

# UPLANDS PLACE

CAMBOURNE



**McCARTHY STONE**  
*Life, well lived*

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*Went*

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Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

Home

## Cambourne

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## MODERN LIVING AND COUNTRY LIFE.

Cambourne is newly built town that gives you the best of both. Vibrant community atmosphere. Cosmopolitan feel. Beautiful countryside. Great bus service. Close to historic Cambridge. In easy reach of the A14 and M11. This little gem in Cambridgeshire is a great spot to call home.

## FIND YOUR HAPPY PLACE IN CAMBOURNE.

Cambourne is situated on the clay uplands west of Cambridge. At its heart sits Uplands Place. Designed with the over 60s in mind, the development is built to high standards and is the ideal place to live life well.

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## Cambourne

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## LIVE LIFE YOUR WAY.

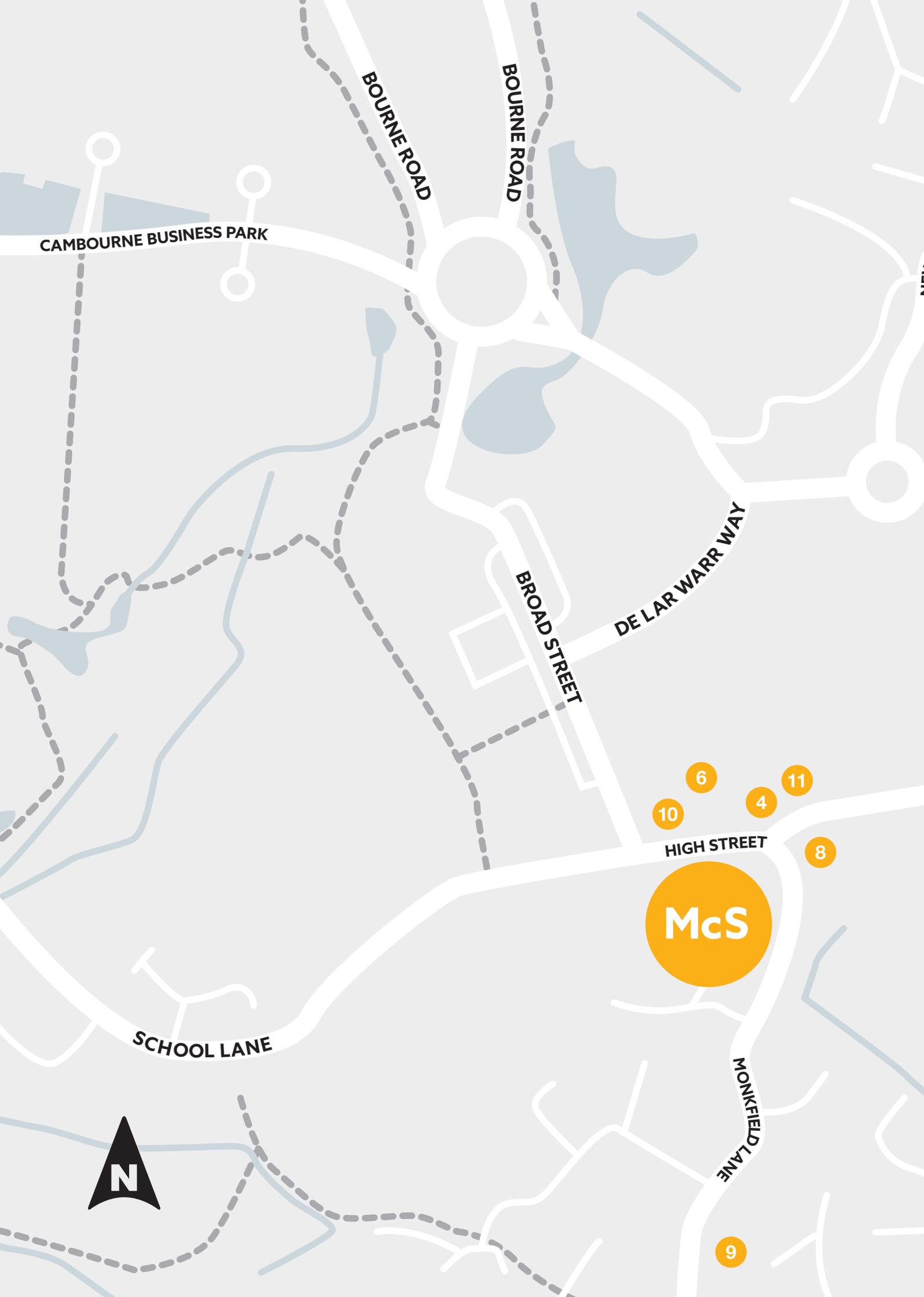
Whatever you love doing in life, Uplands Place is perfectly placed to help you take full advantage of everything the town and the surrounding area has to offer. What becomes immediately apparent is all the things you need on a daily basis are right on the doorstep.

