

LAST  
FEW  
REMAINING

# WARBURTON — HOUSE —

VAWSE WAY | CAMBRIDGE



Retirement living, made easy



# Warburton House

Warburton House offers a stunning collection of contemporary, high specification, two bedroom apartments set in a beautiful natural environment, created around southern views of the Gog Magog Hills.

You may be thinking of moving home because of life changes or to downsize. These two bedroom apartments have been lovingly created for modern living. The interiors are thoughtfully designed and beautifully specified through-out and the focal point is the welcoming open plan kitchen/dining/living area. The stunning contemporary kitchens feature Silestone worktops, Bosch appliances and Karndean flooring.

The whole space is flooded with daylight by the floor to ceiling windows which open out onto either a balcony or ground floor terrace. Connecting indoor and outdoor life is the essence of Warburton House and these outdoor spaces bring a wonderful versatility to your day-to-day living experience.

Every apartment has a luxurious fully tiled bathroom with a walk in thermostatic shower while the master bedroom enjoys the benefit of a fitted wardrobe and a door leading to the bathroom.

Exclusively for those aged over 55, the luxury self-contained apartments sit within a complex offering fantastic facilities such as an on-site hair salon\*, TV room, communal lounges and a laundry room.

The friendly, relaxed environment allows you the privacy of your own home, alongside the opportunity to meet and socialise with your neighbours or welcome visiting family and friends in the communal spaces.

\*Subject to third party business occupancy





# General specification

- Balcony or terrace to all apartments
- Landscaped communal gardens
- On-site Hair Salon\*
- Bicycle storage
- Communal Lounges
- TV room
- Lift access to all floors
- Built in appliances
- Double glazing throughout
- NHBC Guarantee.

## Bathroom specification

- Fully tiled bathroom with walk in thermostatic shower
- Atlas back to wall WC pan with slow closing toilet seat and concealed cistern
- Roca Polo wash hand basin with Vado Zoo single lever mono basin mixer tap
- Fully tiled bathroom with Porcelanosa Madagascar 'Natural' tiles to the shower area and Porcelanosa Madagascar 'Blanco' tiles to the floor and remaining wall areas.

## Kitchen specification

- Moores Elise Gloss White Kitchen with Silestone 'Cemento Spa' worktop
- Built in Bosch oven & hob with Electrolux cooker hood
- Bosch integrated slimline dishwasher, fridge/freezer and washer dryer
- Storm grey brick style tiling
- Karndean limed linen oak plank vinyl flooring.

## Bedroom specification

- Mirrored wardrobe to master bedroom
- Door leading to bathroom (Jack & Jill style).

\*Subject to third party business occupancy





# Buying a home at Warburton House

The three main criteria for purchasing are as follows:

- Occupants must be aged 55 or over
- Your annual household income can be no more than £80,000
- You will need to sell any existing property owned before purchasing a home at Warburton House.

You can buy a share in your home (50% or 75%) with the remaining share owned by bpha. There is no rent to pay on a 75% purchase. In the future, you can simply sell your share for its value at the time of sale (current market valuation required) or purchase further shares in your home (up to 75%).

## Example - 75% share

Full property value	£362,500*
75% share	£271,875
Monthly Rent	£0 (no rent payable)
Monthly service charge	£180.12*

## Example - 50% share

Full property value	£362,500*
75% share	£181,250
Monthly Rent	£415.36
Monthly service charge	£180.12*

