CAMBRIDGE HOUSE

Aylesbury | Buckinghamshire

A modern collection of 1 and 2 bedroom apartments.

Oakmont HOMES













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

LIVE YOUR LIFE AT
CAMBRIDGE HOUSE













NATURE ON YOUR DOORSTEP

Cambridge House being set in the beautiful town of Aylesbury, has access to picturesque green spaces both in and around the town.

In the town there are lots of parks and green spaces to be found, one of these being the stunning Watermead Lake. Watermead Lake has beautiful routes all round making it accessible for everyone. It's the perfect place for a walk, cycle or run in the fresh air, or enjoy a family picnic whilst watching the wildlife.

Aylesbury has its own Vale. The Vale of Aylesbury, or Aylesbury Vale sits north of the Chiltern Hills, and encompasses many parks and open spaces for the whole family to enjoy the beauty and tranquillity that nature provides. There is always somewhere to escape from the bustle of town life.

Wendover Woods is near by too. Spanning 325 hectares, it offers woodland walks and trails for all abilities. Everyone can enjoy the peace and serenity of nature at its best. For those looking for activity, there is a fitness trail and Tree Top Adventure. Or you can follow the route to Boddington Hillfort to learn more about the archaeology and history of the area. And to fully appreciate the beauty of your surroundings, you can also learn how to become one with nature with some forest bathing.

Cambridge House can offer serenity and well being inside and out.







1. Watermead lake
2. Stunning sunset seen from the Vale of Aylesbury
3. Take a relaxing walk in Wendover Woods

STAYING CONNECTED

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

CAR

Oxford	23 miles
Milton Keynes	20 miles
London	45 miles

TRAIN from Aylesbury station

London Marylebone	60 mins
High Wycombe	30 mins
Amersham	24 mins

AIRPORT

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

Details by car taken from www.google.co.uk.
Train information provided by National Rail.

6



7



8



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 White Hart
6. The Kings Head
7. La Salute
8. Nando's
9. The Works
10. Wagamama
11. 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 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.

NO FIRST TIME BUYER STAMP DUTY

IF PURCHASED BY 31ST MARCH 2025

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.

RESI Awards 2018 FINALIST

THAMES VALLEY PROPERTY AWARDS 2019 FINALIST





Computer generated image is indicative only



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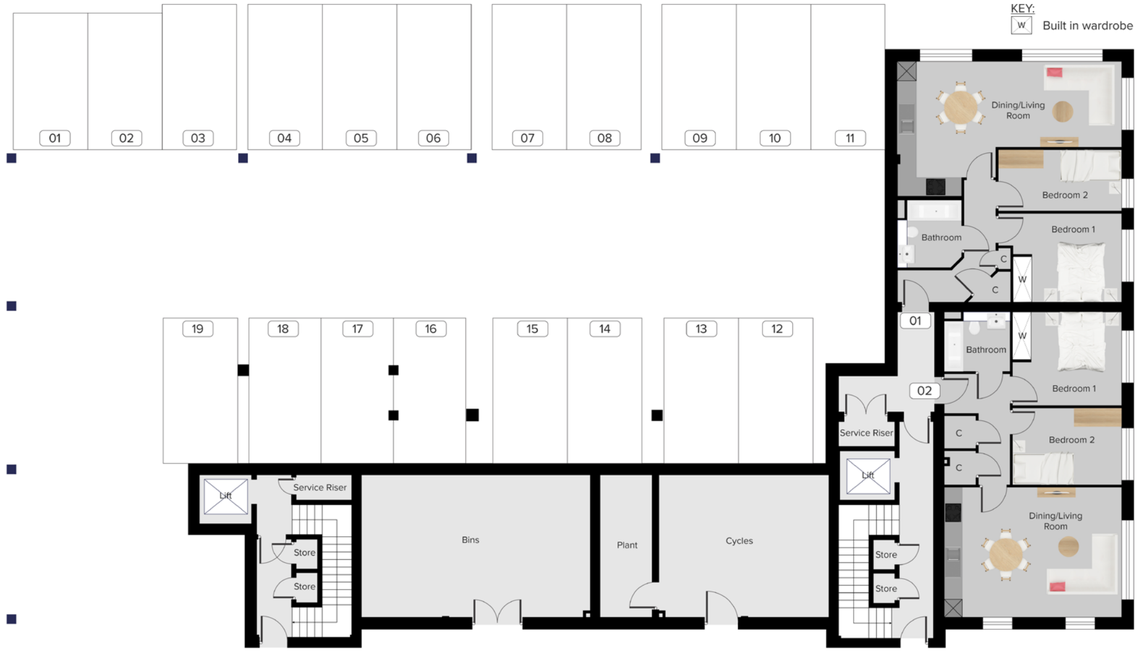
GROUND FLOOR



Apartment 01

Kitchen/Dining/Living	7.48m	x	4.51m
Bedroom 1	4.17m	x	2.99m
Bedroom 2	4.17m	x	2.07m
Bathroom	2.17m	x	2.27m

