Part of a new neighbourhood for Cambridge; lifetime apartments inspired by the city's historic character, designed for the 21st century.

THE AVENUE APARTMENTS

Carefully crafted to their Eddington Avenue setting and part of the Athena landscape, are the mansion building apartments by award-winning architects Pollard Thomas Edwards.
The architecture of Cambridge has been shaped over centuries. Athena homes are built with sustainability and well-being in mind, for Cambridge life, today.

The Avenue
Apartments
Plots 10 – 22

The Avenue
Apartments
Plots 23 – 34

Eddington Avenue

Designed with contemporary materials that capture the identity of Cambridge heritage, Athena homes are built with sustainability and well-being in mind, for Cambridge life, today.

PERIOD HOMES FOR THE 21ST CENTURY
Behind uncomplicated buff brick facades and tall windows, these carefully considered apartments provide joyful, naturally-lit spaces; from the corner orientation that completes a vista to individual terraces and balconies capturing the best of the sunlight.

Individual entrances to every apartment, a first floor landscaped podium and generous ceiling heights provide flexible places to live, to think and work, creating a home, in a convenient, contemporary sustainable Cambridge, for 21st century living.
PLOT 21
2 BEDROOM DUPLEX APARTMENT

<table>
<thead>
<tr>
<th></th>
<th>M</th>
<th>FT</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.40 x 7.10</td>
<td>17'8 x 23'3</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>5.40 x 3.20</td>
<td>17'8 x 10'5</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.55 x 3.20</td>
<td>11'7 x 10'5</td>
</tr>
</tbody>
</table>

PLOT 22
2 BEDROOM TRIPLEX APARTMENT

<table>
<thead>
<tr>
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<th>FT</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.90 x 6.30</td>
<td>19'4 x 20'8</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.50 x 3.30</td>
<td>11'6 x 10'9</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.40 x 4.25</td>
<td>11'2 x 13'11</td>
</tr>
</tbody>
</table>
Designed with contemporary materials that capture the identity of Cambridge heritage, The Avenue Apartments have been carefully crafted. Every aspect of the mansion building apartments by award-winning architects Pollard Thomas Edwards contributes to Athena’s design philosophy.

Embracing a sense of space, each apartment has its own individual entrance. Spacious and light-filled spaces capture the best of the sunlight while calm, clean lines create contemporary and flexible spaces to suit 21st century living.
APARTMENT OVERVIEW

Ground Floor

Plot No. | Page |
---|---|
Studio apartment | 26 | 21 |
1 bedroom apartment | 24 | 21 |
2 bedroom apartment | 23 | 20 |

First Floor

Plot No. | Page |
---|---|
Studio apartment | 28 | 23 |
Studio apartment | 29 | 23 |
1 bedroom apartment | 26 | 22 |
1 bedroom apartment | 30 | 24 |
2 bedroom apartment | 27 | 20 |

Second Floor

Plot No. | Page |
---|---|
1 bedroom duplex apartment | 31 | 25 |
1 bedroom duplex apartment | 32 | 25 |
2 bedroom duplex apartment | 33 | 24 |

Second/Third Floor

Plot No. | Page |
---|---|
2 bedroom triplex apartment | 34 | 27 |
**PLOT 23**
2 BEDROOM APARTMENT

**Ground Floor**

<table>
<thead>
<tr>
<th>Room</th>
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<th>FT</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.55 x 4.90</td>
<td>18'2 x 16'1</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.30 x 4.25</td>
<td>10'10 x 13'11</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.45 x 3.25</td>
<td>11'4 x 10'8</td>
</tr>
</tbody>
</table>

**PLOT 24**
1 BEDROOM APARTMENT

**Ground Floor**

<table>
<thead>
<tr>
<th>Room</th>
<th>M</th>
<th>FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>3.90 x 5.80</td>
<td>12'10 x 19'0</td>
</tr>
<tr>
<td>Bedroom</td>
<td>4.05 x 5.80</td>
<td>13'3 x 19'0</td>
</tr>
</tbody>
</table>

**PLOT 25**
STUDIO APARTMENT

**Ground Floor**

<table>
<thead>
<tr>
<th>Room</th>
<th>M</th>
<th>FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>9.74 x 4.75</td>
<td>32'0 x 15'6</td>
</tr>
</tbody>
</table>

※ UTILITY STORE ※ HEAT INTERFACE UNIT ※ WASHER/DRYER ※ WARDROBE
**PLOT 26**

1 BEDROOM APARTMENT

<table>
<thead>
<tr>
<th>First Floor</th>
<th>M</th>
<th>FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.05 x 4.35</td>
<td>16’7 x 14’3</td>
</tr>
<tr>
<td>Bedroom</td>
<td>3.45 x 3.65</td>
<td>11’4 x 11’11</td>
</tr>
</tbody>
</table>