Directly opposite is a parade of retail shops. Adjacent is a Morrisons supermarket, ideally positioned for the weekly shop. Thanks to the development's convenient central location, a short stroll takes you to a barber's shop, hairdresser, dry cleaner, pharmacy and the local library. To tempt your tastebuds, you'll also find a selection of restaurants and coffee shops alongside the town's pub, The Monkfield Arms.

For anyone who enjoys keeping fit, a fitness and sports centre is not far away. Cricket devotees will be delighted to learn Cambourne Cricket Club is just down the road.

Beyond the town, there's plenty more to enjoy. Hop on a bus and you'll soon arrive in bustling, historic Cambridge. With great shopping, arts and culture it's a wonderful way to spend the day. To learn more about the University of Cambridge itself, take to the River Cam on a chauffeured punt for a guided historical tour of the colleges.

If you relish spending time outdoors, Cambourne's Nature Reserve is just a stone's throw from Uplands Place. It's home to wildflower meadows, wetlands full of wildfowl and woodlands harbouring rare and special species. What's more, the delightful Cambridgeshire countryside rolls right up to edge of the town which makes it easy to enjoy leisurely walks whenever the mood takes you.



CAMBOURNE BUSINESS PARK

BOURNE ROAD

BOURNE ROAD

BROAD STREET

DE LAR WARR WAY

HIGH STREET

SCHOOL LANE

MONKFIELD LANE

McS

10

6

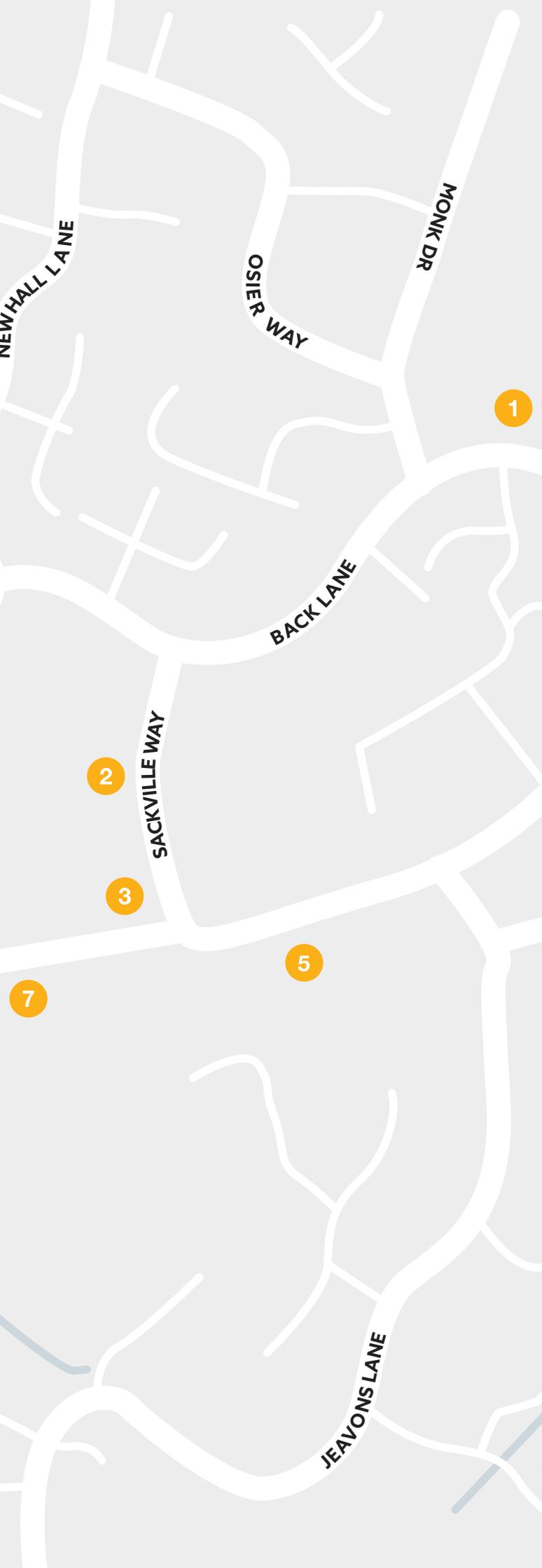
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## UPLANDS PLACE

