



Two contemporary
2 bedroom apartments in
the village centre

High Street, Fenstanton,
Cambridgeshire



Welcome to 7d High Street



7d High Street is an exclusive development of just two beautifully crafted two-bedroom apartments, thoughtfully created through the conversion of an existing building in the heart of Fenstanton.

Combining contemporary design with high-quality kitchens, thoughtfully-designed bathrooms and carefully considered interiors, these individually designed homes offer an opportunity to own a brand-new property in one of Cambridgeshire's most desirable villages.



Light-filled living spaces flow effortlessly into contemporary kitchens, creating the perfect setting for everyday life, entertaining friends or simply relaxing at home.

Every detail has been carefully considered, from the sleek fitted kitchens with integrated appliances to the elegant bathrooms finished with quality fittings and modern tiling.





Disclaimer Images shown above and overleaf are for illustrative purposes only. Photograph shows The Elms, St Ives, a previous completed development, and is not a photograph of the actual property/apartment being marketed. Finishes, fixtures, fittings, furniture and layout may vary from those shown

Location

Fenstanton is located near St Ives and Huntingdon, with immediate access to the A14, residents can enjoy excellent connections to Cambridge, the A1(M) and beyond.



2 mins
to your local
shop
(by foot)

0.5 miles
to the A14
(by car)

7 mins
to Waitrose
(by car)

Fenstanton - A great place to live



Well positioned

- Fenstanton combines the charm of village life with outstanding transport connections, making it an ideal location for commuters, professionals and families alike.
- Just 15 miles from Cambridge, Fenstanton has excellent links to the city making it ideal for professionals looking for a great location to live, with a short commute to work.

Convenient

- Fenstanton offers an excellent range of everyday amenities including convenience stores, a GP adjacent to your home, a primary school, public houses, a church and attractive green spaces.
- Nearby St Ives provides supermarkets, cafés, restaurants, independent shops and leisure facilities.

Connected

- Quickly get into Cambridge by car along the A1307 and A14, or via the guided busway (35 mins to the heart of the city centre). The A1307 also provides a great link to Huntingdon Train station with regular trains to London in under an hour.
- Explore more with excellent transport links to the north on the A1, east on the brand new A14 bypass or south to Stansted Airport or London beyond.

Close to nature

- Fenstanton is nestled amongst the fields and near the meadows and lakes that make up the green open spaces of the south eastern fringe of St Ives.
- Enjoy easy access to the Cambridgeshire countryside. Visit the RSPB reserve at Fen Drayton or take picturesque walks along the Ouse Valley Way to the Hemingfords and to Houghton.

What's included

Spaces where everything has been carefully considered to work for you and your lifestyle.



KITCHENS

- Contemporary handleless cabinets with soft close doors and drawers
- Matt finish kitchen units with complementary worktops
- Modern laminate worktops with matching upstands
- Sleek compact laminate worktops with matching upstands in all two bedroom apartments
- Integrated fan electric oven
- Stylish canopy cooker hood
- Integrated electric induction hobs with toughened glass splashback
- Stainless steel sink with monobloc mixer tap
- Integrated 70/30 fridge freezer
- Integrated washer/dryer

BATHROOMS

- Contemporary white sanitaryware
- Thermostatic mixer shower with rainfall shower head
- Vanity wash basin with chrome mixer tap
- Heated chrome towel rail

INSIDE YOUR HOME

- Energy-efficient electric storage heaters with smart thermostat
- Ultrafast full-fibre broadband connection
- Energy-efficient LED lighting
- Integrated multimedia point in living area
- Double-glazed windows
- Modern internal doors with chrome ironmongery
- Contemporary laminate flooring to living areas and quality carpets to bedrooms
- Smooth white walls and ceilings throughout

OUTSIDE (CONTINUED)

- Private courtyard garden (for ground floor flat only)
- One allocated parking space per apartment
- Secure cycle parking

Quality that ensures total peace of mind



Each apartment comes with our commitment to quality, built in as standard. From the high-quality materials that have been carefully selected for both style and longevity, to the exacting standards* that have been upheld to ensure robust construction and superior standard of finish.

All apartments have been completed to a high specification, with superior branded appliances known for quality and with the peace of mind of that comes with a trusted manufacturer's guarantee.

Furthermore all apartments come with an additional structural warranty, protecting against structural defects for a 10-year period following the date of legal completion.

Customer Service Guarantee

Each property is quality checked and commissioned before it is handed over to you. We will be delighted to invite you to a home demonstration to walk you through all aspects of your new home.

We hope that your first few years in your new home pass without incident. However, should any defects arise within the 24 months of build completion then our team remains on hand to resolve them.

