



Leeland Gardens

CAMBRIDGE

A new development of just 3 detached, high specification, contemporary city houses

Live life to the full in one of the UK's most beautiful and historic cities



A world-class city, Cambridge needs little introduction. One of the UK's most vibrant and historic cities, it is a delightful place to live and work, and a popular destination for visitors. The varied landscape of green open spaces, the stunning architecture of its colleges, churches and city centre buildings, provides an eclectic mix of history and heritage.

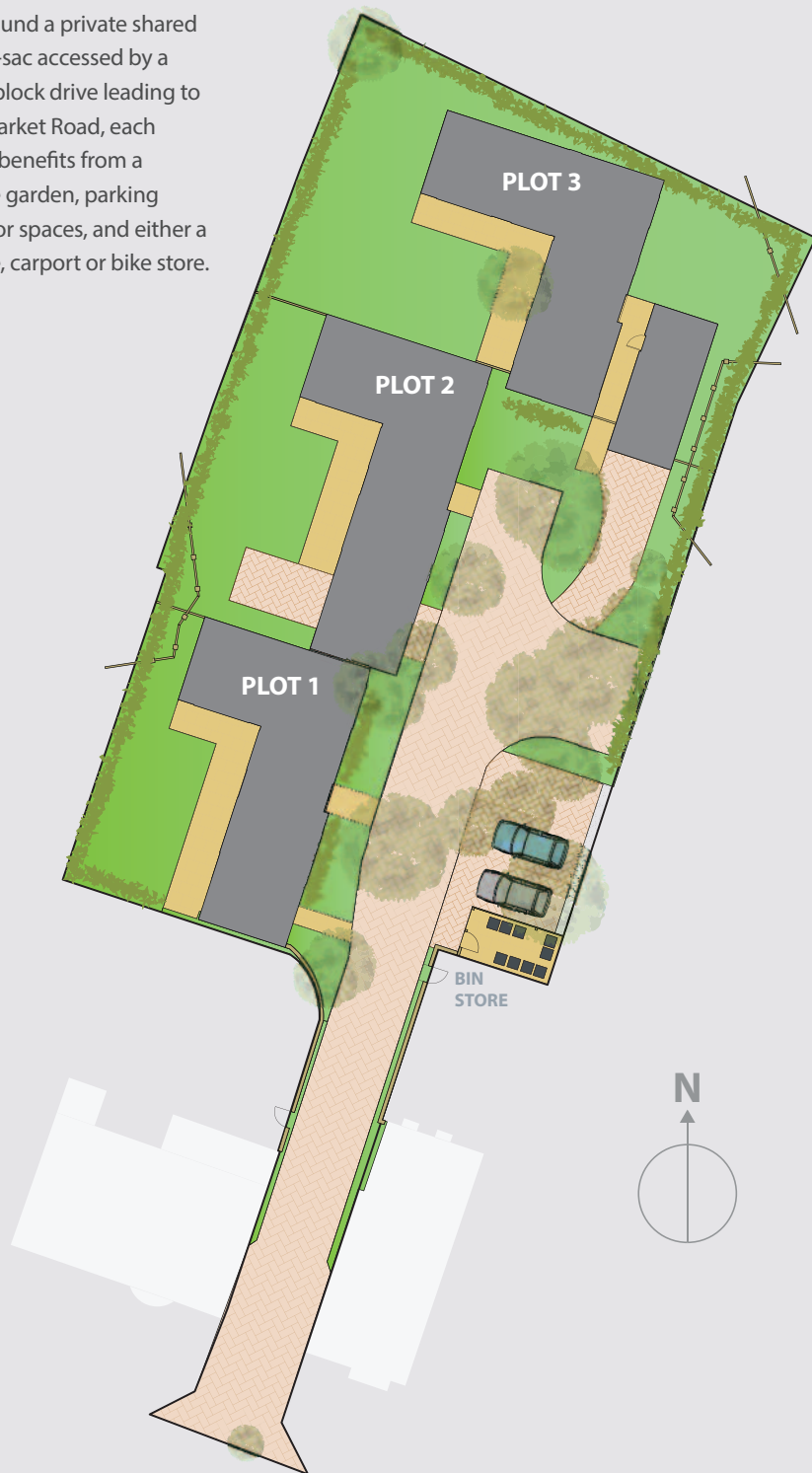
As a city, Cambridge is at the forefront of academic excellence and global innovation in business, medicine, science and technology with many well known high-tech and large pharmaceutical companies choosing to locate here.

