



# CAMBRIDGE HOUSE

Aylesbury | Buckinghamshire

A modern collection  
of 1 and 2 bedroom  
apartments.



work  
&  
play



LIVE YOUR  
BEST LIFE AT  
CAMBRIDGE HOUSE



An exciting  
collection of one  
and two bedroom  
apartments in the  
town centre of  
Aylesbury



# BE WHERE YOU LOVE!

Aylesbury is the county town of Buckinghamshire, situated midway between High Wycombe and Milton Keynes. Surrounded by beautiful countryside, it's also only 26 miles away from Central London.



1. Aylesbury Waterside Theatre
2. The Craftyard Bar in Aylesbury
3. The Rooftop Bar at The Manor

With a great variety of restaurants, cafés and bistros, there is something to please every taste. The pubs and bars in the town offer a great choice of nightlife and for those looking for a cultural fix there is also the Waterside Theatre and arts centre.

Aylesbury is a retail destination. It's three outdoor markets a week are complimented with two shopping centres offering a modern vibe and a bustling high street of well known brands and smaller boutiques.



# STAYING CONNECTED

Whether you're travelling for work or pleasure, getting around from Sloane House is easy.



Oxford	23 miles
Milton Keynes	20 miles
London	45 miles



London Marylebone	60 mins
High Wycombe	30 mins
Amersham	24 mins

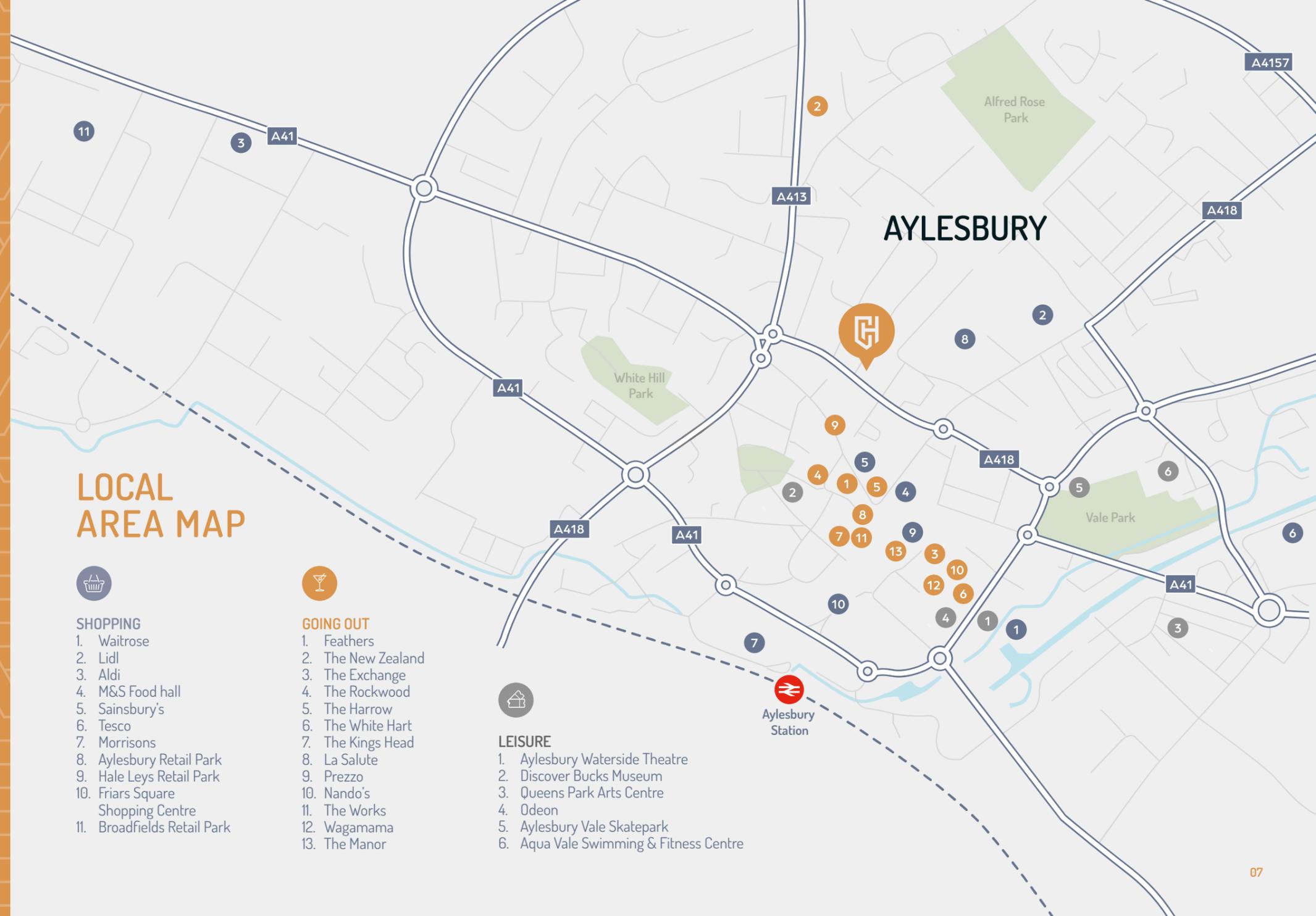


Luton Airport	27 miles
Heathrow Airport	34 miles
Stansted Airport	60 miles

Details by car taken from [www.google.co.uk](http://www.google.co.uk).  
Train information provided by National Rail.



6. View of Elizabeth Tower from across the Thames  
 7. Chiltern Railways trains at Aylesbury station  
 8. Luton Airport



## LOCAL AREA MAP



- SHOPPING**
1. Waitrose
  2. Lidl
  3. Aldi
  4. M&S Food hall
  5. Sainsbury's
  6. Tesco
  7. Morrisons
  8. Aylesbury Retail Park
  9. Hale Leys Retail Park
  10. Friars Square Shopping Centre
  11. Broadfields Retail Park



- GOING OUT**
1. Feathers
  2. The New Zealand
  3. The Exchange
  4. The Rockwood
  5. The Harrow
  6. The White Hart
  7. The Kings Head
  8. La Salute
  9. Prezzo
  10. Nando's
  11. The Works
  12. Wagamama
  13. The Manor



- LEISURE**
1. Aylesbury Waterside Theatre
  2. Discover Bucks Museum
  3. Queens Park Arts Centre
  4. Odeon
  5. Aylesbury Vale Skatepark
  6. Aqua Vale Swimming & Fitness Centre



# WELCOME TO CAMBRIDGE HOUSE

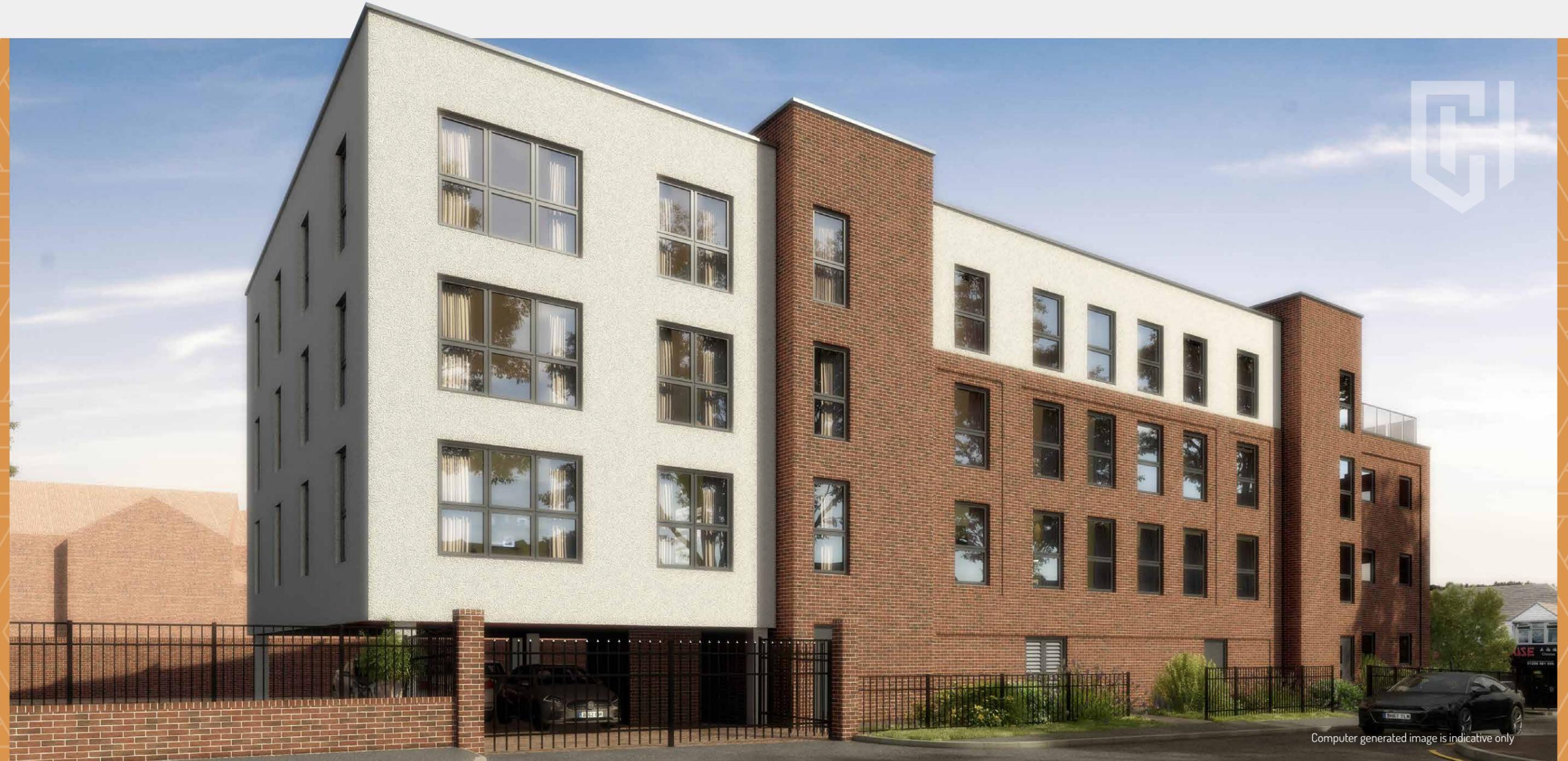
Comprising of just 27 of one and two bedroom apartments, designed with everyday living in mind.

