



Sage at *Bower Place*



Welcome to *Bower Place*

A collection of 6 two and three bedroom Shared Ownership houses

Situated in the popular village of Cottenham nestled amongst the Cambridge countryside, the Bower Place development brings a small collection of just 50 homes to this desirable area. Within a mile of Cottenham high street, these houses benefit from a wide range of local amenities such as a supermarket, local pubs, post office and community centre. Bower Place is also the perfect base for families with good schools within walking distance such as Cottenham Primary School and Cottenham Village College. The sprawling Milton Country Park, 16 minutes by car, is the perfect place to explore the outdoors for couples and families alike, with playgrounds, lakes and activities for everyone.

Drive or travel by train quickly throughout Cambridgeshire with Waterbeach railway station a 12 minute drive from Bower Place and the A14 and A10, with the A1, within a 30 minute drive away. Direct trains from Waterbeach to Cambridge are 6 minutes, to Ely 10 minute journey and to London Kings Cross St Pancras, a 1 hour 6 minute journey. From Bower Place, Stansted airport is under a 40 minute drive.

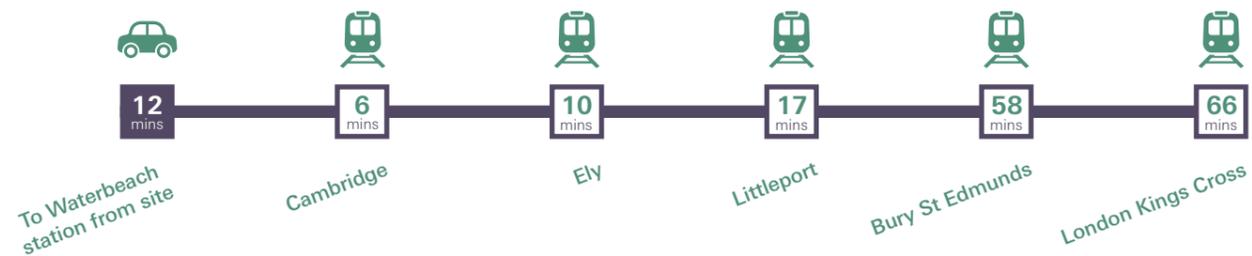
Each home at Bower Place benefits from spacious bedrooms, a cloakroom, private garden and parking. In addition, all kitchens are fitted with integrated Zanussi appliances ready for you to settle in and cook your first meal in your new home.



