



@ ST STEPHEN'S PLACE
1, 2 & 3 BEDROOM APARTMENTS
CAMBRIDGE

NINE

Welcome to NINE, a stunning collection of apartments which bring modern living to the historic city of Cambridge.

This new, contemporary development offers nine modern and stylish homes consisting of 5 one-bedroom apartments, 2 two-bedroom apartments and 2 three-bedroom apartments.

Each prestigious apartment is built to the highest standards and close to Cambridge's busy city centre. Inside you will find spacious living areas with a unique and modernised theme.

Close by, residents will be able to enjoy picturesque walks in local parks whilst also enjoying the blend of eye-catching architecture and scenery. Cambridge has one of the most impressive collections of museums in the country. The University of Cambridge can take you on a historical journey via its eight museums. Whether you're a lover of cocktails or a cosy and relaxed atmosphere - Cambridge has a bar for you. As well as lots to do during the day, the city boasts some awesome hangouts.



The Wonderful World of Cambridge

NINE is situated in the north-western part of Cambridge city centre, with a wide range of educational centres, shops, restaurants, museums, theatres and green spaces, providing its residents with a world of amenities, all just a stone's throw away.

Cambridge is best known for its renowned University, which is composed of 31 Colleges. 25 of the Colleges are within a 9-minute cycle ride* from NINE, with the Fitzwilliam College known for being the most forward-thinking located opposite the development. The Anglia Ruskin University is also very easily accessible.

For some retail therapy, you can pop to the city centre in just 7 minutes by bike* and browse the many high-street brands and independent boutiques that offer statement pieces. The Grand Arcade Shopping Centre is guaranteed to satisfy all your shopping needs with over 50 stores ranging from fashion and beauty to technology and homeware.

Although Cambridge is a hub for education and shopping, the area is also home to idyllic green spaces; popular spots are Jesus Green, Parkers Piece and the Botanic Garden, all under a 15-minute cycle away,* making them the ideal escape from city life.

Cambridge is home to a plethora of museums and art galleries, so whether you enjoy history, science, archaeology or zoology – or you want to immerse yourself in the rich culture and history that Cambridge has to offer there is something for everyone. Europe's largest Air Museum, IWM Duxford is also within a 20-minute drive.*

For theatre lovers, Cambridge Arts Theatre and the Cambridge Corn Exchange are also close by which offer a full program of plays, musicals, comedy and well-known live music acts.



Local area photography



Plenty to do..

Cambridge is a market city, and since the Middle Ages, stalls have been trading daily in the historic market square. You will find a wide range of stalls selling a large array of goods. The Market Square also hosts a flourishing food, arts and crafts market on Sundays selling produce from local farmers and works from the region's most talented artists, craftsmen, sculptors and photographers. Just a 5-minute drive* you will also find the charming All Saints Garden Art and Craft Market, again showcasing unusual and delightful items.

During the day, residents of NINE can enjoy a light snack and hot drink at one of the many local cafés including Bould Brothers Coffee, Café Bread & Butter, and Hot Numbers Coffee Roasters. If you are a gin-lover, book an appointment at The Cambridge Gin Laboratory for a gin experience like no other.

Cambridge is home to Midsummer House, a Michelin starred restaurant that serves elegant French cuisine for when you're looking for a special treat. Chefs at Navadhanya and Restaurant 22 have worked in Michelin Starred Restaurants influencing their delicious Indian and British dishes.

For somewhere with breath-taking views over the River Cam, pop down to The Riverbar Steakhouse located on Quayside. By night, the city centre comes alive with bars, restaurants and nightclubs. Pull up a stool at NOVI or La Raza and enjoy a vibrant dinner with friends, or pop down to The Castle Bar, where you can dance until the early hours of the morning.

*All travel times are approximate.

CONNECTIONS

NINE is perfectly placed for both travelling into London or closer to your new home in Cambridge and the surrounding areas. Whether travelling by bicycle, car or train, access to major roadways and main line train stations are all easily accessible and just a short journey away.

