



STYLISH CITY HOMES
SET AGAINST A
BEAUTIFUL NATURAL
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● The Quay, Plots 23 - 26 & 51 - 55
(106, 108, 110, 112 & 96, 98, 100, 102, 104 Knightly Avenue)



Computer generated image of The Quay, plots 51 - 55 (96 - 104 Knightly Avenue)

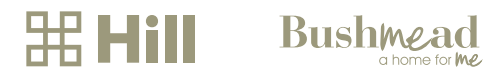
NINEWELLS

CAMBRIDGE

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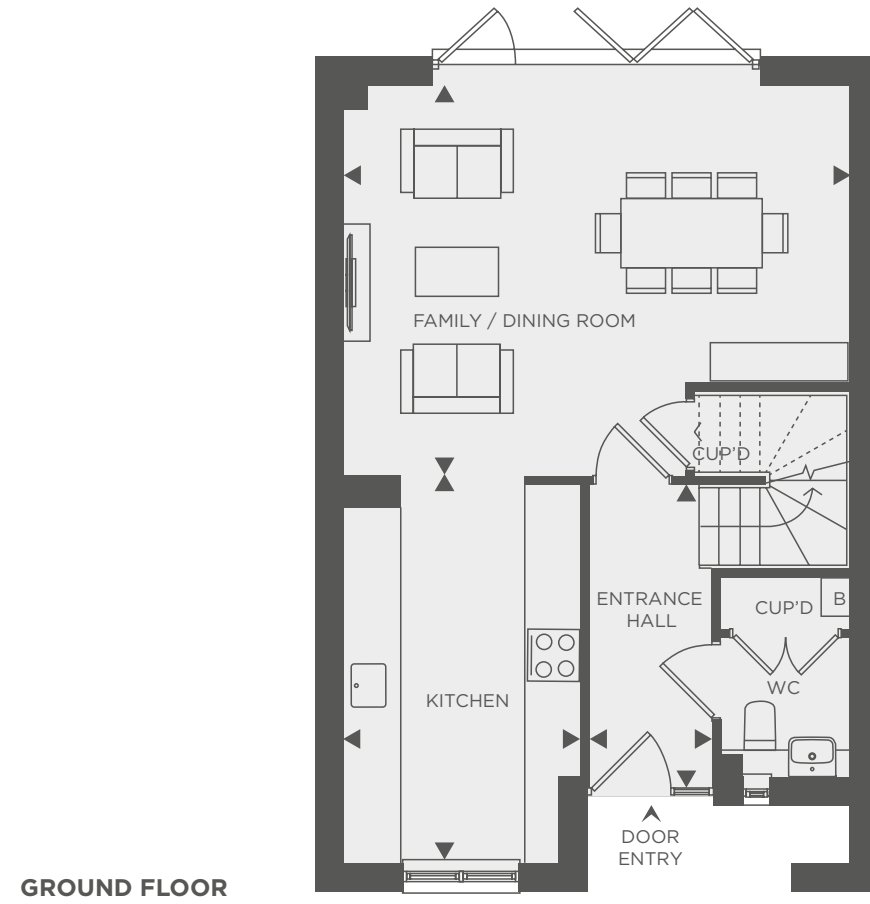
Development of the Year

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

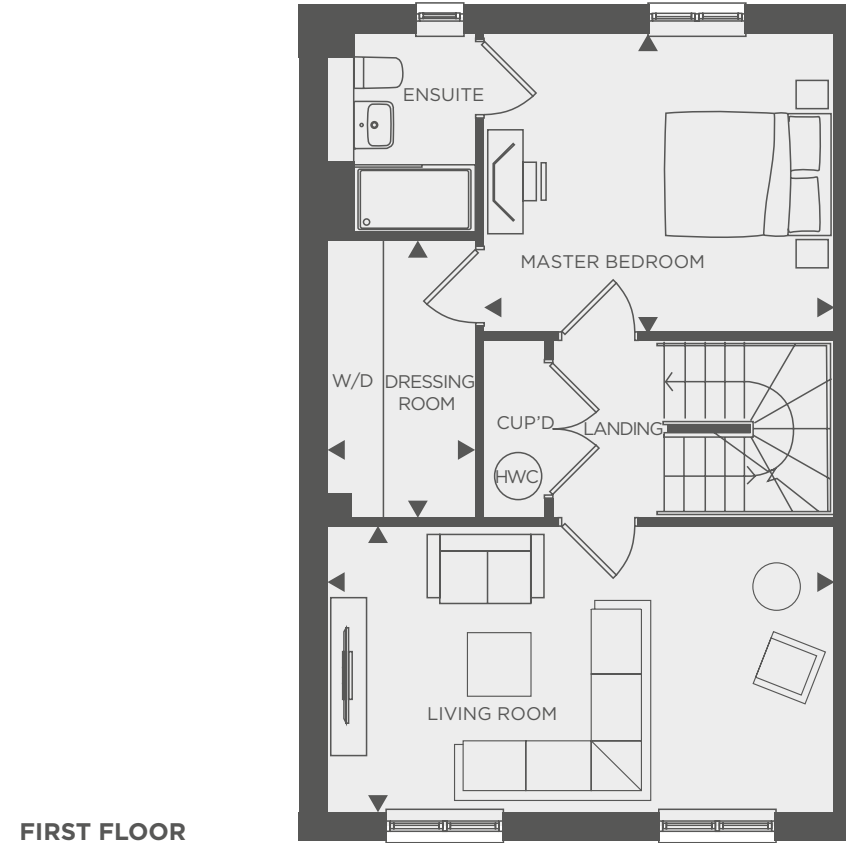
Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ninewells properties are computer generated and the landscaping may have been enhanced.
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THE QUY
PLOTS 23 - 26 & 51 - 55
(106, 108, 110, 112 & 96, 98, 100, 102, 104 KNIGHTLY AVENUE)

