

CITY MEWS

CITY ROAD CAMBRIDGE



COURTYARD HOMES

37, 37A CITY ROAD - SPECIFICATIONS

Construction and External Finishes

- High quality facing brick work and painted timber elevations
- Slate and Clay Tiled roofing
- High specification double glazed timber windows

Internal finishes

- Painted contemporary style doors
- High quality emulsion painted wall finishes
- Smooth plastered ceilings with high quality cornice to main receptions
- Bi fold doors from sitting and French doors from dining area in No. 37
- Bi fold doors from first floor kitchen area and French doors from living/dining room in No. 37a

Floor Finishes

- High quality ceramic floor tiling to kitchens entrance halls, utility, cloakrooms and bathrooms
- High quality ceramic floor tiling to utility, cloakrooms and bathrooms. Engineered plank oak floor
- Carpet finishes to remaining rooms

Kitchen Fittings

- High Quality bespoke contemporary kitchen
- Granite or stone work surfaces and up stands with inset stainless steel sink and mixer taps
- Reconstituted stone work surfaces, range of integrated Siemens appliances

Security

- Security lights to front and rear
- Five lever and espagnolette exterior locks
- Fresh air trickle vents fitted to all windows with open security lock system

External Finishes

- Paved walkway to all properties
- 37 with paved terrace and landscaped garden
- 37A with paved terrace and landscaped garden
- Tap and power points
- Gate from City Road adjacent to no. 36A will have a security gate

Heating and Water System

- Radiators to ground and first floor
- Independent thermostats to zoned heating areas
- High efficiency gas fired condensing boilers
- High capacity pressurised hot water cylinder to bedroom 1
- External tap to side
- Plumbing for washing machine to utility cupboard in plot 2

Bathrooms and En Suites

- High quality fittings to all bathrooms and en suites by Villeroy & Boch including
- Panelled baths with thermostatic showers over
- Heated chrome towel rails
- Extensive ceramic floor and wall tiling

Utility Room – No. 37

- Units and work tops to match kitchen
- Space for separate washer and dryer

Electrical

- High quality electrical specification
- CAT 6 data wiring system
- Digital wiring for terrestrial and satellite television. Connecting to central hub point in house
- Television points to all reception rooms and bedrooms
- Electrical wiring for alarm system
- Brushed steel plug sockets
- External lighting to front and rear

REFURBISHED VICTORIAN HOMES

35, 36 AND 36A CITY ROAD - SPECIFICATIONS

Construction and External Finishes

- Original Victorian brick elevations with re-laid and insulated slate roofs
- New high specification double glazed timber windows

Internal finishes

- Contemporary style painted doors
- High quality emulsion
- Smooth plastered ceilings
- No.35 Bi-fold doors from kitchen and French doors from dining room to courtyard
- No. 36 French doors to courtyard

Floor Finishes

- High quality ceramic floor tiling to kitchen/dining areas, bathrooms and cloakrooms
- Engineered wide plank oak floor to remaining ground floor rooms
- Carpet finishes to bedrooms

Kitchen Fittings

- Contemporary modern style kitchens with reconstituted stone work surfaces
- Smeg integrated appliances
- Kitchen layouts are available

External Finishes

- Enclosed paved garden areas to 35 & 36
- Paved walkway to rear of all properties
- Outside tap to 35 & 36

Heating and Water System

- High efficiency gas fired condensing boilers
- Radiators to all rooms with independent thermostats
- Pressurised hot water cylinders to 35 & 36

Bathrooms and En Suites

- High quality bathroom fittings by RAK
- Baths with showers over in 36 & 36A
- High quality shower cubicle to 35
- Heated chrome towel rails
- Extensive ceramic floor and wall tiling

Electrical

- The properties have been fully re-wired
- CAT 6 data wiring system
- Digital wiring for terrestrial and satellite television. Digital aerial fitted. Connecting to central hub point in house
- Television points to all reception rooms and bedrooms
- Brushed steel plug sockets
- Wall light points to main reception
- Five amp lighting circuit to main reception room and bedroom
- External lighting to rear

CITY MEWS GENERAL

CB1 1DP

Communal Areas

All properties will have a right of way leading through the courtyard, bin and bike store adjacent to No. 37. The rear access to No. 35 will be through the bike store. There will be security and safety lighting on the walkway and courtyard and access from City Road will be through a security gate.

Parking

The developers understand that residents parking permits will be available for 35, 36 & 37 City Mews.

Tenure

Each property will be sold freehold and will benefit from rights over the communal areas which will be held within a Limited Company.

Note

A director of Redmayne Arnold & Harris is related to a director of Beechwood Estates and Developments Ltd

Warranty

- CRL (Construction Register Limited) will provide a 10 year structural warranty for No's 37 & 37A
- There is a builders warranty of 6 months on 35,36 & 36A.
- All appliance and fittings warranties will be passed onto the purchasers.

Obscured Windows

Please note as part of the planning consent some of the windows within the five properties are required to have obscured glass. This will be visible on inspection.

Reservation Procedure

On agreement a reservation deposit will be payable of £5,000 of which only part will be re-payable if the purchaser withdraws.

A full legal pack is prepared with current searches and purchasers will be required to exchange contracts within 28 days. After this stage the developers reserve the right to re-offer the property for sale.