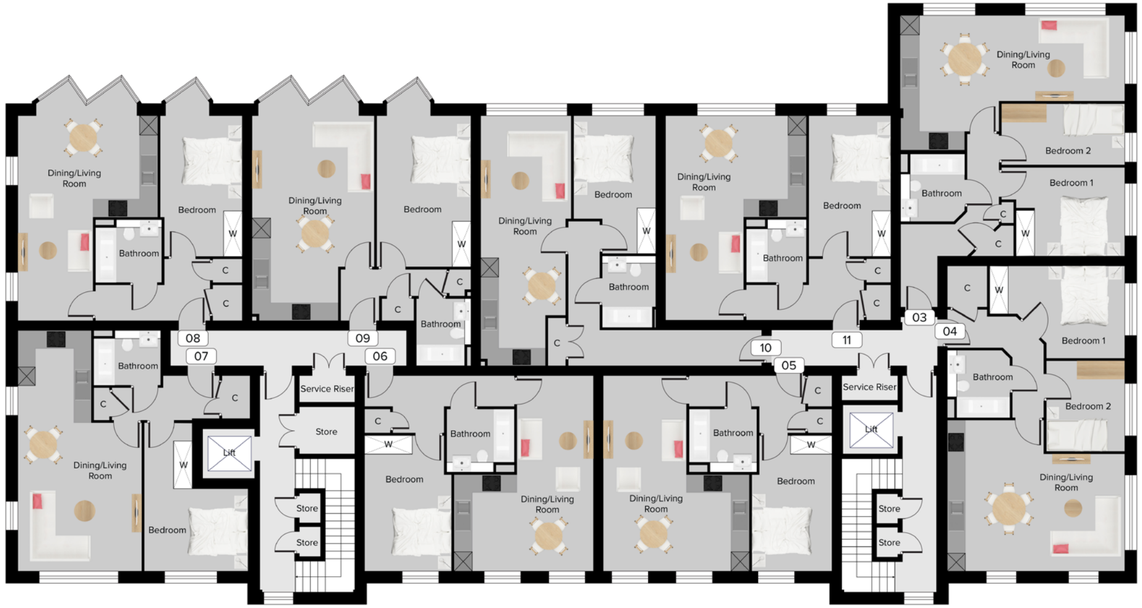
Apartment 02

Kitchen/Dining/Living	5.96m	x	4.40m
Bedroom 1	3.65m	x	3.15m
Bedroom 2	3.65m	x	2.59m
Bathroom	2.25m	x	2.02m

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

KEY:
W Built in wardrobe



Apartment 03

Kitchen/Dining/Living	7.48m	x	4.51m
Bedroom 1	4.17m	x	2.99m
Bedroom 2	4.17m	x	2.07m
Bathroom	2.17m	x	2.27m

Apartment 04

Kitchen/Dining/Living	5.96m	x	5.09m
Bedroom 1	4.55m	x	3.12m
Bedroom 2	4.55m	x	3.12m
Bathroom	2.67m	x	3.04m