By Bicycle

From NINE

- 0.1 miles / 2 minutes
Fitzwilliam College
- 1.2 miles / 7 minutes
City Centre
- 1.5 miles / 9 minutes
Midsummer Common
- 1.6 miles / 10 minutes
Parkers Piece
- 2.1 miles / 14 minutes
Cambridge Train Station
- 3.1 miles / 16 minutes
Cambridge North Train Station

Source: National rail enquires and Google Maps
All travel times are approximate



By Car

From NINE

- 2 miles / 7 minutes
M11
- 3 miles / 10 minutes
A14
- 17 miles / 35 minutes
Ely
- 19 miles / 35 minutes
Saffron Walden
- 30 miles / 35 minutes
Stansted Airport
- 30 miles / 41 minutes
Bury St Edmunds
- 39 miles / 46 minutes
Peterborough
- 41 miles / 1 hour
Luton Airport
- 64 miles / 1 hour & 28 minutes
City of London

By Train

From Cambridge Station

- 5 minutes
Cambridge North
- 14 minutes
Ely
- 19 minutes
Newmarket
- 30 minutes
Stansted Airport
- 47 minutes
King's Lynn
- 49 minutes
Peterborough
- 57 minutes
London Kings Cross & London St Pancras
- 1 hour & 12 minutes
London Liverpool Street
- 1 hour & 50 minutes
Gatwick Airport
- 1 hour & 56 minutes
London Heathrow
- 2 hours & 23 minutes
Brighton



Computer Generated Imagery

APARTMENT ONE

This thoughtfully designed three-bedroom home features a spacious principal bedroom with access to a private patio and complete with a fitted wardrobe and en-suite. The beautiful kitchen/dining/living area is connected to a separate outside space.

Kitchen / Living / Dining Area

7.94m x 5.23m | 26'1" x 17'1"

Principal Bedroom

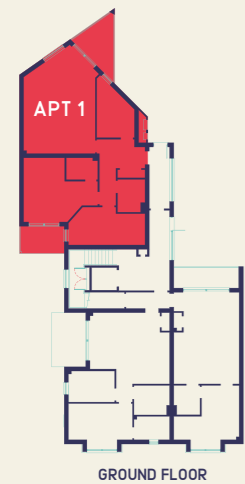
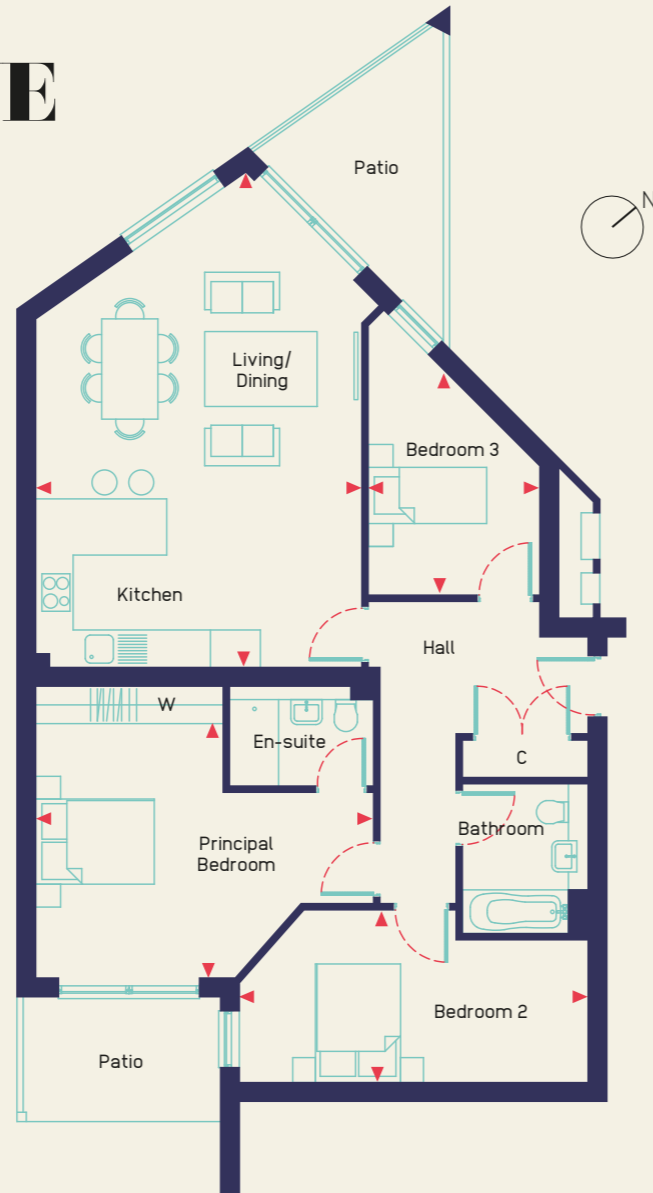
5.41m x 4.07m | 17'9" x 13'4"

Bedroom 2

5.59m x 2.77m | 18'4" x 9'1"

Bedroom 3

4.57m x 2.75m | 14'12" x 9'



