CAPITAL PARK POINT

FULBOURN, CAMBRIDGE

A STYLISH SELECTION OF 1, 2 & 3 BEDROOM APARTMENTS

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Welcome to Capital Park Point, a stunning collection of ten 1, 2 and 3 bedroom apartments located on the fringe of the city of Cambridge.

Situated on the edge of Capital Park, a specialised business park for high-tech companies, Capital Park Point is just minutes away from the centre of the world-renowned city of Cambridge.

Residents of Capital Park Point are able to enjoy what the vibrant and historic city has to offer and reside in the peacefulness of the Cambridgeshire countryside.

All apartments are built with a variety of modern features, each finished with high-quality fixtures and fittings.

Build completion of Capital Park Point is estimated Summer 2021.

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Punting

The White Hart Country Inn, Fulbourn

River Cam

Cambridge City Centre

Fitzwilliam Museum

Botanic Garden

THE OPPORTUNITIES ARE ENDLESS

An iconic city, with excellent connectivity for the freedom to live and learn just moments away from your home.

Cambridge is renowned for its vibrant city centre and classed as the fastest growing area for employment within the UK. Capital Park Point is the ideal residence for that perfect work life balance; located within cycling distance of the city centre but on the doorstep of countryside walks through ancient grassland with the Fens on the horizon.

As well as being a world wide centre of excellence for education and academia, Cambridge is home to many industries and close by is Capital Park which provides office space to high-tech businesses. The Cambridge Biomedical Campus and Cambridge Science Park, both of which have close links to the University of Cambridge, are around a 30 minute cycle commute.

Historically and culturally there is no end to what the city has to offer. From Museums to the Botanic Garden, outstanding architecture, live music and theatre or take a punt down the River Cam - the perfect way to spend a sunny afternoon.

For shoppers the city centre offers High Street names, many of which are located in the contemporary Grand Arcade and there is no shortage of outstanding independent boutiques. Finish your day of retail therapy with a spot of food at one of the many restaurants located within the quaint streets - there are many hidden gems. Alternatively stay local, just down the road from Capital Park Point, is The White Hart Country Inn, Fulbourn, where you can enjoy delicious home cooked food in a traditional setting.

Even closer to home, Capital Park Point residents can enjoy classes held at Activate Pilates. For parents with young children Busy Bee Nursery is close by and coming soon to Capital Park is Café in the Park by Signorelli's.

Capital Park

Cambridge Science Park

University of Cambridge

EXPLORE ALL THAT IS NEAR AND FAR

Perfectly situated for those commuting to Cambridge City Centre and less than an hour to Central London.

Whether you're travelling by foot, car or train, residents of Capital Park Point can reach the vast selection of amenities that Cambridge and Fulbourn have to offer in a matter of minutes. Cycling is a popular mode of transport in Cambridge, with the area having a wealth of cycle routes.

Cherry Hinton Village Leisure Centre, only 3 minutes away by cycle, offers a wide range of community facilities including a multi-purpose sports hall. In addition, just 7 minutes by cycle is the David Lloyd Centre off Coldhams Lane.

Capital Park Point is fortunate enough to be closely situated to the A14 and M11, meaning those journeys made by car couldn't be easier. Located just 3.5 miles from the new development is Cambridge train station, providing you with an array of opportunities for travel. Within 33 minutes from the station, residents can arrive at Stansted Airport for international travel. In just over 45 minutes, Central London can be reached via train to Kings Cross.

Map is not to scale
Travel times source: Google Maps/National Rail

By Cycle

Tesco
3 mins

Fulbourn Village
7 mins

Cambridge Leisure Park
15 mins

Cambridge Biomedical Campus
17 mins

Cambridge Station
18 mins

The Grand Arcade
21 mins

Cambridge Science Park
32 mins

By Car

Fulbourn Village
1.8 miles

Addenbrooke's Hospital
2.6 miles

Cambridge Station
3.5 miles

Cambridge Airport
3.6 miles

A14
4.1 miles

Central Cambridge
4.2 miles

M11
5.1 miles

Cambridge North Station
6.7 miles

Cambridge Science Park
8.5 miles

Stansted Airport
27.3 miles

M25
40 miles

Central London
61.4 miles

By Rail

From Cambridge Station

Cambridge North Station
4 mins

Stansted Airport
33 mins

Kings Cross
47 mins

Liverpool Street
1 hr 8 mins

DEVELOPMENT PLAN

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SURROUNDED BY COUNTRYSIDE, WITH GREAT LINKS TO THE CITY CENTRE

Fulbourn is a thriving, sought-after residential village just 5 miles from Cambridge city centre which makes it very convenient for Capital Park, world renowned Addenbrooke's Hospital and the Biomedical Campus, ARM Holdings and Cambridge train station with rail links to London King's Cross in less than an hour. The area is well connected by road with easy access to A11, A14 and M11.