\*Prices subject to change, example only

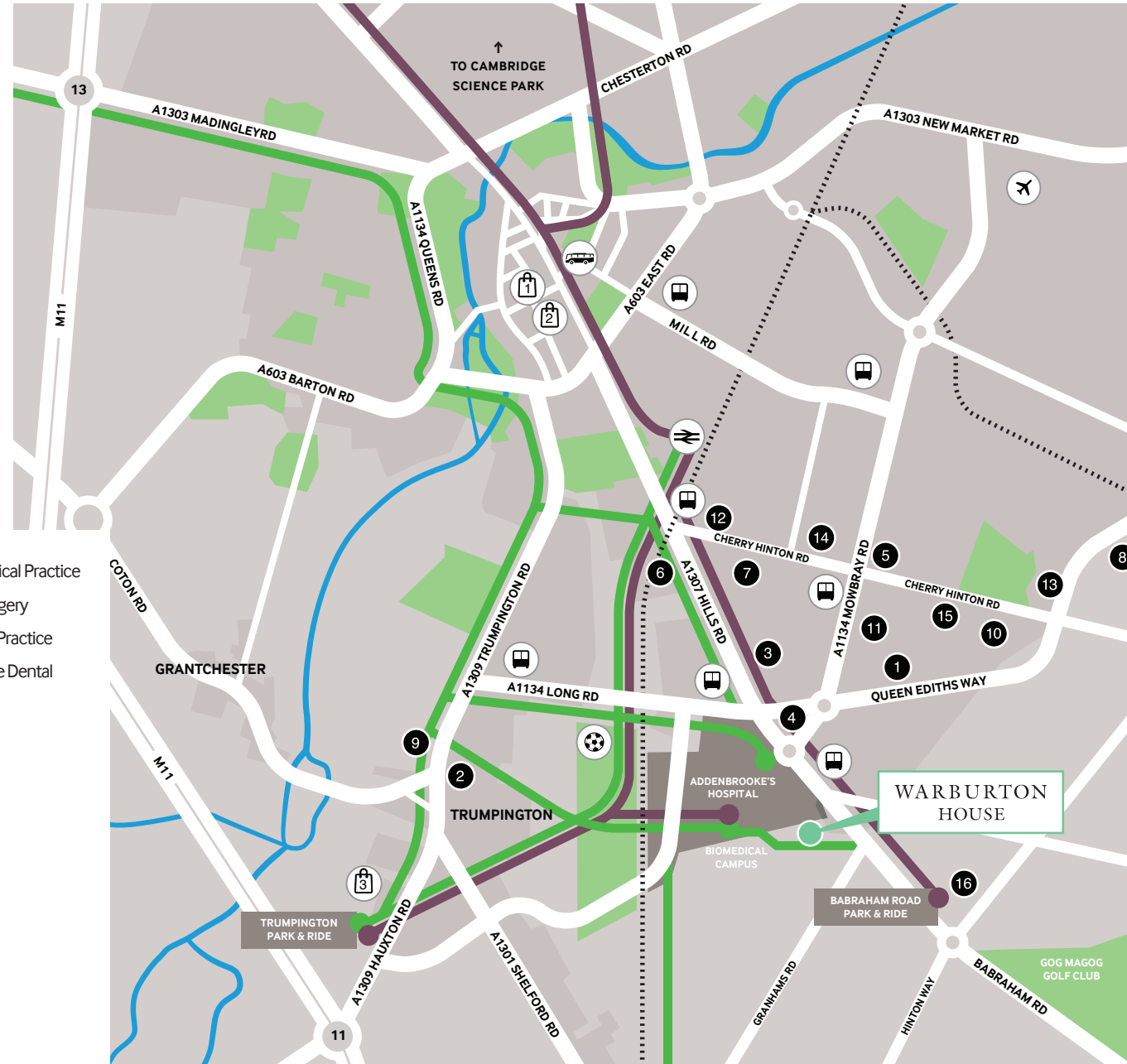















## Location

Warburton House is situated within the new Ninewells development, a community woven into its natural surroundings yet still within close proximity to the city centre.

Located on the southern fringe of Cambridge with southern views over rolling countryside, green spaces, allotments and natural ponds. Ninewells gives you the benefit of a countryside location but with the added benefit of being in close proximity to everything Cambridge has to offer.