* All elements of construction have been carefully overseen by OWL Building Control and ICW ensuring complete compliance with UK Building Regulations

FLAT 1

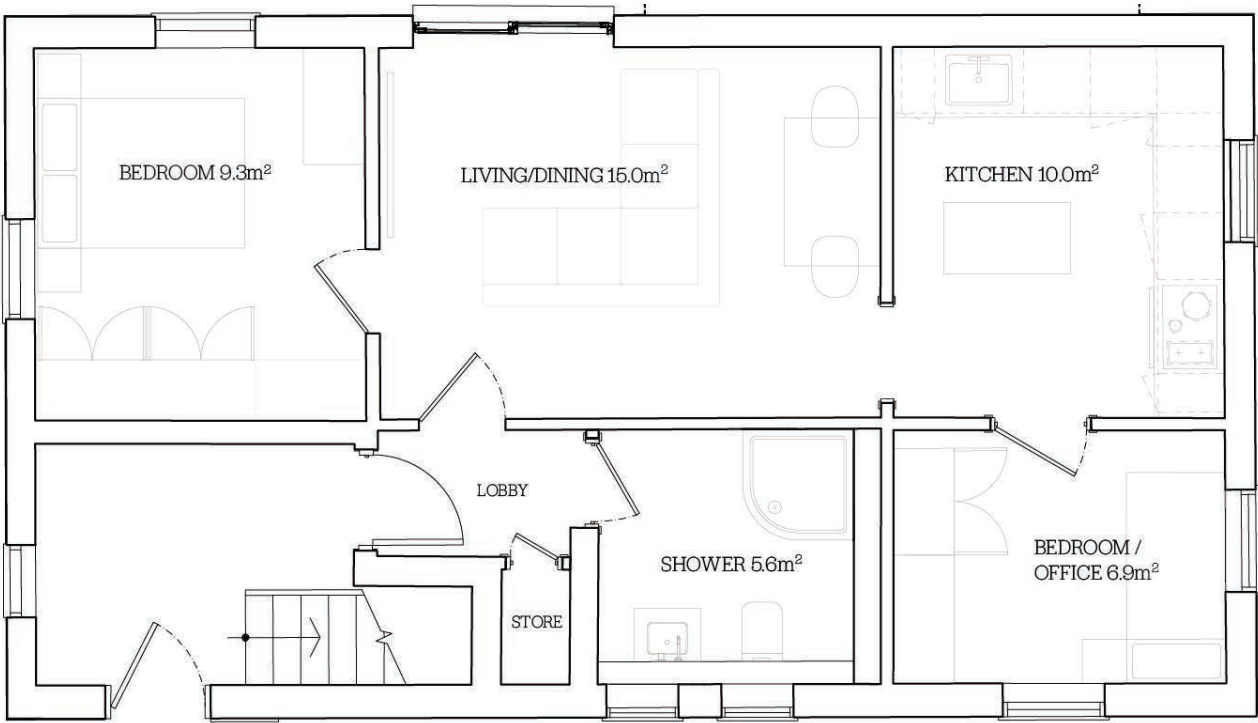
2 BEDROOM - GROUND FLOOR

TOTAL INTERNAL AREA:
52.9 SQM / 569 SQFT

- 1 Large living area with patio door onto the private courtyard
- 2 Modern kitchen with integrated oven, induction hob, fridge freezer and washer dryer
- 3 Well-proportioned main bedroom, easily accommodating a king size bed, with double windows flooding the room with natural light

KITCHEN
3.00 X 3.35M / 9'10" X 11'0"
LIVING ROOM
4.50 X 3.35M / 14'9" X 11'0"
BEDROOM 1
3.00 X 3.35M / 9'10" X 11'0"
BEDROOM 2 / OFFICE
3.00 X 2.25M / 9'10" X 7'5"