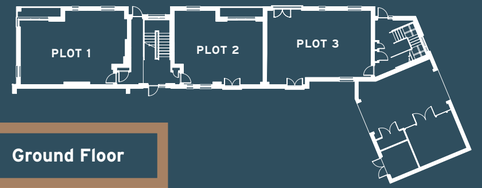
Fulbourn has a primary school with outstanding secondary schooling in the nearby village of Bottisham as well as the independent International Steiner school. The village also offers superb local sporting facilities centred around the Fulbourn Institute Sports and Social Club which is also a popular events venue and restaurant.

This desirable historic village has a thriving traditional High Street with a greengrocer, butcher, cafe, local Co-op supermarket, public houses, antique shop and take away restaurants. The village also has a picturesque nature reserve, Fleam Dyke and Roman Road which provides wonderful places to walk or run.

PLOT LOCATOR

Second Floor

First Floor



Ground Floor

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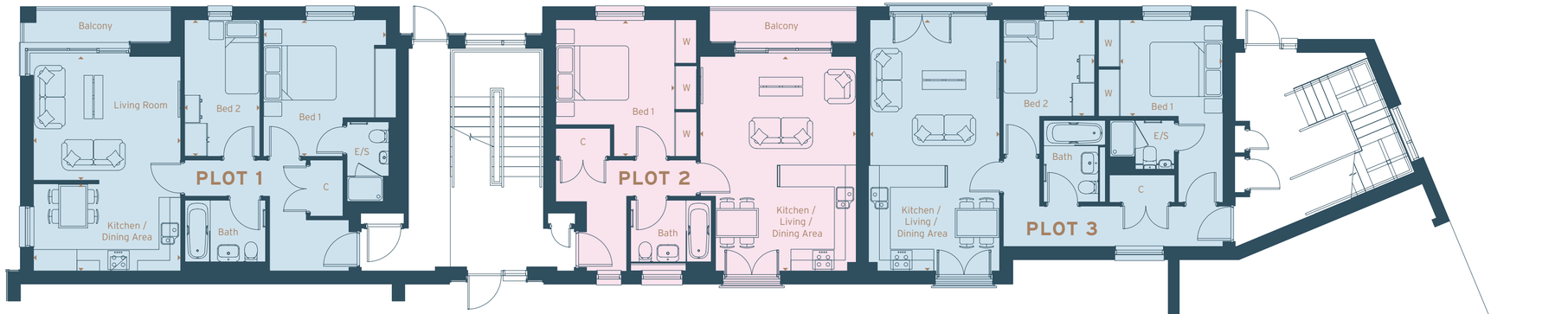


GROUND FLOOR

Plot 1

Kitchen / Dining Area	4062mm x 2404mm	13'4'' x 7'11''
Living Room	4062mm x 3416mm	13'4'' x 11'2''
Bed 1	3059mm x 3770mm	10'0'' x 12'4''
Bed 2	3059mm x 2079mm	10'0'' x 6'10''

Plot 2

Kitchen / Living / Dining Area	4305mm x 5020mm	14'1'' x 16'6''
Bed 1	3877mm x 3770mm	12'9'' x 12'4''

Plot 3

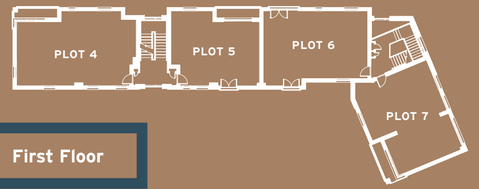
Kitchen / Living / Dining Area	3573mm x 6932mm	11'9'' x 22'9''
Bed 1	2525mm x 2663mm	8'3'' x 8'9''
Bed 2	2812mm x 2663mm	9'3'' x 8'9''

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.
Not to scale. Dimensions listed are not inclusive of Balcony areas. C - Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from ▸

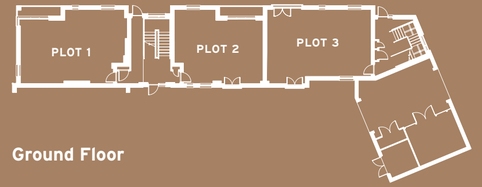
1 Bed Apartments 2 Bed Apartments 3 Bed Apartments

