.08m

**Apartment 10** 36.50sq.m. / 393sq.ft.

Room	Dimensions
Kitchen/Living	4.94m x 5.61m
Bedroom 1	2.43m x 3.69m
Shower Room	1.31m x 2.38m

**Apartment 11** 36.50sq.m. / 393sq.ft.

Room	Dimensions
Kitchen/Living	4.94m x 5.61m
Bedroom 1	2.43m x 3.69m
Shower Room	1.31m x 2.38m



# The Properties



GROUND FLOOR



FIRST FLOOR

**Apartment 12** 77.57sq.m. / 835sq.ft.

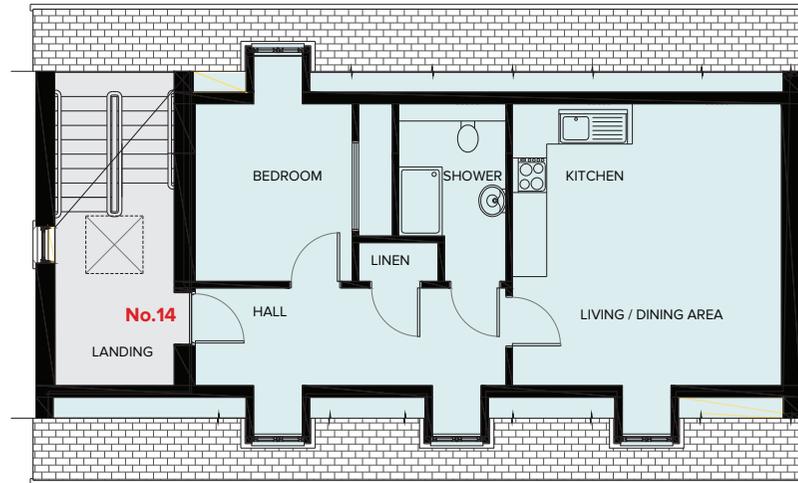
Room	Dimensions
kitchen/Living	6.51m x 7.07m
Bedroom 1	3.58m x 3.06m
En-Suite	2.09m x 2.29m
Bedroom 2	3.58m x 2.42m
Bathroom	2.34m x 2.42m

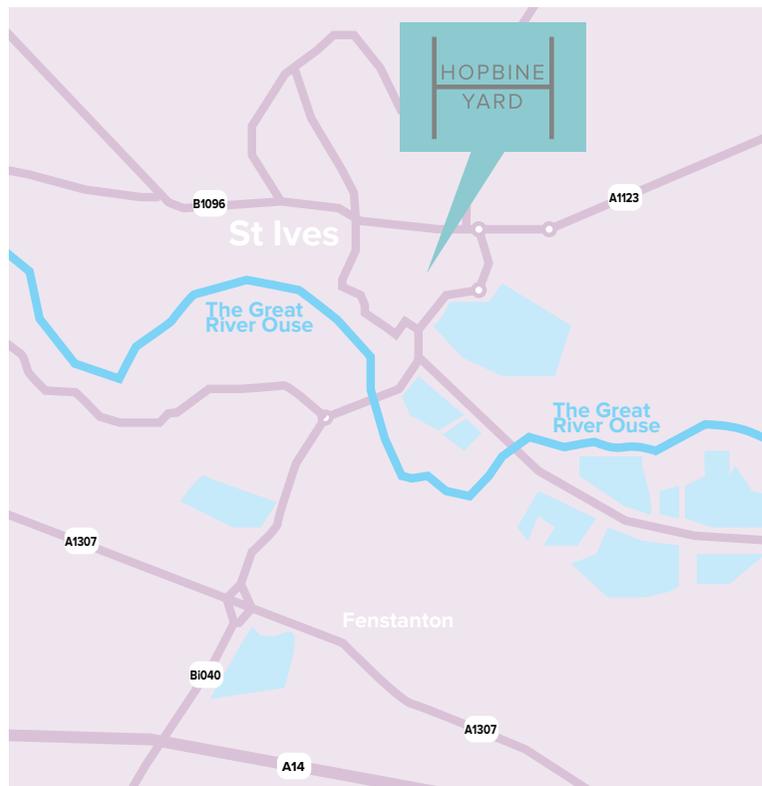
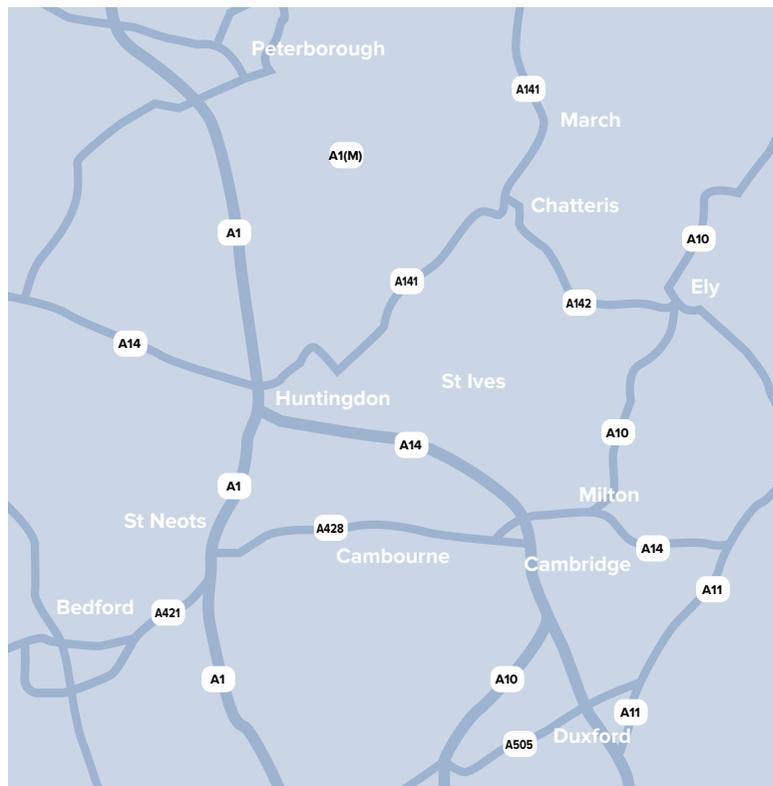
**Apartment 14** 54.53sq.m. / 587sq.ft.

Room	Dimensions
kitchen/Living	4.71m x 4.89m
Bedroom 1	2.74m x 3.08m
Shower Room	1.87m x 3.08m

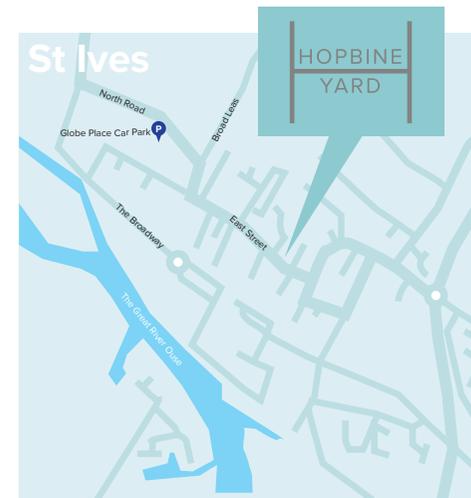
**Apartment 15** 69.12sq.m. / 744sq.ft.

Room	Dimensions
kitchen/Living	7.04m x 4.69m
Bedroom 1	3.58m x 3.06m
En-Suite	1.33m x 2.41m
Bedroom 2	3.58m x 2.42m
Bathroom	2.28m x 2.42m





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