PREDICTED EPC RATING: D



FLAT 2

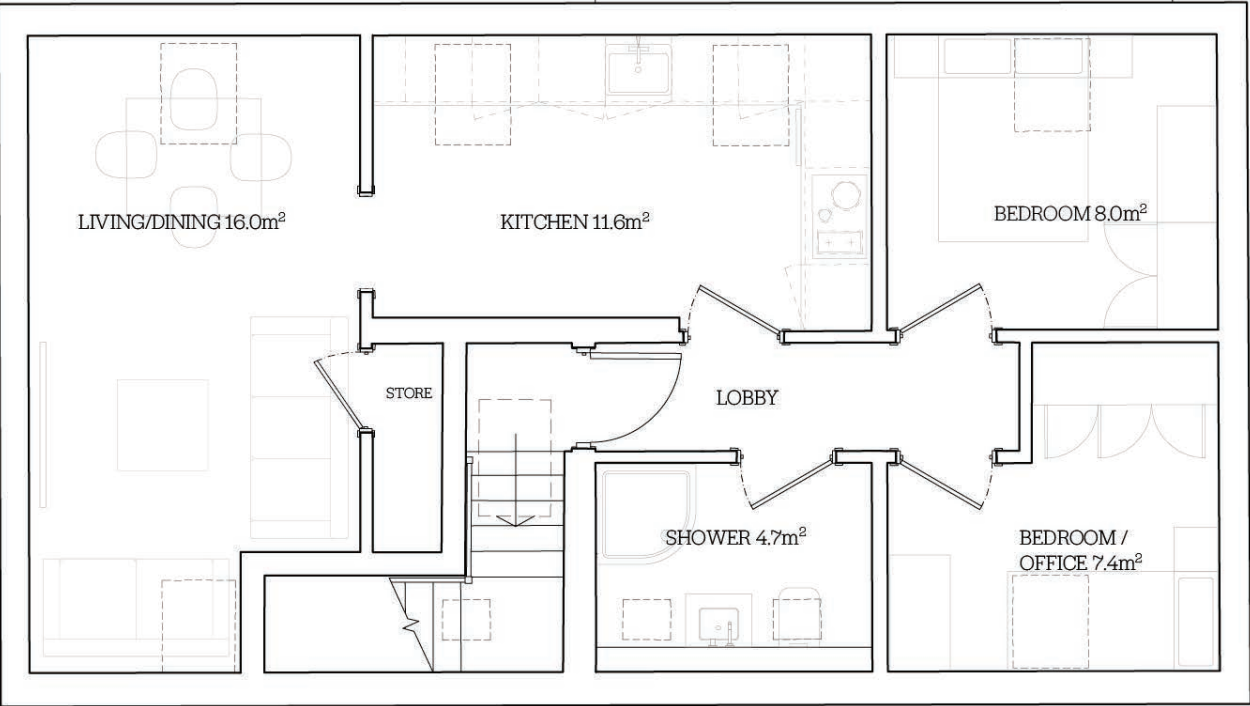
2 BEDROOM - FIRST FLOOR

TOTAL INTERNAL AREA:
55.3 SQM / 595 SQFT

- 1 Modern kitchen with integrated oven, induction hob, fridge freezer and washer dryer
- 2 Spacious lounge flooded with light from the skylight windows plus ample room for your furniture
- 3 Shower room with generous rainfall shower head and stylish fixtures and fittings

KITCHEN
4.50 X 2.65M / 14'9" (MAX) X 8'8"
LIVING ROOM
3.00 (MAX) X 5.75M / 9'10" (MAX) X 18'10"
BEDROOM 1
3.00 X 2.65M / 9'10" (MAX) X 8'8"
BEDROOM 2 / OFFICE
3.00 (MAX) X 3.00M / 9'10" (MAX) X 9'10"

PREDICTED EPC RATING: D



Disclaimer All floorplans are not to scale. All room sizes are approximate. Kitchen room dimension are wall to wall and include kitchen units. All room layouts may be subject to minor modifications. Furniture layouts shown are indicative only. Computer generated images are indicative only and can be subject to change. Images may be shown from an imaginary open space area. Variations to external design and landscaping may occur. EPC predictions have been done using latest SAP modelling software based on the property design specification. Whilst all efforts have been made to ensure accuracy final EPC rating remains subject to change until build completion.

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About Us - B Property



We are a Cambridge based company who specialise in urban redevelopment. Our mission is to bring a new sense of purpose to unloved and under-utilised spaces.

www.b-property.co.uk



Properties with purpose
We are a purpose-driven developer that specialises in building distinctive properties that create a true sense of belonging. Our mission is to create “places with permanence”. Attractive and aspirational places where people are proud to live and to work.



Well-considered spaces
We’re passionate about creating thoughtful interiors that are both fantastic and functional, designed to enable an active, modern lifestyle. Well considered layouts that make best use of light and landscape to achieve bright and appealing spaces that encourage healthy living.



Built sustainably, and built to last
We strive to deliver all our homes in an environmentally responsible, ethical, and sustainable manner. With materials that reflect our commitment to quality and build standards based on doing the job right, we create places that will stand the test of time.

About Us - What you can expect from a B Property home



Space to live well
How a space functions is important but how a space makes you feel is even more so. In designing our homes we work to create well proportioned open plan living and dining spaces that make best use of natural light, layouts that flow between all the elements of modern living and combine to create a sensational feeling of space.



Guaranteed kitchen envy
We take care to layout all our kitchens to ensure that there is a space for everything you need, right where you need it. Coupling great design with some serious style you’ll be sure to receive huge helpings of kitchen envy from your friends and family.



A serene night’s sleep
We understand that a bedroom is a sanctuary. That why we strive to make our main bedrooms as spacious as possible, ideally sized to accommodate a king size bed, not just a standard double. If possible we’ll also carve out a cosy place to sit, read and just escape for a moment.



Sumptuous showers
It is hard to beat a good shower. That’s why all of the showers we install are rainfall showers, with large deluge heads to give you that sense of total immersion. What’s more we strive to ensure every shower we fit has a good-sized tray, giving you more space as you spruce up for the day, or unwind at the end of it.

To arrange a viewing, or for further information:



For further information please contact

Ellis Winters on **01480 388888**

or email **infostives@elliswinters.co.uk**