PLOT LOCATOR

Second Floor



First Floor



Ground Floor

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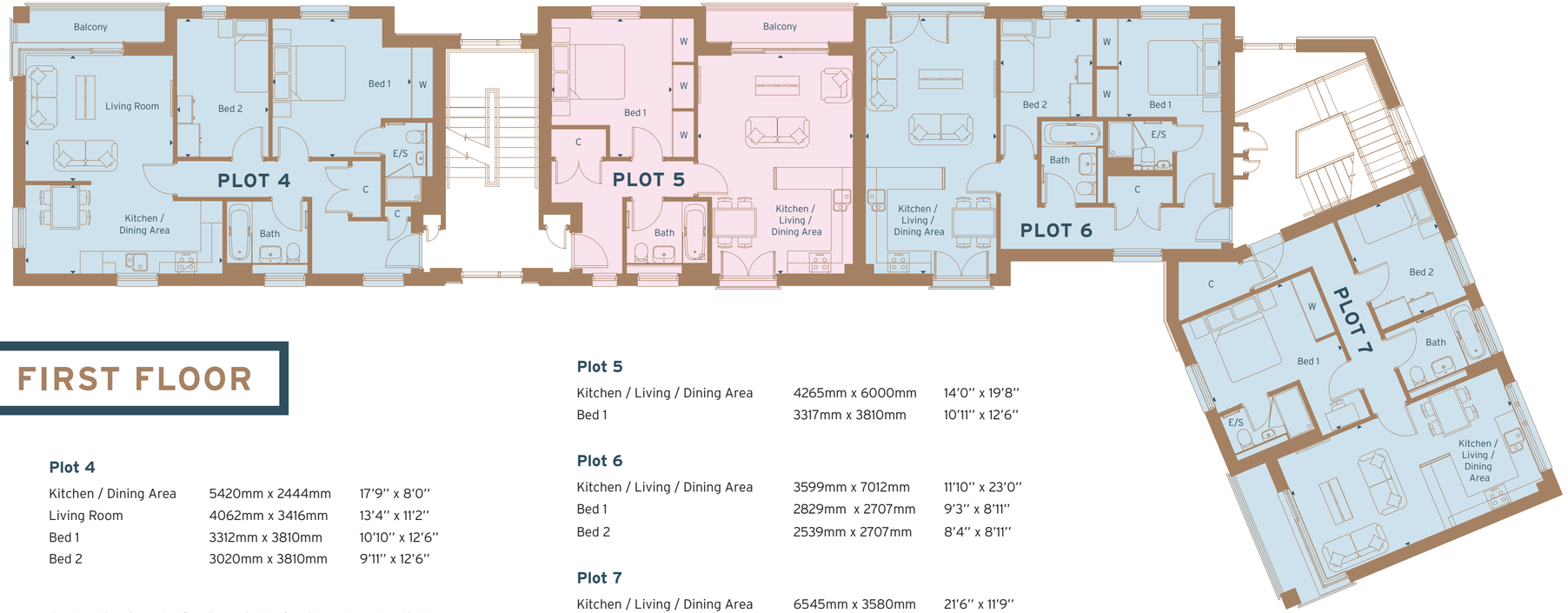

FIRST FLOOR

Plot 4

Kitchen / Dining Area	5420mm x 2444mm	17'9'' x 8'0''
Living Room	4062mm x 3416mm	13'4'' x 11'2''
Bed 1	3312mm x 3810mm	10'10'' x 12'6''
Bed 2	3020mm x 3810mm	9'11'' x 12'6''

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Plot 5

Kitchen / Living / Dining Area	4265mm x 6000mm	14'0'' x 19'8''
Bed 1	3317mm x 3810mm	10'11'' x 12'6''

Plot 6

Kitchen / Living / Dining Area	3599mm x 7012mm	11'10'' x 23'0''
Bed 1	2829mm x 2707mm	9'3'' x 8'11''
Bed 2	2539mm x 2707mm	8'4'' x 8'11''

Plot 7

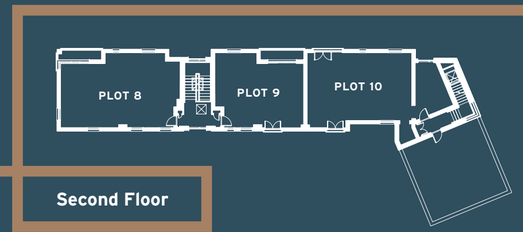
Kitchen / Living / Dining Area	6545mm x 3580mm	21'6'' x 11'9''
Bed 1	3841mm x 4317mm	12'7'' x 14'2''
Bed 2	2517mm x 3259mm	8'3'' x 10'8''

1 Bed Apartments 2 Bed Apartments 3 Bed Apartments

Computer Generated Image

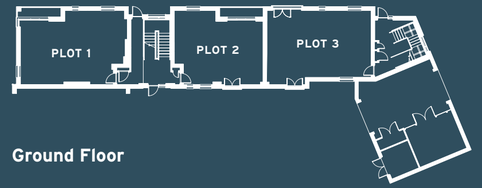
MODERN LIVING SPACES AND CONTEMPORARY FINISHES