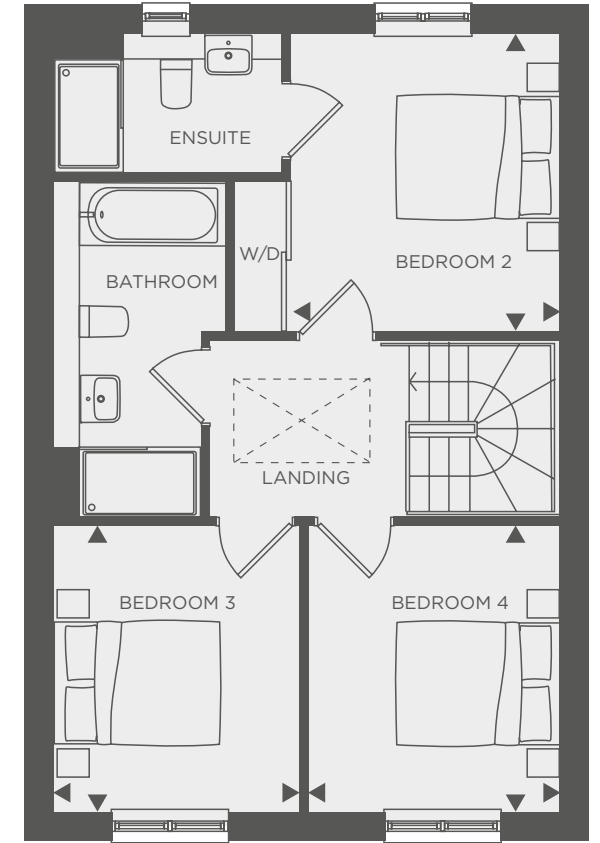




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ninewells is a beautifully designed new neighbourhood for Cambridge, built on a deep-rooted bond between people and nature. These sensational three-storey detached townhouses are wonderful homes, designed for modern lifestyles and family well-being.

Each home boasts four double bedrooms, spacious, light-filled living spaces, a private garden, a cycle store and a dedicated car parking space. The ground floor is the heart of the home where the family come together to dine, relax and entertain. The high-specification kitchen, featuring beautiful Silestone worktops and premium brand appliances, opens out into to a large living and dining space that's flooded with light. Wide, glazed bi-fold doors offer the versatility to create a seamless connection with the outdoors, transforming the space into the perfect alfresco entertaining area.

You'll discover a second fabulous living space on the first floor, and it's here you'll also find the stunning master bedroom, with its large separate dressing room and beautiful en-suite bathroom.

The stairs to the second floor lead to a wide landing with a feature skylight above, which fills the space with light. On this level, there are three further double bedrooms, one with a luxurious en-suite, and a family bathroom which is exquisitely finished and fitted with elegant Duravit ceramics and Hansgrohe fixtures.

Plots 23 - 26 & 51 - 55 (106, 108, 110, 112 & 96, 98, 100, 102, 104 Knightly Avenue) are all Classic Specification. Please see Ninewells host brochure for full specification.

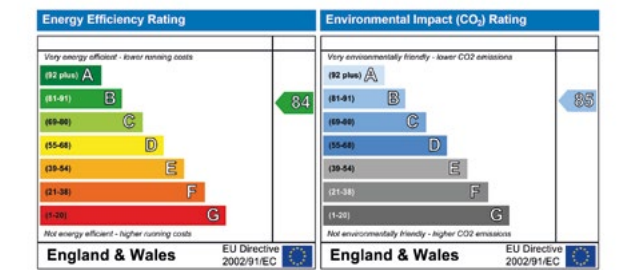


GROUND FLOOR	M	FT
Entrance Hall	1.45 x 3.45	4'8 x 11'3
Kitchen	2.75 x 4.40	9'0 x 14'4
Dining / Family Room	5.90 x 4.55	19'4 x 14'9

FIRST FLOOR	M	FT
Living Room	5.90 x 3.30	19'4 x 10'8
Master Bedroom	4.05 x 3.45	13'3 x 11'3
Dressing Room	1.80 x 3.20	5'9 x 10'5

SECOND FLOOR	M	FT
Bedroom 2	3.10 x 3.45	10'2 x 11'3
Bedroom 3	2.85 x 3.30	9'3 x 10'8
Bedroom 4	2.90 x 3.30	9'5 x 10'8

Predictive Energy Assessment for Quay, Plots 23 - 26 & 51 - 55 (106, 108, 110, 112 & 96, 98, 100, 102, 104 Knightly Avenue) as an average across all houses.



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

[B] = Boiler [W/D] = Wardrobe [HWC] = Hot Water Cylinder [Skylight]

NB. Boiler location may vary. For further information, please speak to your Sales Advisor.