With open plan living and dining areas each apartment has been designed to be light, practical and above all, stylish. Everything is finished to the highest standard with your comfort in mind.

The historical town of Aylesbury has much to offer, whether you're looking for peace and quiet to relax and unwind or a mix of nightlife to enjoy life to the full.

BUILT BY **Oakmont**  
HOMES

Oakmont Homes is a privately owned property developer and investor, committed to delivering innovative, high specification and contemporary living spaces across London and the South East.



Computer generated image is indicative only



Computer generated image is indicative only



Computer generated image is indicative only



## SPECIFICATION & FINISH

### KITCHEN

- Contemporary kitchen units >> upgrade options available<sup>†</sup>
- Individually designed layouts
- Integrated fridge/freezer
- Integrated dishwasher
- Branded appliances
- Touch control hob
- Stainless steel multi-function oven
- Electric hob
- Washer/dryer

### INTERIOR FINISHES

- Contemporary internal doors with polished chrome door furniture
- Fitted carpets as standard with Karndean 'wood effect' flooring >> upgrade options available<sup>†</sup>
- Built-in wardrobes to Master Bedroom\*

### BATHROOMS

- White semi-pedestal wall mounted basin with polished chrome mixer tap
- White bath with bath filler, stylish fixed wall mounted shower head and integrated polished chrome wall mounted triple mixer plate controls<sup>Δ</sup>
- Glass bath screen to baths where overhead shower provided
- Modern close coupled white toilet
- Polished chrome ladder style heated towel rail to all bathrooms/shower rooms
- Fitted mirror
- Ceramic floor and wall tiling

### ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- Recessed LED ceiling downlighters throughout
- Television (Sky Q, terrestrial, DAB and FM radio) point to the primary reception room
- Return feed television points to master bedroom
- Wiring to facilitate telephone line to primary reception room
- Single grid switch to all kitchen appliances
- Hyperoptic Fibre Broadband

### CAR PARKING

- Car parking options available by agreement - speak to sales agent

### OTHER FEATURES

- Two passenger lifts (one in each building)
- Secure bicycle storage
- Third floor communal roof terrace

### SAFETY & SECURITY

- Private audio visual door-entry system to all apartments
- Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- Multi-point locking, spy hole and security chain to apartment entrance doors
- Mains hardwired smoke detectors and heat detectors.