Apartment 05

Kitchen/Dining/Living	4.91m	x	6.58m
Bedroom	2.69m	x	4.06m
Bathroom	2.27m	x	2.12m

Apartment 06

Kitchen/Dining/Living	4.69m	x	6.58m
Bedroom	2.91m	x	4.60m
Bathroom	2.27m	x	2.12m

Apartment 07

Kitchen/Dining/Living	4.18m	x	8.08m
Bedroom	3.48m	x	5.02m
Bathroom	2.27m	x	1.87m

Apartment 08

Kitchen/Dining/Living	4.70m	x	6.88m
Bedroom	2.77m	x	4.74m
Bathroom	2.16m	x	2.12m

Apartment 09

Kitchen/Dining/Living	4.10m	x	6.88m
Bedroom	3.18m	x	5.08m
Bathroom	1.86m	x	2.07m

Apartment 10

Kitchen/Dining/Living	3.04m	x	8.37m
Bedroom	2.77m	x	4.63m
Bathroom	1.83m	x	2.43m

Apartment 11

Kitchen/Dining/Living	4.72m	x	6.88m
Bedroom	2.77m	x	4.75m
Bathroom	2.02m	x	2.12m

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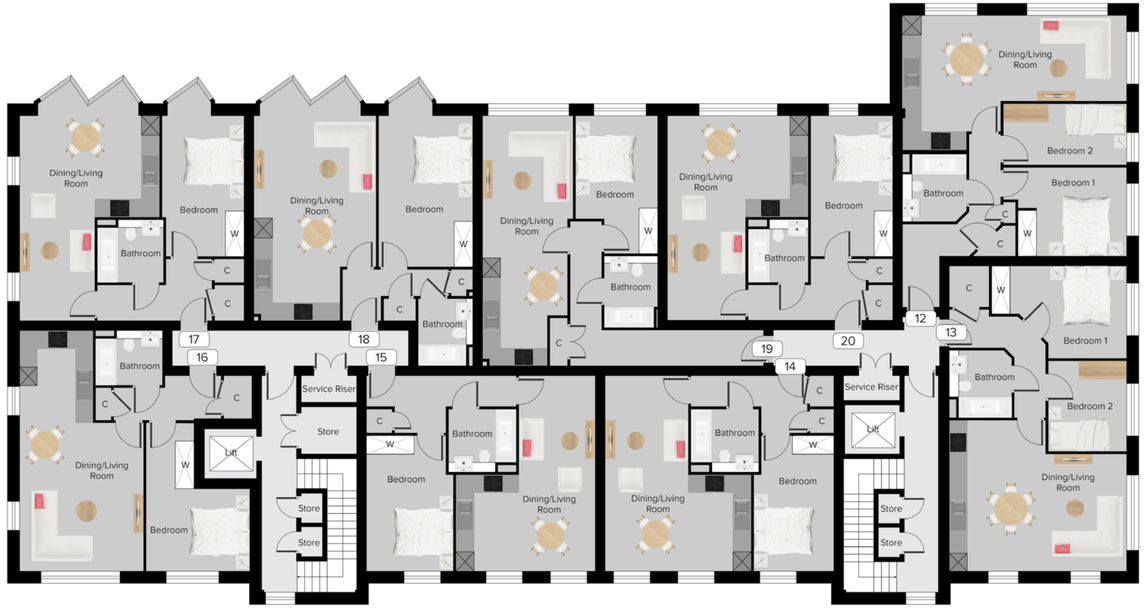
SECOND FLOOR

KEY:
W Built in wardrobe



Apartment 12

Kitchen/Dining/Living	7.48m	x	4.51m
Bedroom 1	4.17m	x	2.99m
Bedroom 2	4.17m	x	2.07m
Bathroom	2.17m	x	2.27m

Apartment 13

Kitchen/Dining/Living	5.96m	x	5.09m
Bedroom 1	4.55m	x	3.12m
Bedroom 2	2.67m	x	3.04m
Bathroom	2.10m	x	2.27m

Apartment 14

Kitchen/Dining/Living	4.91m	x	6.58m
Bedroom	2.69m	x	4.60m
Bathroom	2.27m	x	2.12m

Apartment 15

Kitchen/Dining/Living	4.69m	x	6.58m
Bedroom	2.91m	x	4.60m
Bathroom	2.27m	x	2.12m

Apartment 16

Kitchen/Dining/Living	4.18m	x	8.08m
Bedroom	3.48m	x	5.02m
Bathroom	2.27m	x	1.87m

Apartment 17

Kitchen/Dining/Living	4.70m	x	6.88m
Bedroom	2.77m	x	4.74m
Bathroom	2.16m	x	2.12m

Apartment 18

Kitchen/Dining/Living	4.10m	x	6.88m
Bedroom	3.18m	x	5.08m
Bathroom	1.86m	x	2.07m

Apartment 19

Kitchen/Dining/Living	3.04m	x	8.37m
Bedroom	2.77m	x	4.63m
Bathroom	1.83m	x	2.43m

Apartment 20

Kitchen/Dining/Living	4.72m	x	6.88m
Bedroom	2.77m	x	4.75m
Bathroom	2.02m	x	2.12m

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THIRD FLOOR

KEY:
W Built in wardrobe



Apartment 21

Kitchen/Dining/Living	4.91m	x	6.58m
Bedroom 1	2.69m	x	4.60m
Bathroom	2.27m	x	2.12m

Apartment 22

Kitchen/Dining/Living	4.69m	x	6.58m
Bedroom	2.91m	x	4.60m
Bathroom	2.27m	x	2.12m

Apartment 23

Kitchen/Dining/Living	4.18m	x	8.08m
Bedroom	3.48m	x	5.02m
Bathroom	2.27m	x	1.87m

Apartment 24

Kitchen/Dining/Living	4.70m	x	6.88m
Bedroom	2.78m	x	4.74m
Bathroom	2.16m	x	2.12m

Apartment 25

Kitchen/Dining/Living	4.09m	x	6.88m
Bedroom	3.18m	x	5.08m
Bathroom	2.07m	x	2.27m

Apartment 26

Kitchen/Dining/Living	2.95m	x	8.38m
Bedroom	2.87m	x	4.64m
Bathroom	1.83m	x	1.82m

Apartment 27

Kitchen/Dining/Living	5.30m	x	6.88m
Bedroom 1	3.69m	x	3.44m
Bedroom 2	2.55m	x	3.40m
Bathroom	2.28m	x	2.12m

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SPECIFICATION & FINISH

KITCHEN

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

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$^{\Delta}$
- 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

INTERIOR FINISHES

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

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 serving each stair core)
- 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)

SUSTAINABLE / ENERGY EFFICIENT FEATURES

- Green roof to encourage biodiversity
- Gas flue heat recovery to each boiler to recycle heat back into the boiler to help warm incoming water
- Waste water heat recovery (WWHRS) technology fitted to each bathroom to reduce the energy needed for showering
- Provision for electric vehicle charging points
- Mixed recycling area
- Highly energy efficient EPC rating of 'B'

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.

† Subject to cut off date.
$^{\Delta}$ As applicable.
* Where denoted on floor plan. Please refer to specific apartment floor plan.

A GREAT LOCATION



CAMBRIDGE HOUSE

Oakmont HOMES

Connells

FOR SALES ENQUIRIES CALL

01296 395 111

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.