Despite its international profile, the city has a modest footprint making it easy to navigate around especially on foot, by bicycle or on public transport. Worth savouring are the vast number of High Street and independently run shops, bars, restaurants and cafés.

Culture is in abundance across the city. Stunning artworks can be found on display at the Fitzwilliam Museum and Kettles Yard, and enthralling performances, with well-known faces from the world of music, comedy and drama, can be enjoyed at the Arts Theatre, the Junction and Corn Exchange. Cambridge also hosts many festivals such as the annual Folk-Festival and Eat Cambridge which showcases the local food and drink scene.



Set around a private shared cul-de-sac accessed by a stone block drive leading to Newmarket Road, each house benefits from a private garden, parking space or spaces, and either a garage, carport or bike store.



Welcome to city living

Leeland Gardens is an exclusive new development of just 3 contemporary detached homes. Each offers high quality construction and has been carefully positioned to take full advantage of the natural light, with large windows and sliding doors. All the properties benefit from double room height entrance areas, contemporary kitchens with integrated appliances, stylish bathrooms and en-suites giving a wonderful feel to your home.

Leeland Garden's prime location in Newmarket Road, provides excellent access to all the city has to offer, including independent and high street shops, cafes, restaurants, world-class education facilities, beautiful open spaces and tranquil riverside areas. Within a 5 minute walk from the development you can find yourself at the River Cam or enjoying a little retail therapy at a wide range of High Street stores in the Cambridge Retail Park and Beehive Centre. A little further beyond, Grafton Centre, Grand Arcade and city centre markets offer unlimited shopping and a large variety of locally sourced produce. Also close to hand, and popular with local residents, the Abbey Leisure Centre is home to a well equipped gym, swimming pool,

fitness studio and sports pitches. There are also a host of outdoor spaces nearby including Coldhams' Common, Barnwell Lake and Stourbridge Common. Cambridge is of course, well regarded for its high standards of education. There is a choice of state and independent schools within easy reach for students of all ages.



When you make Leeland Gardens your brand new home you can rest assured that everything is taken care of and you can spend time doing the things you really enjoy.



GROUND FLOOR

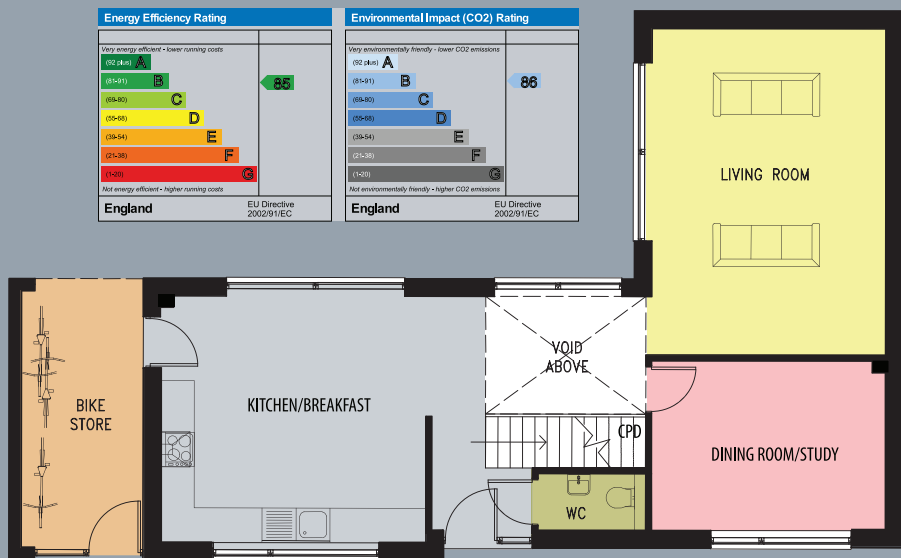
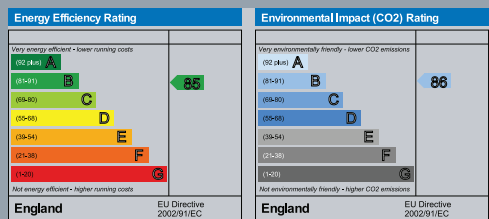
	M.	Ft.
Kitchen	4.68m x 4.35m	15'5" x 14'3"
WC	1.90m x 1.00m	6'3" x 3'3"
Dining Room/Study	4.12m x 2.99m	13'6" x 9'10"
Living Room	4.12m x 5.65m	13'6" x 18'6"
Bike store		