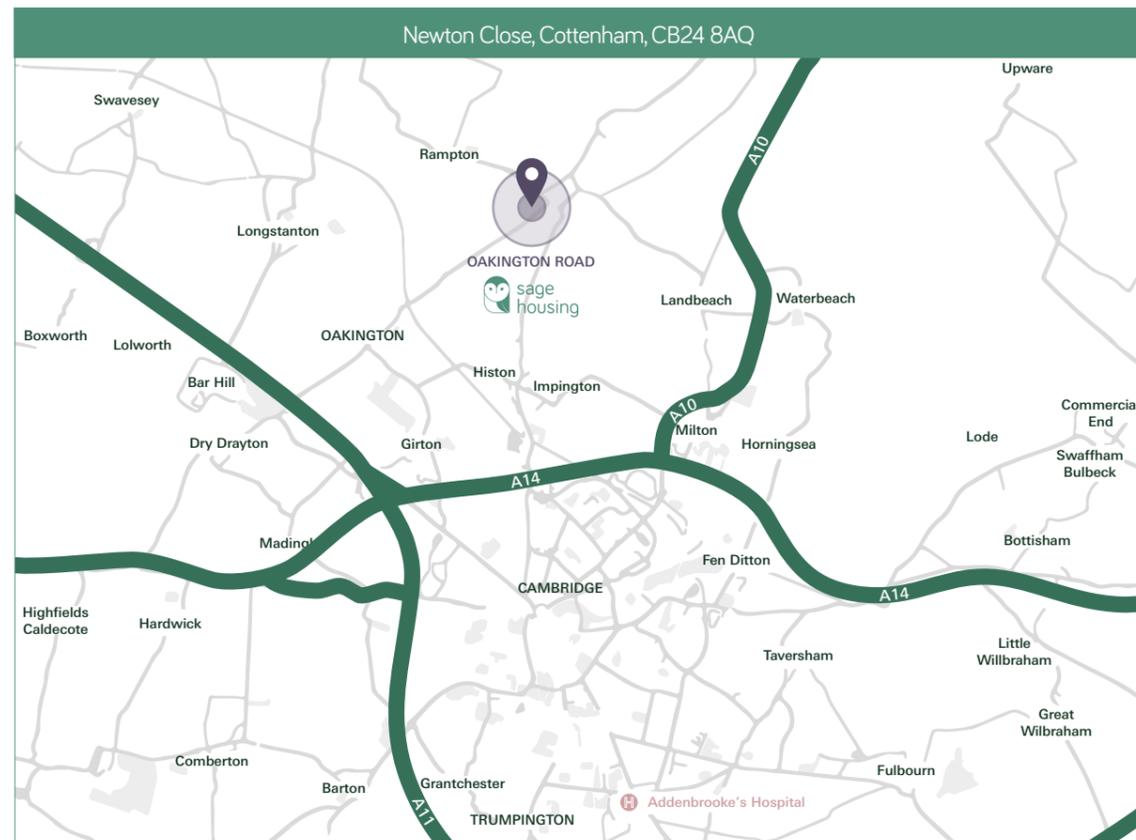
Discover historic *Cambridge*

Famous for its first class university, nearby Cambridge has much to offer and is best explored by foot, by bike or by boat with the beautiful River Cam at the centre of the city. Fantastic views can be seen from punting on the River Cam including the famous College Backs stretching along the riverside. Historic streets and buildings are surrounded by public green spaces, such as Jesus Green with its shady footpaths, Parker's Piece to play football and cricket on the grass and Midsummer Common an ideal spot for a picnic whilst watching the rowers train on the river. With over 80 miles of cycle lanes and routes Cambridge is brimming with students and families cycling their way around this beautiful city.

This cosmopolitan city attracts visitors all year round, so there are many options for eating and drinking whether you're looking for fine dining restaurants or relaxed family friendly eateries, cafes and pubs. Events happen throughout the year such as Cambridge Folk Festival, Strawberry Fair and Cambridge Literary Festival, so you'll become a regular visitor whilst being less than 20 minutes from home.



Travel times are approximate. Source: Trainline and Google Maps.



Site plan



- Two bedroom house
- Three bedroom house

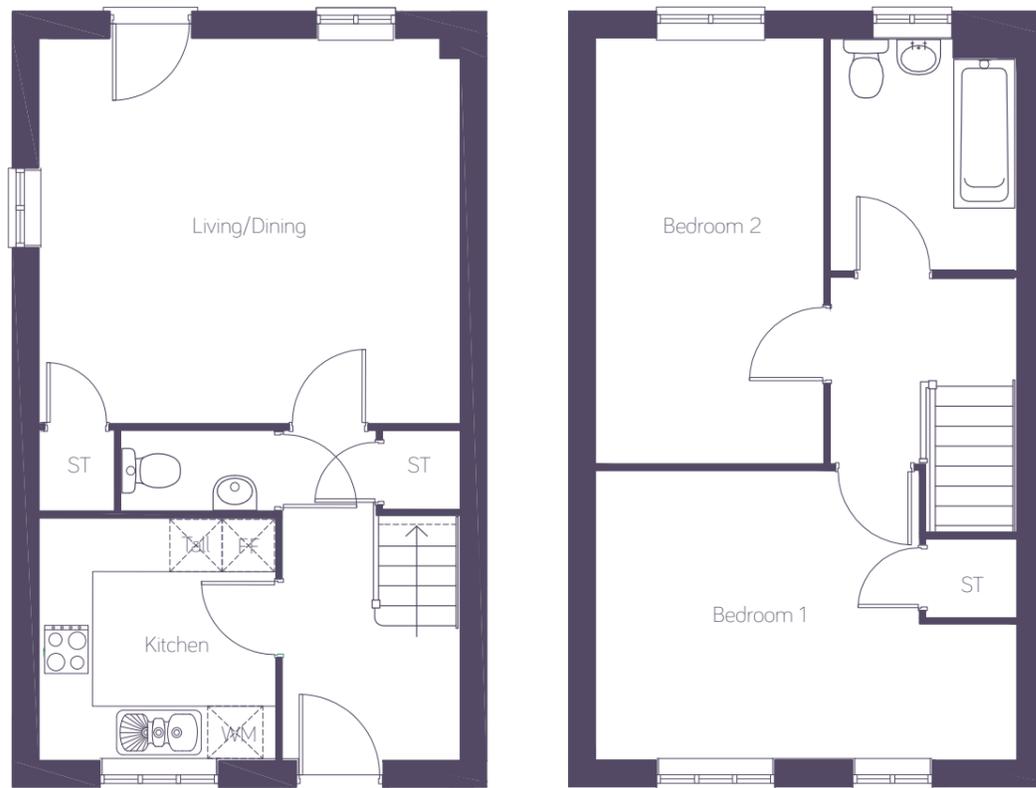


Two bedroom house

Plots 6 | 7 | 24 | 25

Internal area: 79.2m² ~ 852ft²

Kitchen	2.7m	x	2.6m	8'9"	x	8'7"
Living/Dining	4.7m	x	4.3m	15'6"	x	14'3"
Bedroom 1	4.7m	x	3.2m	15'8"	x	10'9"
Bathroom	2.5m	x	4.8m	8'5"	x	15'10"