- |   |                        |           |                              |
|---|------------------------|-----------|------------------------------|
|    | Bus Station            | <b>1</b>  | Queen Edith Medical Practice |
|    | Train Station          | <b>2</b>  | Trumpington Surgery          |
|    | Airport                | <b>3</b>  | Hills Road Dental Practice   |
|    | Market Square          | <b>4</b>  | Devonshire House Dental      |
|   | Grand Arcade           | <b>5</b>  | Supermarket                  |
|  | Waitrose               | <b>6</b>  | Hair Salon                   |
|  | Bus Stop               | <b>7</b>  | Library                      |
|  | Sports Pitches         | <b>8</b>  | Library                      |
|  | Bus & Guided Bus Route | <b>9</b>  | Public House                 |
|  | Cycle Route            | <b>10</b> | Public House                 |
|  | Railway Line           | <b>11</b> | Coffee Shop                  |
|   |                        | <b>12</b> | Cafe                         |
|   |                        | <b>13</b> | Post Office                  |
|   |                        | <b>14</b> | Post Office                  |
|   |                        | <b>15</b> | Chemist                      |
|   |                        | <b>16</b> | Park & Ride                  |

## Transport links

Cambridge boasts excellent public transport links including a comprehensive bus service. There are a number of routes serving Ninewells, with the nearest bus stop located on Hills Road.

There are various cycle paths that connect you to a comprehensive system of cycle routes and lanes that link the development to the city and surrounding areas.

The city also provides road access to the M11 and A14, and is well-served by rail connections. From Warburton House, Cambridge train station offers regular nonstop trains to London King's Cross, with a journey time of approximately one hour.\*



## Travel Times

Travel Times	Addenbrooke's Hospital	Cambridge Railway Station	Cambridge City Centre	Cambridge Science Park
By Bus from Cambridge Biomedical Campus	3 Minutes	11 Minutes	23 Minutes	33 Minutes
Driving from Warburton House	0.3 Miles	2 Miles	3.2 Miles	6.3 Miles
Cycling from Warburton House	0.2 Miles	2 Miles	3.3 Miles	4.8 Miles
	Stansted Airport	London King's Cross	London Liverpool Street	
From Cambridge Train Station	30 Minutes	48 Minutes	1 Hour 17 Mins	
	Junction 11 M11 Motorway	Stansted Airport	Central London	
From Warburton House	2.8 Miles	26.2 Miles	59.4 Miles	

\*All times supplied by Google maps. Train times supplied by National Rail Enquiries.





North Building	Plot No.
Ground Floor	124 125
First Floor	143 144 145 146 147
Second Floor	165 166 167 168 169
Third Floor	180 181 182 183 184

South Building	Plot No.
Ground Floor	115 116 117 118 119 120 121
First Floor	132 133 134 135 136 137 138
Second Floor	154 155 156 157 158 159 160

East Building	Plot No.
Ground Floor	111 112 113 114
First Floor	126 127 128 129 130 131
Second Floor	148 149 150 151 152 153
Third Floor	170 171 172 173 174 175

West Building	Plot No.
Ground Floor	122 123
First Floor	139 140 141 142
Second Floor	161 162 163 164
Third Floor	176 177 178 179