FIRST FLOOR

	M.	Ft.
Bedroom 1	5.07m x 4.35m	16'8" x 14'3"
En-suite	1.40m x 2.53m	4'7" x 8'4"
Bedroom 2	3.75m x 4.12m	13'6" x 12'4"
Bedroom 3	3.14m x 2.65m	10'4" x 8'8"
Bathroom	1.74m x 2.24m	5'8" x 7'4"

TOTAL INTERNAL FLOOR AREA (excluding bike store)

146.5 8 sq.m. 1,577.9 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Kitchen
- WC
- Dining Room/Study
- Living Room
- Carport

4.68m x 4.35m
1.90m x 1.00m
4.12m x 2.99m
4.12m x 5.65m

15'5" x 14'3"
6'3" x 3'3"
13'6" x 9'10"
13'6" x 18'6"

Bedroom 1
En-suite
Bedroom 2
Bedroom 3
Bathroom

5.07m x 4.35m
1.40m x 2.53m
3.75m x 4.12m
3.14m x 2.65m
1.74m x 2.24m

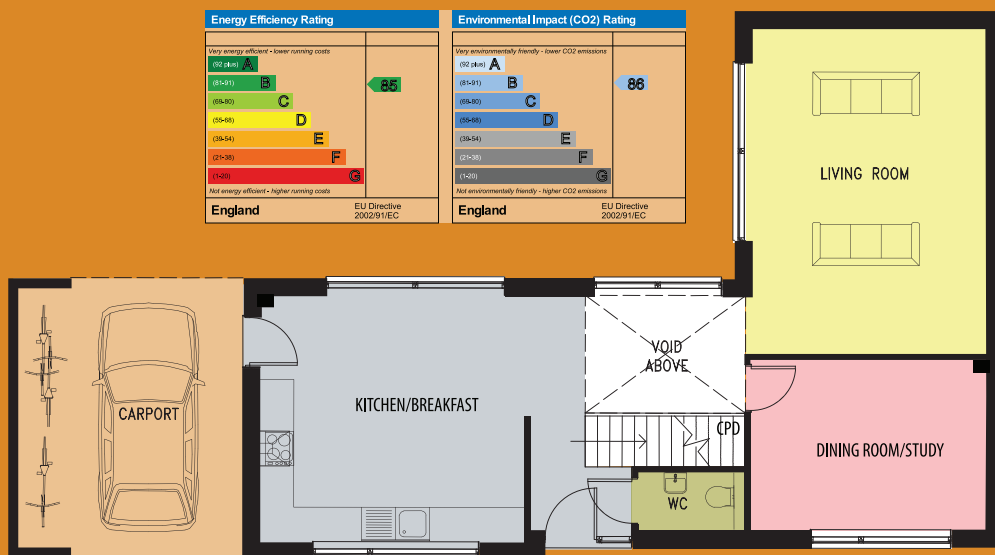
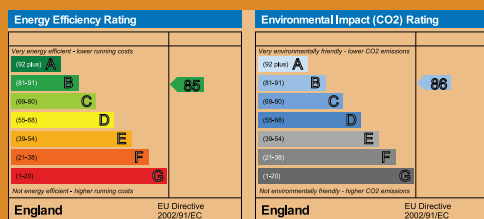
16'8" x 14'3"
4'7" x 8'4"
13'6" x 12'4"
10'4" x 8'8"
5'8" x 7'4"

146.58 sq.m. 1,577.9 sq.ft.

1,577.9 sq.ft.