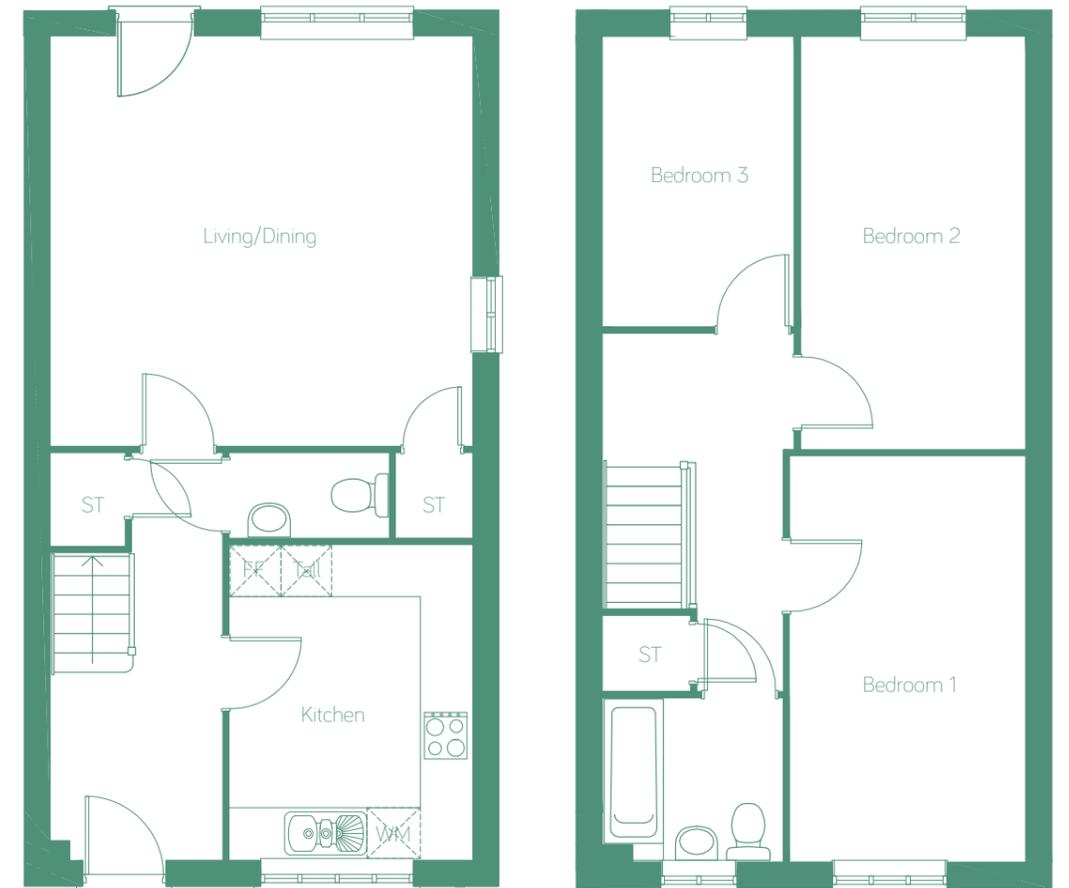
Floor plans shown are taken from the architect plans prior to construction and exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. To improve legibility, these plans have been sized to fit each page; as a result this plan may not be at the same scale as those on other pages.

Three bedroom house

Plots 30 | 31

Internal area: 95.8m² ~ 1031ft²

Kitchen	2.8m	x	3.6m	8'9"	x	12'1"
Living/Dining	4.9m	x	4.8m	15'9"	x	15'7"
Bedroom 1	2.7m	x	4.7m	8'5"	x	14'6"
Bedroom 2	2.6m	x	4.8m	8'6"	x	15'8"
Bedroom 3	2.2m	x	3.3m	7'3"	x	11'1"



Floor plans shown are taken from the architect plans prior to construction and exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. To improve legibility, these plans have been sized to fit each page; as a result this plan may not be at the same scale as those on other pages.