### PEACE-OF-MIND

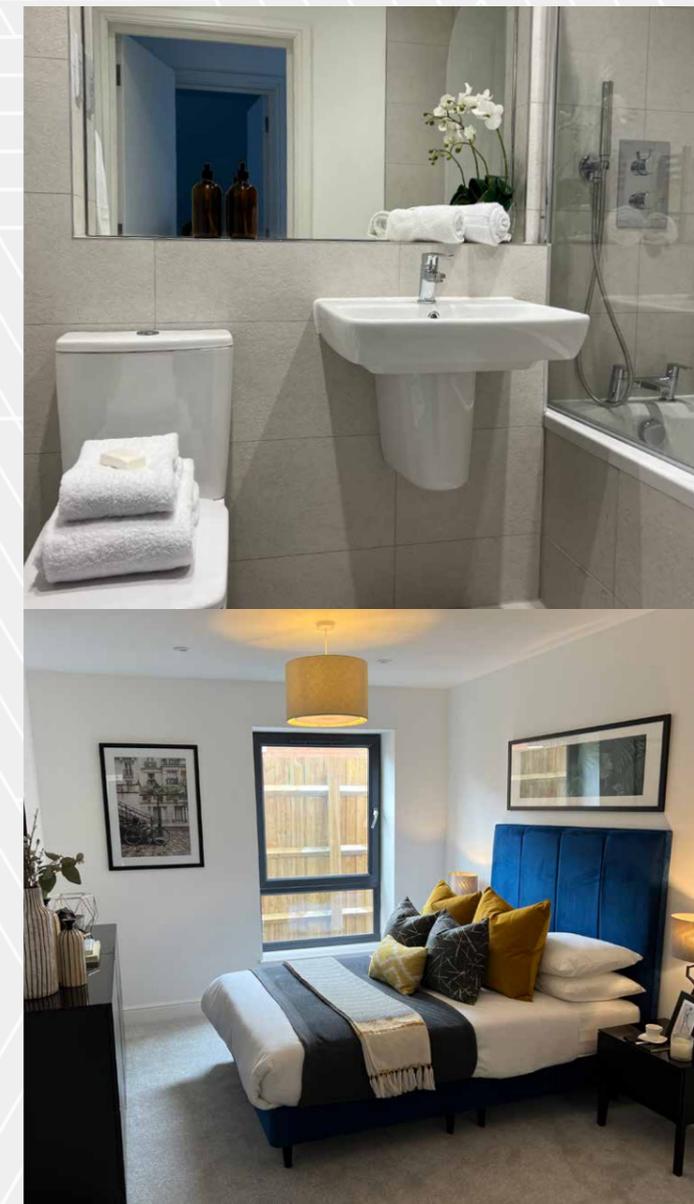
- All apartments benefit from a 10 year build Warranty (CML compliant)

### MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered.



Computer generated image is of similar development and gives indication of finish only



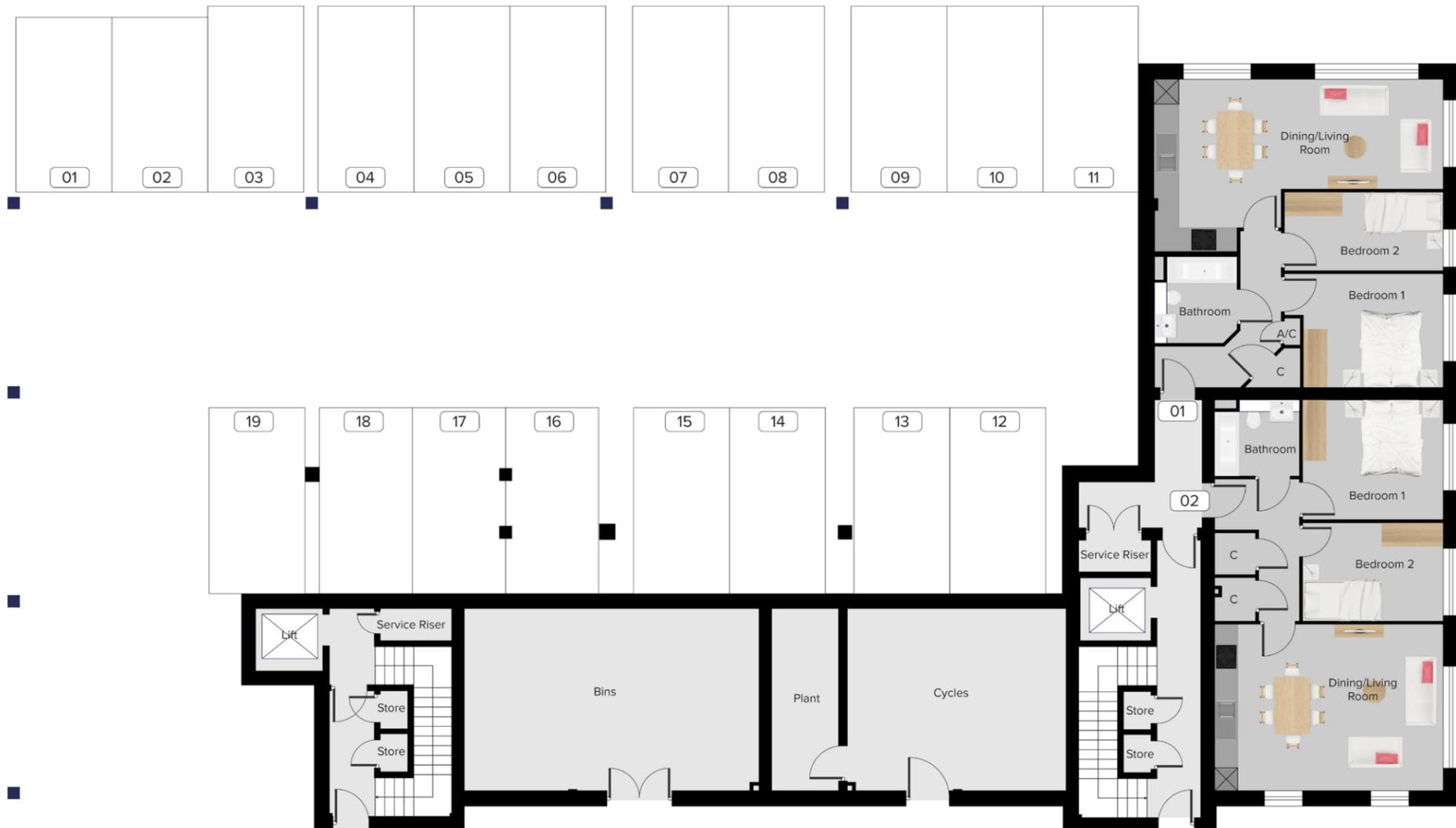
<sup>†</sup> Subject to cut off date.