**PLOT 27**

2 BEDROOM APARTMENT

<table>
<thead>
<tr>
<th>First Floor</th>
<th>M</th>
<th>FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>7.10 x 4.00</td>
<td>23’4 x 13’1</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>2.65 x 4.35</td>
<td>8’8 x 14’3</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.55 x 3.00</td>
<td>11’8 x 9’11</td>
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</table>

**PLOT 28**

STUDIO APARTMENT

<table>
<thead>
<tr>
<th>First Floor</th>
<th>M</th>
<th>FT</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>5.40 x 7.05</td>
<td>17’9 x 23’2</td>
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</table>

**PLOT 29**

STUDIO APARTMENT

<table>
<thead>
<tr>
<th>First Floor</th>
<th>M</th>
<th>FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>6.75 x 6.35</td>
<td>22’2 x 22’10</td>
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</table>

WD = Washer/Dryer
US = Utilities Store
HIU = Heat Interface Unit
W = Wardrobe
PLOT No. 31
1 BEDROOM DUPLEX APARTMENT
First & Second Floor
<table>
<thead>
<tr>
<th>M</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>6.30 x 5.05</td>
</tr>
<tr>
<td>Bedroom</td>
<td>3.35 x 3.90</td>
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</tbody>
</table>

PLOT No. 32
1 BEDROOM DUPLEX APARTMENT
First & Second Floor
<table>
<thead>
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<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.20 x 5.75</td>
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<tr>
<td>Bedroom</td>
<td>3.30 x 3.30</td>
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</table>

Computer generated image of Milne Avenue
PLOT 33
2 BEDROOM DUPLEX APARTMENT

First & Second Floor

<table>
<thead>
<tr>
<th>Room Type</th>
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<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.40</td>
<td>17'9</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>5.40</td>
<td>17'9</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.55</td>
<td>11'8</td>
</tr>
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</table>

PLOT 34
2 BEDROOM TRIPLEX APARTMENT

First, Second & Third Floor

<table>
<thead>
<tr>
<th>Room Type</th>
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<th>FT</th>
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</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Living</td>
<td>5.90</td>
<td>19'4</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.50</td>
<td>11'6</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.40</td>
<td>11'2</td>
</tr>
</tbody>
</table>
The Avenue Apartments have their own individual outlook, to call home. Clever storage and generous ceiling heights come as standard with stylish, and efficient kitchens and bathrooms.

**SPECIFICATION**

Crafted, considered and contemporary design, The Avenue Apartments have their own individual outlook, maximising natural light for bright and convenient spaces to call home. Clever storage and generous ceiling heights come as standard with stylish, and efficient kitchens and bathrooms.

**KITCHEN**

Contemporary and stylish bespoke German kitchens; each kitchen designed and specified for the individual apartment layout and featuring matt finish doors and drawers in white, with a choice of colour to wall units adding a personal touch.

White composite worktops and upstands create a smart and modern look. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Bosch induction hob
- Bosch integrated oven
- Bosch integrated microwave/oven
- Bosch integrated compact combi oven/microwave to studio apartments
- Integrated fridge-freezer
- Integrated dishwasher
- Washer dryer in utilities store where possible, or integrated in kitchen
- Stainless steel Blanco sink with contemporary Blanco mixer tap
- Cooker hood – either integrated within wall units or flush fitted to the ceiling bulkhead
- Glass splashback where applicable
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

**Masters En-suite**

Our elegant and stunning master en-suites, with sanitary ware by Duravit and complementary taps and showers by Hansgrohe, feature our bespoke mirror cabinets and vanity tops in a walnut wood effect, adding a hotel style touch to the master en-suite to create a stylish private space.

- Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror cabinet with matching vanity top
- Large format wall and floor tiles
- Heated chrome towel rails
- Underfloor heating

**BATHROOM AND SECONDARY EN-SUITE**

Contemporary Duravit sanitary ware is used to create stunning bathrooms and en-suites and Hansgrohe taps and showers are used throughout. Vanity tops and bath panels in a walnut wood effect add a touch of elegance to the rooms.

- Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Bath with shower above and glass shower screen – to bathrooms where bath present
- Low profile shower trays with glass shower screen – to secondary en-suite
- Wood effect vanity top with matching bath panel (where bath present)
- Large format wall and floor tiles
- Heated chrome towel rails
- Underfloor heating

**DECORATIVE FINISHES**

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white and light to create a calm and tranquil environment.