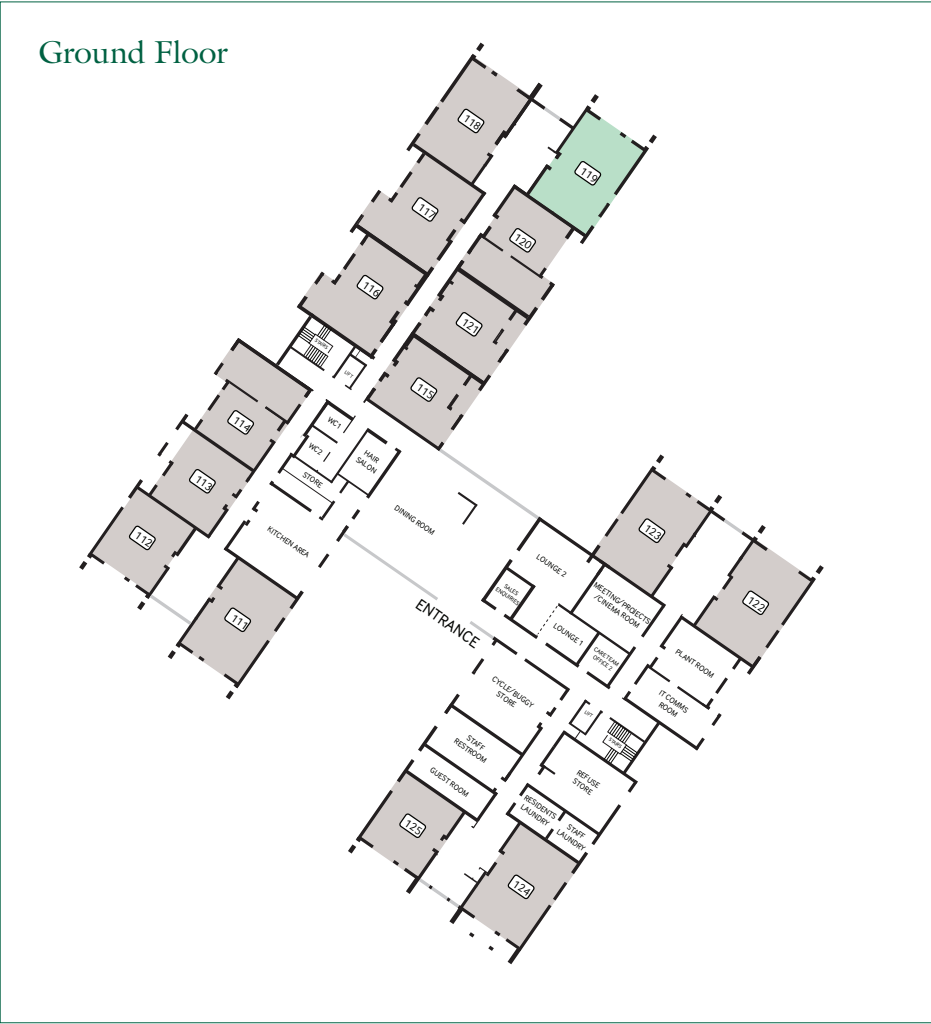
Sale  
Rent

\*Plots subject to tenure change

Overall floor plans

Sale Rent

Sale Rent





# The Churchill

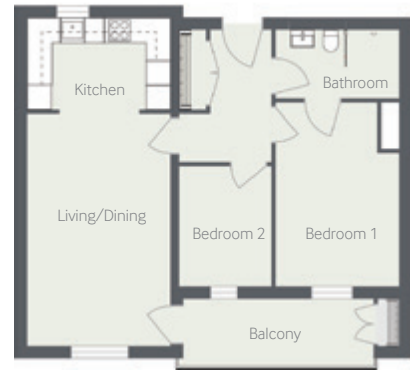
2 bedroom apartment

North Building	Plot No.
Ground Floor	-
First Floor	143 147*
Second Floor	159 161 169*
Third Floor	176

\*Handed plots, layout will differ

Room	Imperial	Metric
Kitchen	11' 9"×7' 6"	3.65m×2.34m
Living/Dining Room	11' 9"×19' 3"	3.65m×5.89m
Bedroom 1	10' 3"×15' 3"	3.14m×4.69m
Bedroom 2	8' 2"×10' 0"	2.50m×3.07m

PLEASE NOTE: Specification shown is for the Sale apartments, this will differ slightly for the Rent apartments.