PLOT LOCATOR



Second Floor

First Floor



Ground Floor

N

SECOND FLOOR

Plot 8

Kitchen / Dining Area	5420mm x 2444mm	17'9'' x 8'0''
Living Room	4062mm x 3456mm	13'4'' x 11'4''
Bed 1	3312mm x 3810mm	10'10'' x 12'6''
Bed 2	3020mm x 3810mm	9'11'' x 12'6''

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Plot 9

Kitchen / Living / Dining Area	4265mm x 6000mm	14'0'' x 19'8''
Bed 1	3317mm x 3810mm	10'11'' x 12'6''

Plot 10

Kitchen / Living / Dining Area	3599mm x 7012mm	11'10'' x 23'0''
Bed 1	2828mm x 2707mm	9'3'' x 8'11''
Bed 2	2652mm x 3900mm	8'8'' x 12'10''
Bed 3 / Study	2539mm x 2707mm	8'4'' x 8'11''

1 Bed Apartments 2 Bed Apartments 3 Bed Apartments

APARTMENT SPECIFICATIONS

Every apartment has been built with great care and attention to detail, creating a space you are proud to call home.

KITCHEN

- Base & wall units in gloss slate grey
- Worktops white mirror chip quartz
- Energy efficient integrated appliances comprising of:
  Inset hob
  Cooker hood with glass splash back
  Combination microwave/combi oven
  Fridge/freezer
  Dishwasher
  Washer/Dryer
- 1.5 stainless steel bowl & single lever tap
- Soft close doors and drawers
- Amtico flooring

Kitchen designs and layouts vary, please speak to our Sales Executives for further information.

LIVING/DINING AREAS

- Feature double glazed aluminium sliding doors/double leaf doors/ Juliet or walk-on balconies with vertical balustrading
- Amtico flooring

Balcony doors and layouts vary, please speak to our Sales Executive for further information.

BEDROOMS

- Fitted carpet
- Fitted mirrored wardrobe to principal bedroom

BATHROOM & EN-SUITE

- Contemporary sanitaryware in white
- Bath with shower above & glass shower screen (to main bathroom only)
- Low profile shower tray with glass shower screen (to en-suite only)
- Large format floor & wall tiles
- Heated towel rail
- Duravit mirror cabinet with integrated light to main bathroom in apartments 1, 3, 6, 7 & 10/to en-suites in apartments 1 & 7
- Duravit mirror glass with integrated light in main bathroom in apartments 2, 4, 5, 8 & 9/to en-suites in apartments 3, 4, 6, 8 & 10
- Duravit toilet roll holder

DOORS, WINDOWS & DECORATIVE FINISHES

- Windows & doors are composite timber/aluminium framed
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Solid apartment entrance doors, multipoint locking system, spy hole, door chain, painted
- All windows are triple glazed
- Contrasting window ironmongery to match frames
- Walls, ceilings & architraves painted in white matt emulsion
- Amtico flooring to kitchen, living and dining area
- Fitted carpet to bedrooms
- Brushed stainless steel electrical switches and sockets throughout

HEATING AND WATER

- Underfloor heating throughout
- Heated towel rails to bathroom/en-suite

ELECTRICAL

- LED downlights to hallway, kitchen, dining areas, bathrooms and en-suites. Pendants to living rooms and bedrooms
- TV & telephone points to living area and principal bedroom
- Pre-wired for BT Openreach & purchasers own connection to broadband
- External lighting to walk on balconies
- Smoke and heat detectors
- Intercom audio system to each apartment

BALCONIES

- Balustrades to balconies powder coated metal
- Composite decking to walk on balconies
- External lighting to walk on balconies

COMMUNAL AREAS

- Lobby/entrance matting with carpet to stairs, painted timber edging
- Walls, ceiling, woodwork – painted white in matt emulsion
- Balustrade, metal vertical bar, handrail and supports
- Remote access electric intercom system
- Secure cycle storage
- Bin store
- One surface car parking space per apartment
- Landscaping to communal areas

WARRANTY

- 10 year NHBC warranty

OTHER

- Tenure – 250 year leasehold
- Service Charge: Please speak to our Sales Executive for further information.
- Predicted Energy Ratings*: B

*Actual Predicted Energy Assessments for individual apartments are available on request.

Specification details may be subject to variation.

All images are computer generated

The Fulbourn Windmill

CAPITAL PARK POINT

Fulbourn Old Drift
Cambridge
Cambridgeshire
CB21 5XE

For the most direct access to Capital Park Point, please use Hinton Road.

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