Specification

KITCHEN

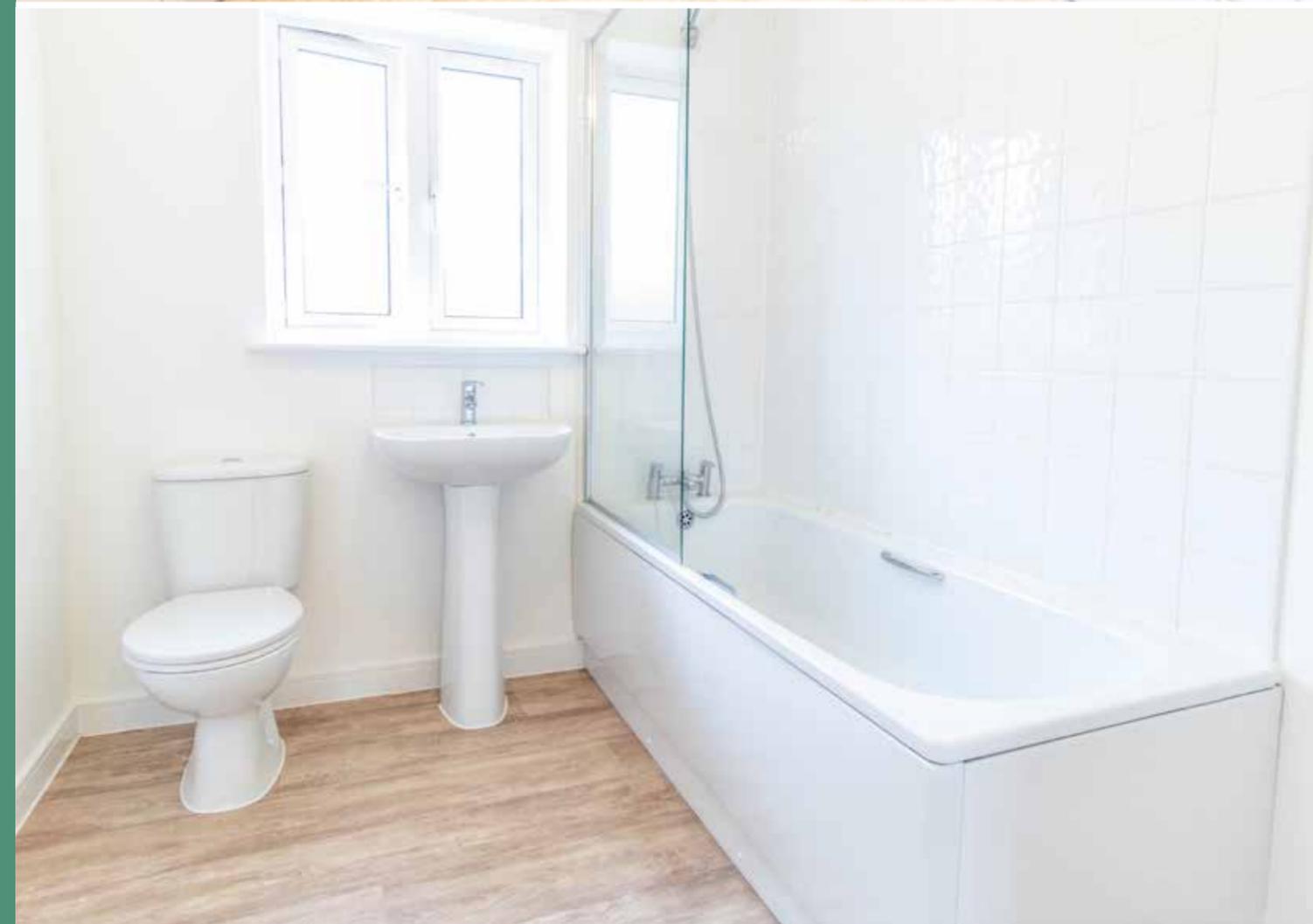
- Fitted white kitchen with laminate worktops
- Stainless steel splashback to hob
- 1.5 bowl sink with mixer tap
- Integrated appliances by Zanussi:
 - Electric oven
 - Gas hob
 - Chimney cooker hood
- Space and power for fridge freezer and washing machine

BATHROOM & CLOAKROOM

- White sanitaryware by Roca
- Chrome taps and fittings
- Thermostatic shower
- White ceramic tiles to basin splashback and full height around bath
- Shower screen to bath

GENERAL

- Woodwork and walls in white
- Carpet flooring throughout with hard wearing vinyl flooring to kitchen, bathroom and cloakroom
- Combination boiler
- Spotlights to kitchen and batten holder to bathroom
- Energy efficient lighting throughout
- Chrome switches and sockets to ground floor
- White switches and sockets to upper floors
- TV to lounge and master bedroom, and telephone point to lounge
- Hard wired smoke alarms with battery back-up to all floors
- Turfing to rear garden
- Wooden garden shed to rear garden
- 2 parking spaces per plot





Sage Housing Enquiries

For all sales enquiries get in touch
with our dedicated sales team

E: info@complete-moves.co.uk

T: 020 3640 7111

W: complete-moves.co.uk

All details correct as of October 2019