Specification shown is for a typical sale apartment and is subject to change

**Disclaimer:** Whilst we endeavour to make our property details accurate and reliable, these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

\*Plots subject to tenure change



# The Darwin

2 bedroom apartment

North Building	Plot No.
Ground Floor	119*
First Floor	136* 143
Second Floor	158*
Third Floor	180

\*Handed plots, layout will differ

Room	Imperial	Metric
Kitchen	12' 8"×8' 3"	3.92m×2.54m
Living/Dining Room	12' 8"×11' 6"	3.92m×3.56m
Bedroom 1	10' 3"×15' 3"	3.14m×4.69m
Bedroom 2	9' 0"×9' 4"	2.77m×2.87m

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# The Fitzwilliam

2 bedroom apartment

North Building	Plot No.
Ground Floor	-
First Floor	135 141 142*
Second Floor	157 163 164*
Third Floor	178 179*

\*Handed plots, layout will differ

Room	Imperial	Metric
Kitchen	12' 8"×8' 3"	3.92m×2.54m
Living/Dining Room	12' 8"×11' 6"	3.92m×3.56m
Bedroom 1	10' 3"×15' 3"	3.14m×4.69m
Bedroom 2	9' 0"×9' 4"	2.77m×2.87

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\*Plots subject to tenure change

# How do I buy at Warburton House?

## General eligibility

- Occupants must be aged 55 or over
- Your annual household income can be no more than £80,000
- You will need to sell any existing property owned before purchasing a home at Warburton House.

## How to apply

You will need to fill out the Help to Buy East and South East application form by visiting their website at **[www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)** (hard copy application form available upon request).



Once your completed form has been approved, we will then assess your current financial circumstances in relation to the specific home you are interested in.

Your current income must be sufficient to sustain the financial commitment involved. Please note that we will carry out a credit search before offering you a property.

## For more information please contact us by:

Telephone **01223 606727**

Email **[sales@domovohomes.co.uk](mailto:sales@domovohomes.co.uk)**

Web **[domovohomes.co.uk](http://domovohomes.co.uk)**





# Communal Facilities

There are a range of facilities on site to help make life easier including landscaped communal gardens, terraced areas plus a guest suite should a friend or relative wish to stay for a short period.

# Friendly Community

It's easy to socialise at Warburton House with people of all ages. A range of on-site services and facilities will give plenty of opportunities to make friends and become part of community.





# Safety and Security

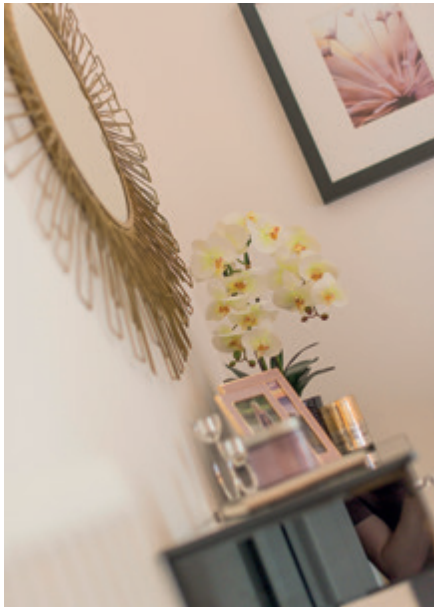
The feeling of community at Warburton House means you will feel safe and secure. You will have access to an emergency call system connecting you to staff 24 hours a day in the case of an emergency, so you and your loved ones can have peace of mind that help will be there when needed.

# About the developer

Warburton House is owned and operated by bpha. bpha are a leading provider and developer of affordable homes.

They work together with communities – to improve opportunities, independence and quality of life for residents, and to benefit the wider community. bpha bring people together, and run and support a wide range of community activities.

Founded in 1990, bpha has great experience in running retirement developments across the region with 16 services working in partnership.









# WARBURTON — HOUSE —

VAWSER WAY | CAMBRIDGE

Warburton House  
Vawser Way  
Cambridge  
CB2 0AS

[www.warburton-house.com](http://www.warburton-house.com)

Sole selling agents



A Development by



Tel: 01223 606727  
Email: [sales@domovohomes.co.uk](mailto:sales@domovohomes.co.uk)  
Web: [domovohomes.co.uk](http://domovohomes.co.uk)

**Domovo**  
Bedford Heights,  
Manton Lane,  
Bedford  
MK41 7BJ