**McS** High Street,  
Great Cambourne,  
Cambourne,  
Cambridgeshire  
CB23 6AH

### MAP KEY.

- 1 Fitness & Sports Centre
- 2 Library
- 3 Doctors
- 4 Pharmacy
- 5 Post Office
- 6 Supermarket
- 7 Bus Stop
- 8 Public House / Restaurant
- 9 Dentist
- 10 Hairdresser
- 11 Barbers



# “STRICTLY NIGHTS WITH FRIENDS.”

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Cambourne

## Uplands Place

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## IRRESISTIBLY MODERN.

When you first set eyes on Uplands Place, you'll immediately notice the contemporary design is perfectly suited to the modern feel of the town. This look continues through to the hotel style lobby which offers a warm welcome to residents, friends and family members alike.

As you explore Uplands Place, you'll soon discover a spectacular roof terrace and the communal south-facing Sky Lounge. From here you can admire wonderful views over Cambourne. These stunning spaces, alongside the communal lounge, are the social hubs of the development.

Here the community of friends and neighbours can get together for a quick catch up, leisurely chat or to enjoy some sparkly

banter. There's a bar area too. Of course, if you just fancy relaxing over a newspaper or spending time with a good book, there's no shortage of quiet spots.

Another delight of Uplands Place is the carefully landscaped garden. The planting is modern and considered, perfectly complementing the design of the development. The shrubs and plants have been carefully chosen, blending vivid colours with subtle hues. It really is the garden to be enjoyed all year round with plenty of seats where you can stop and appreciate it for a moment or two. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.











## **MORE FEATURES.**

### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

### **HOUSE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community.

### **PARKING\***

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.





Cambourne  
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## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Uplands Place is no exception

Comprising 53 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### HOW TO BUY.

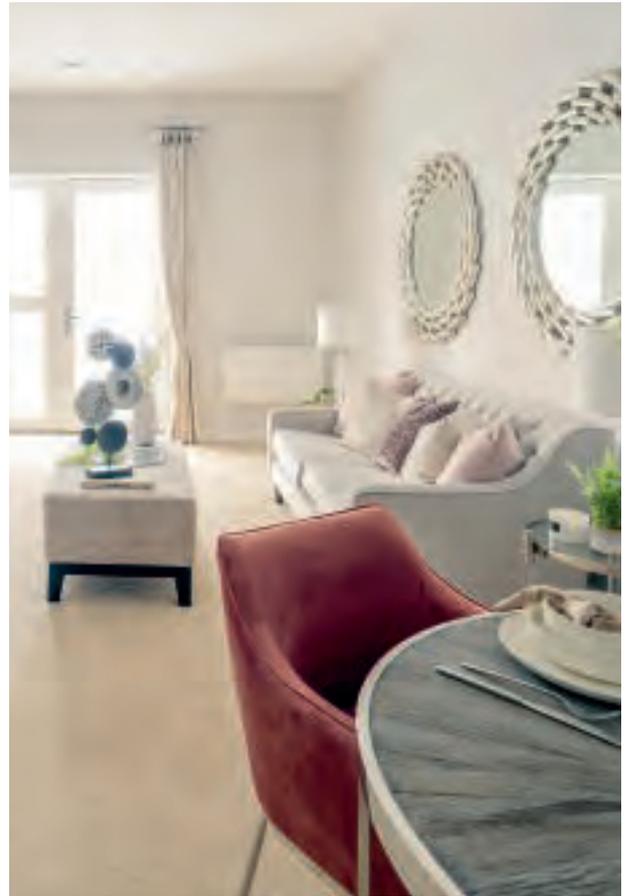
When you purchase your apartment at Uplands Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







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# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Balcony or patio to selected properties
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Washer/dryer
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with high gloss finish
- Integrated fridge/freezer
- Electric oven and ceramic hob with extractor hood
- Anthracite sink



## SHOWER ROOM

- Fitted shower room
- En-suite shower rooms to bedrooms (selected apartments only)
- High quality sanitary ware and fittings
- Heated towel rail



## HEATING AND FINISHES

- Panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, master bedroom and hallway

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

SO R E E O + R E C C O R



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Uplands Place, Great Cambourne.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk)**  
**UPLANDS-PLACE**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/uplands-place](https://mccarthystone.co.uk/uplands-place)

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