PLOT 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR

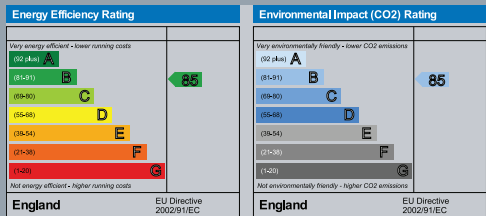
	M.	Ft.
Kitchen	4.68m x 4.35m	15'5" x 14'3"
Utility	3.05m x 1.47m	10'0" x 4'10"
Living Room	4.12m x 5.67m	13'6" x 18'8"
Bedroom 2	2.97m x 4.12m	9'9" x 13'6"
Bathroom	2.97m x 1.77m	9'9" x 5'10"

FIRST FLOOR

	M.	Ft.
Bedroom 1	5.06m x 4.35m	16'7" x 14'3"
En-suite	1.40m x 2.75m	4'7" x 9'1"
Bedroom 3	4.02m x 2.72m	13'2" x 8'11"
En-suite Bedroom 3	3.12m x 1.30m	10'3" x 4'3"

TOTAL INTERNAL FLOOR AREA (excluding garage)

139.1 sq.m. 1,497.2 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



High specification finish

KITCHEN

- Individually designed kitchens in dove grey with a matt finish
- All cabinet doors and drawers include soft-close mechanism
- Quartz worktop and splash back
- Polished stainless steel single bowl sink with monobloc tap (Iflo Kisdon)
- Integrated AEG dishwasher, fridge/freezer and washer/dryer
- AEG double oven, ceramic hob and chimney hood

BATHROOM AND EN-SUITES

- White contemporary style suite
- Porcelanosa ceramic wall tiles

INTERNAL FINISHES

- Stairs in oak with glass balustrade and oak handrail
- Satin chrome door ironmongery
- Porcelanosa ceramic floor tiles
- Moulded interior doors with a painted finish
- Bespoke fitted wardrobes

ELECTRICAL FITTINGS

- Dual power and USB sockets
- White low profile switches and sockets

HOME ENTERTAINMENT

- Energy efficient LED lighting to bedrooms, kitchen and living area
- Feature wall lighting to entrance hall and upstairs landing
- BT telephone sockets
- Wiring for Virgin Media
- Digital TV aerial installed
- CAT6 data points

HEATING

- Gas fired central heating
- Underfloor heating throughout ground floor
- Radiators to first floor
- Heated towel rails in bathroom and en-suite
- All properties predicted 'B' energy rating

FINISHING TOUCHES

- Velfac front door, sliding rear doors from kitchen and living room
- Paved patio and lawned garden, planting to front and rear
- External wall lighting
- Paved driveways
- Allocated private car parking space(s)
- Waste and recycling points
- Emulsion to all walls and ceilings, and satinwood to all woodwork
- CRL 10-year warranty cover

About us



BEECHWOOD
RESIDENTIAL

beechwood-estates.co.uk

Beechwood Residential develops high quality, individual residential and commercial projects in and around Cambridge which not only enhance their surroundings, but also deliver lasting value for the local community. Working together with established development partners and a team of property professionals, Beechwood Residential prides itself in creating unique homes for our purchasers to enjoy. Their in-depth knowledge of the Cambridge market ensures, they are exceptionally well placed to identify prime locations which are attractive to potential property owners.

Beechwood Residential has grown on the back of its reputation for quality and a strong track record for delivering sympathetically designed and professionally managed schemes. Beechwood Residential handles every aspect of the development process from early design proposals and financial assessments, to planning, build and marketing. Recently completed projects include The Pastures in Harston, The Royal Standard development and City Road, both in Cambridge.

Central location



Leeland Gardens is in an excellent city location well served by many modes of transport including:

- **Bicycle** - Dedicated cycleways on Newmarket Road lead into the city centre, connect riverside areas and other parts of Cambridge.
- **On foot** - With the town centre (less than 2 miles away) and the picturesque riverside area (less than a mile away), the development is well placed for walking around the city.
- **Bus** - Newmarket Road is on the major bus and Park & Ride route serving the centre of Cambridge.
- **Rail** - The main station (just over 2 miles) provides regular services to London King's Cross, Liverpool Street and Stansted. A new station at Chesterton is due to open in 2017.
- **Road** - The development location offers easy access to the A14 linking to M11, A1 & A11.
- **Air** - Cambridge International Airport is within easy reach and Stansted is less than 30 miles by car.

To register your interest
please contact our agents:

Carter Jonas

Tel: 01223 403330

Email: newhomes.east@carterjonas.co.uk

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