<sup>Δ</sup> As applicable.

\* Where denoted on floor plan. Please refer to specific apartment floor plan.



# GROUND FLOOR



### Apartment 01

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

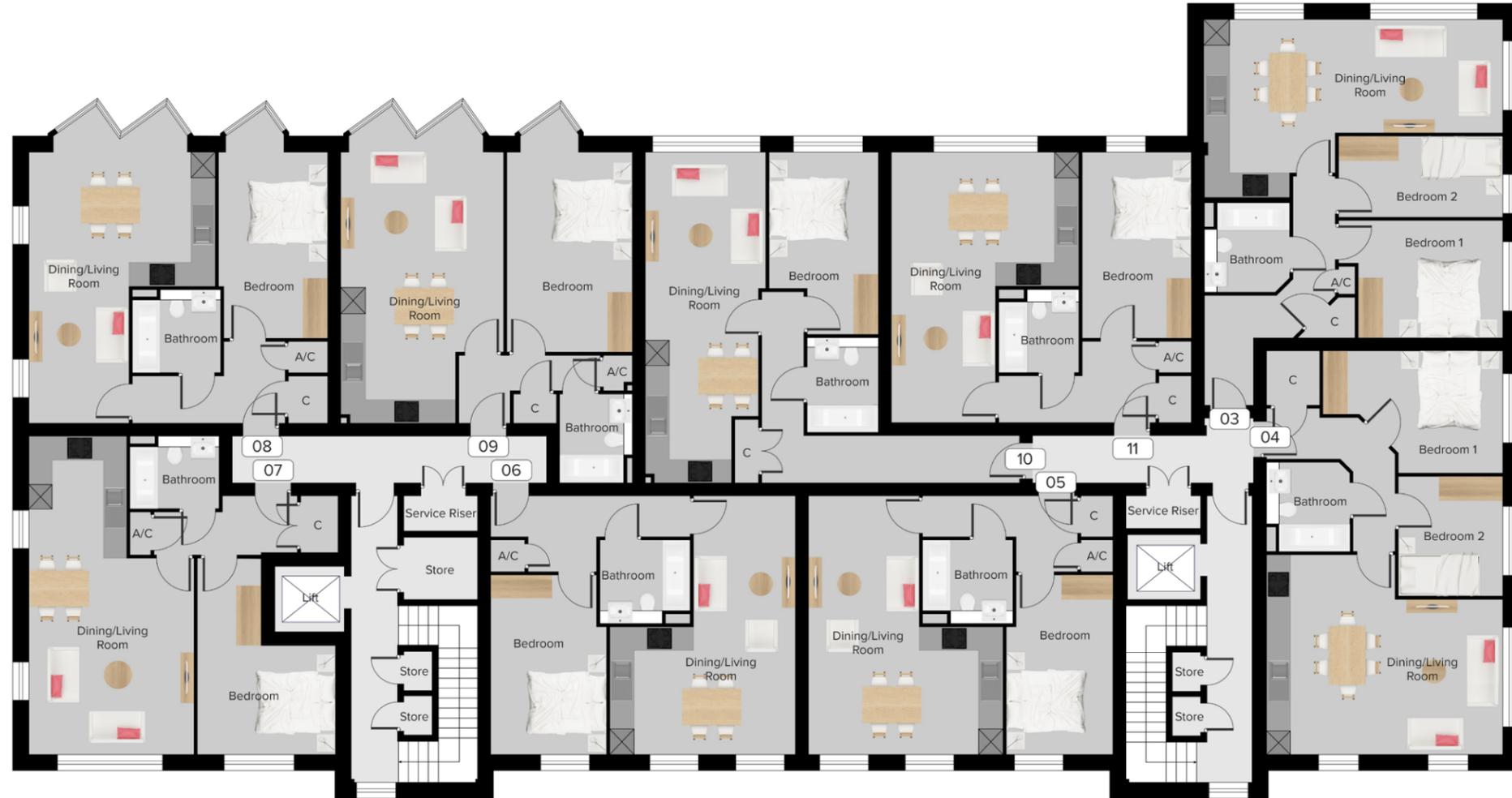
### Apartment 02

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### PLEASE NOTE:

Any furniture shown is not included. All measurements may vary within a tolerance of 5%.  
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# FIRST FLOOR



### Apartment 03

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 04

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 05

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 06

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 07

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 08

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 09

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 10

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 11

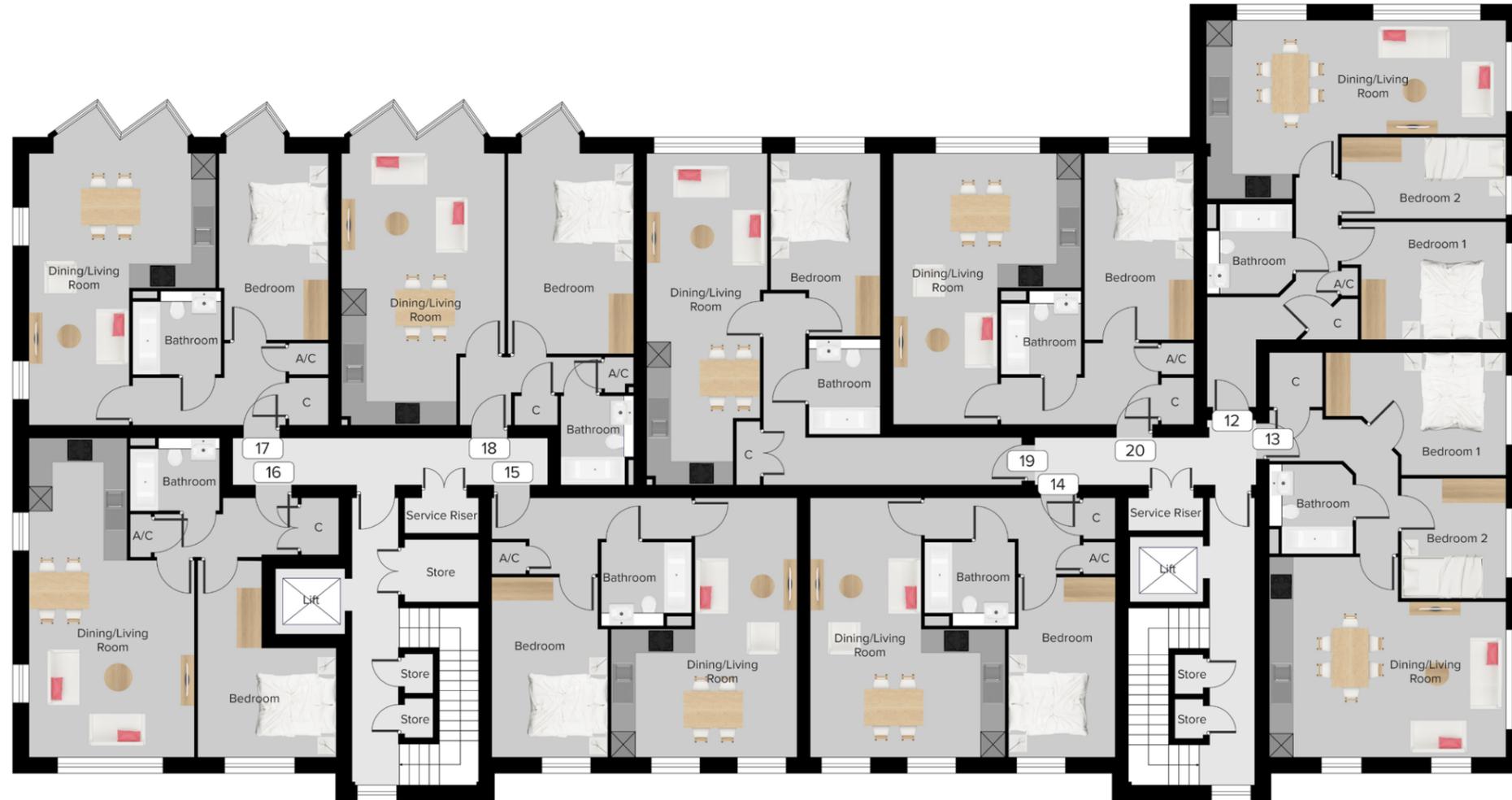
Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