- Contemporary white painted timber staircases with carpeted treads and nosers to duplexes and triplex apartments (The Avenue Apartments only)
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobes where shown on floor plans
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

**FLOOR FINISHES**

- Antilles flooring to entrance hall and kitchen/dining/living room
- 80% wool carpet to all bedrooms
- Large format floor and wall tiles to bathrooms and en-suites

**DOORS AND WINDOWS**

- Painted solid front entrance door with multi-point locking system
- Triple glazed composite windows and glazed doors featuring aluminium cladding externally, white painted timber internally

**HEATING AND WATER**

- Underfloor heating throughout
- Heated chrome towel rail to bathroom and en-suite
- District heating, metered to each property

**ELECTRICAL**

- Downlights to kitchen/dining/living room, bathroom and en-suite
- Pendant fittings in selected locations to dining/living room, entrance hall and all bedrooms
- LED lights to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some switches with integrated USB port
- TV and phone point to kitchen/dining/living room and all bedrooms
- Wiring for customer’s own connection to super-fast broadband, up to 100MB*
- Pre-wired for customer’s own SKY subscription
- External lighting to terraces and balconies

*Broadband speed information provided by BT / Virgin

**WARRANTY**

- 10 year NHBW warranty

Facilities shared between the homes at Athena and the wider Edmondston neighbourhood, such as cycling and foot paths, landscaping, street lighting, waste and recycling facilities, awaters and attenuation ponds, any non-adopted private roads, plus the energy centre and any treatment plants, will all be looked after and maintained by a management team. A service charge will be payable by every home owners for these services.

The apartment buildings at Athena and every shared area within the apartment buildings will be maintained by a management company of which every apartment owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each apartment owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

**PEACE OF MIND**

- Video entry system linking to main entrance door
- Fob controlled access system to main entrance lobby
- Sprinkler system to every apartment
- Hard wired smoke and heat detectors

**EXTERNAL FINISHES**

- Fixing or decking to balconies and terraces
- External electrical socket to balconies and terraces

**COMMUNAL AREAS**

- Lift access to all floors including basement (The Veteran Oak Apartments)
- Lift access from ground to first floor (The Avenue Apartments)
- Cycle storage
- Basement car parking space to selected plots (The Veteran Oak Apartments)
- Covered car parking space to selected plots (The Avenue Apartments)

**PENTHOUSE SPECIFICATION**

(PLOTS 22, 34, 72, 78, 90, 91, 92, AND 93)

In addition to the above internal specification, apartments with The Penthouse Specification has further enhanced features

- Engineered timber flooring to entrance hall and kitchen/dining/living room
- Wine chiller to penthouse apartments
- LED lighting to kitchen island plinth
- Recessed uplights to balcony paving / decking

**FLOOR FINISHES**

- Antilles flooring to entrance hall and kitchen/dining/living room
- 80% wool carpet to all bedrooms
- Large format floor and wall tiles to bathrooms and en-suites
A home for today, in tomorrow’s Cambridge.

For living, learning or working, Athena and Eddington are close to the heart of the historic and innovative Cambridge, its colleges, stations, research and business centres.

MAKING CONNECTIONS with ease

<table>
<thead>
<tr>
<th>CAMBRIDGE NORTH RAILWAY STATION</th>
<th>CAMBRIDGE CITY CENTRE</th>
<th>CAMBRIDGE SCIENCE PARK</th>
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</thead>
<tbody>
<tr>
<td><strong>CYCLING FROM ATHENA</strong></td>
<td></td>
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</tr>
<tr>
<td>3.8 MILES</td>
<td>21 MILES</td>
<td>3.6 MILES</td>
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<tr>
<td><strong>DRIVING FROM ATHENA</strong></td>
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<tr>
<td>4.1 MILES</td>
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<table>
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<tr>
<th>STANSTED AIRPORT</th>
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<th>LONDON LIVERPOOL ST</th>
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</thead>
<tbody>
<tr>
<td><strong>FROM CAMBRIDGE RAILWAY STATION</strong></td>
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<td>52 MINS</td>
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<tr>
<td><strong>FROM CAMBRIDGE NORTH RAILWAY STATION</strong></td>
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<table>
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Athena can be accessed via Madingley Road and Huntingdon Road. For satellite navigation please use postcode CB3 0QZ. The Athena Sales & Marketing Suite is located opposite the University of Cambridge Primary School.

All times and distances taken from Google Maps. Train times taken from National Rail Enquiries.
Hill is proud to have been selected to work with the University of Cambridge to bring Eddington to life.

Hill is an award-winning housebuilder, and one of the top 15 housebuilders in the United Kingdom. We specialise in developing distinctive new homes across London and the South East.

We have worked for a number of years on the planning, design and construction of the new homes at Eddington along with a team of award-winning architects, designers and consultants. With attention to detail in design, materials, sustainability and landscaping; Athena is our realisation of the University’s vision for an exemplar extension to the city.

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 always be guaranteed. Site layouts, 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. 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 Athena properties are computer generated and the landscaping may have been enhanced.