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# SECOND FLOOR



### Apartment 12

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 13

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 14

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 15

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 16

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 17

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 18

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 19

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

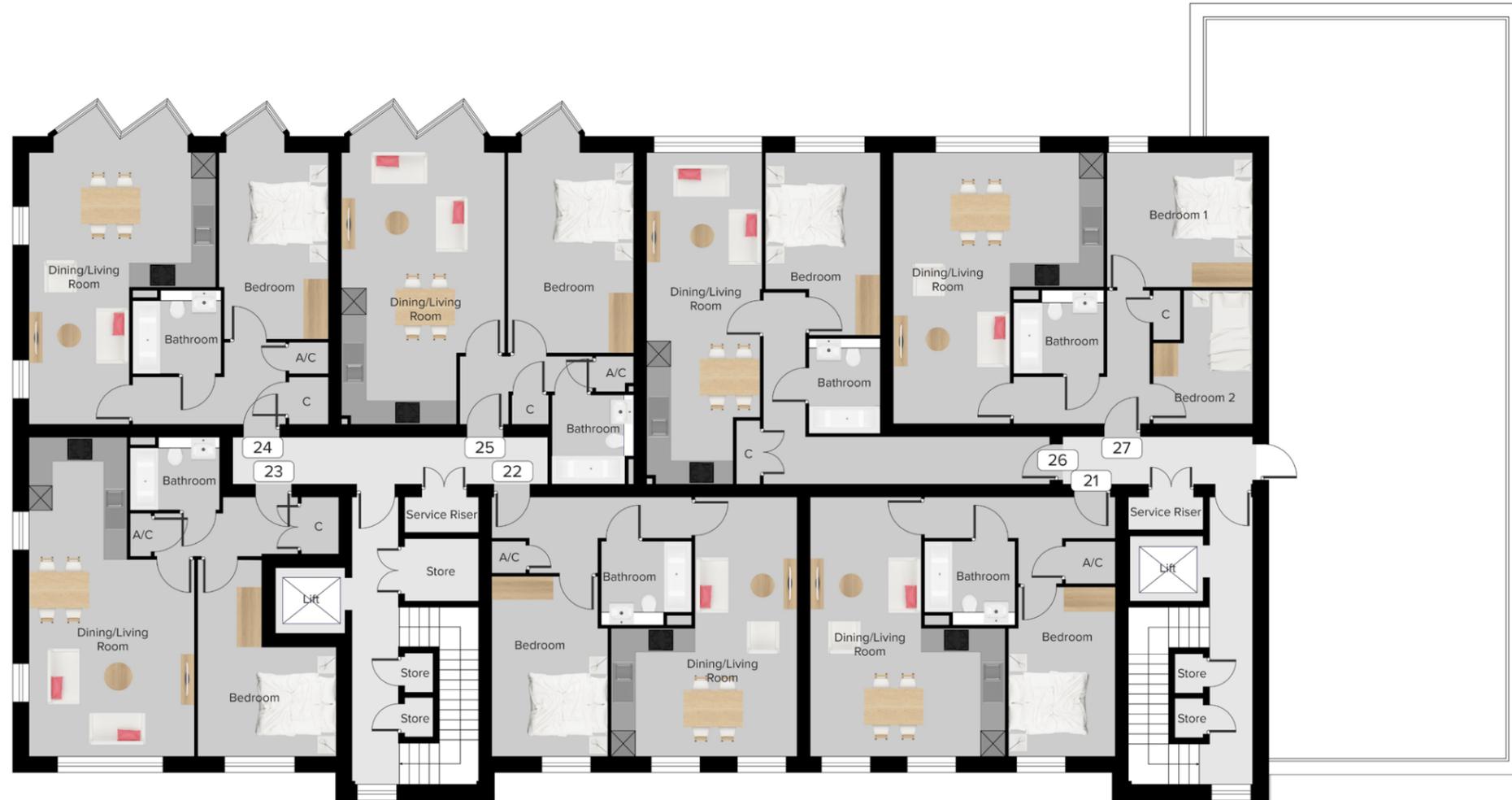
### Apartment 20

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

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# THIRD FLOOR



### Apartment 21

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 25

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 22

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 26

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 23

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 27

Kitchen/Dining/Living	0.00m x 0.00m
Bedroom 1	0.00m x 0.00m
Bedroom 2	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### Apartment 24

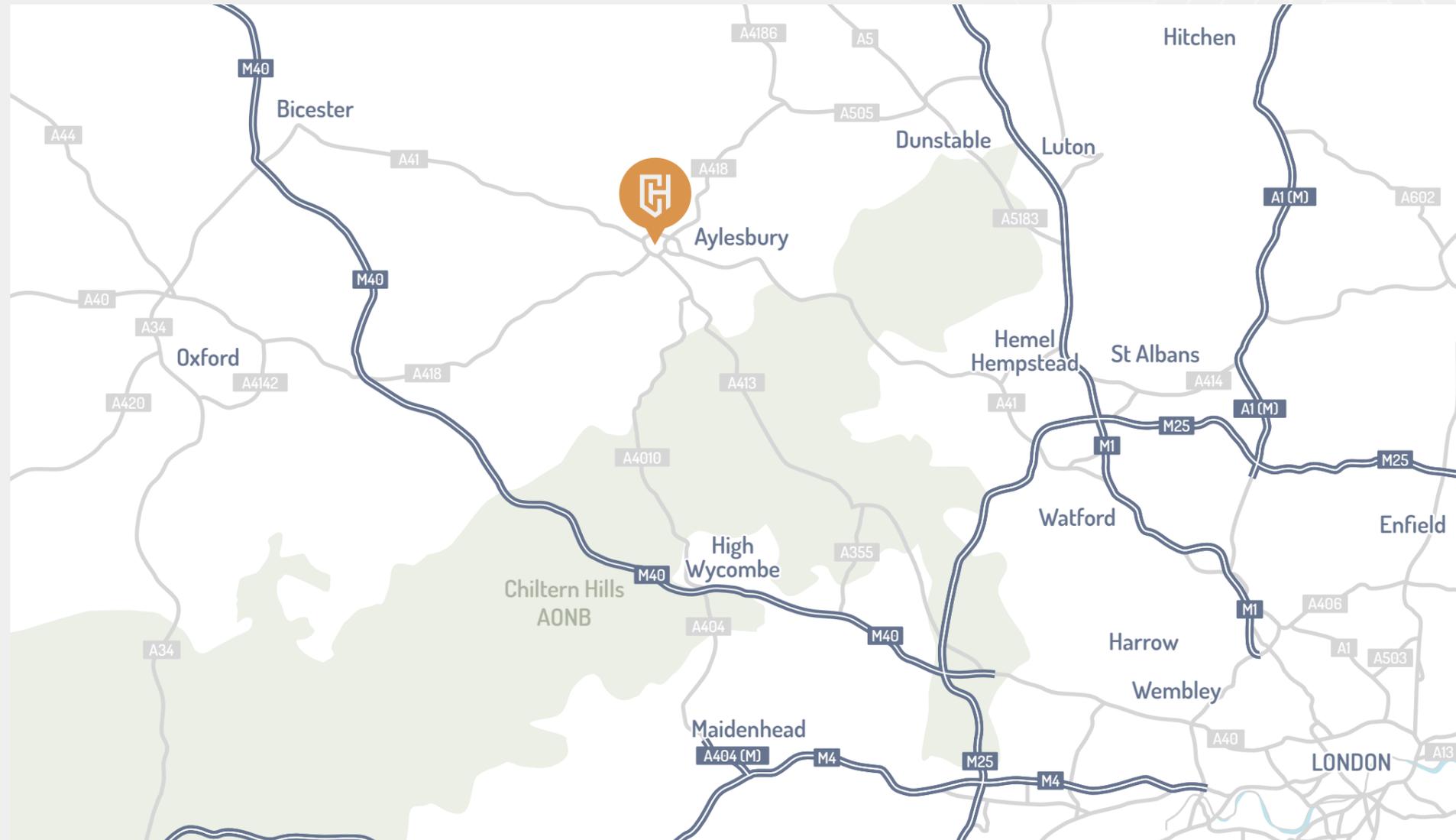
Kitchen/Dining/Living	0.00m x 0.00m
Bedroom	0.00m x 0.00m
Bathroom	0.00m x 0.00m

### PLEASE NOTE:

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## A GREAT LOCATION



LIVE YOUR  
BEST LIFE AT  
CAMBRIDGE  
HOUSE





CAMBRIDGE  
HOUSE

Oakmont  
HOMES

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**Connells**

FOR SALES ENQUIRIES CALL

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DISCLAIMER: This brochure and the information contained within it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed. Apartment designs and layouts are indicative only and may change. Computer-generated images and photographs are indicative only. Any furniture shown is not included. The specification may be subject to change in accordance with permitted variances under the apartment sales contract. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Building names used in marketing materials may not necessarily form part of the approved postal address. All sales remain subject to contract. Neither the agents nor any person in their employment has any authority to make or give any representation warranty or guarantee in respect of or in relation to the development.