Overall Area

103m² | 1109ft²

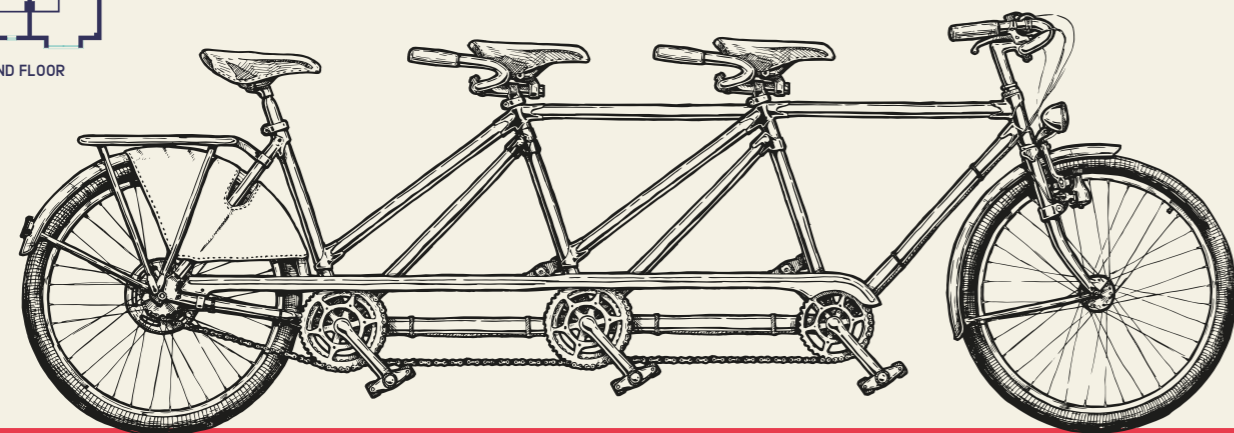
*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 73

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 81



APARTMENT TWO

Apartment Two is a delightful two-bedroom home with an open plan kitchen/dining/living area which leads out onto a large patio ideal for entertaining. The principal bedroom boasts an en-suite and a spacious fitted wardrobe.

Kitchen / Living / Dining Area

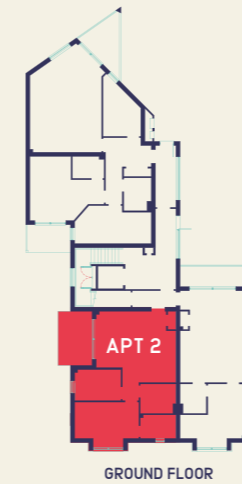
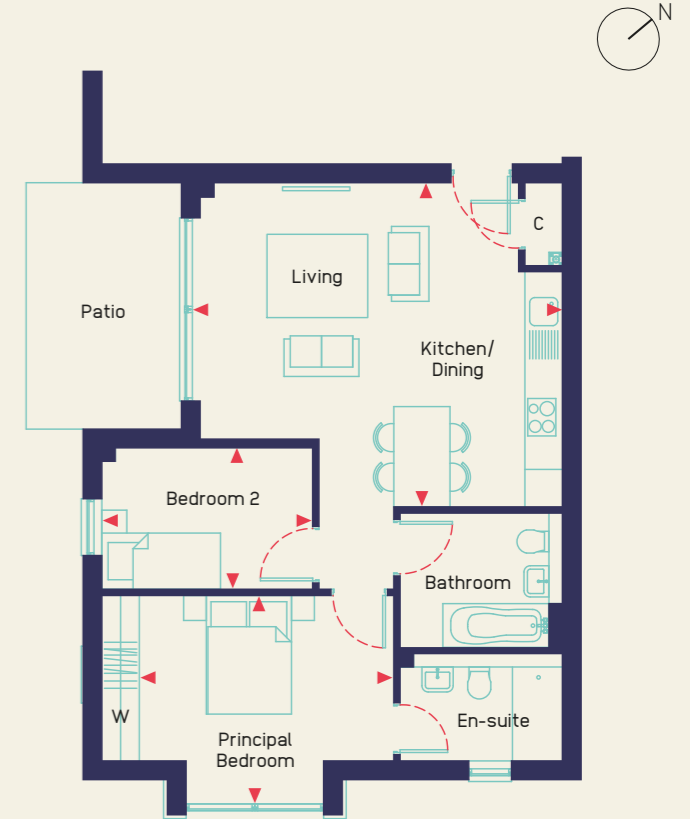
5.80m x 5.19m | 19' x 17'

Principal Bedroom

4.08m x 3.33m | 13'5" x 10'11"

Bedroom 2

3.38m x 2.27m | 11'1" x 7'5"



Overall Area

62m² | 667ft²

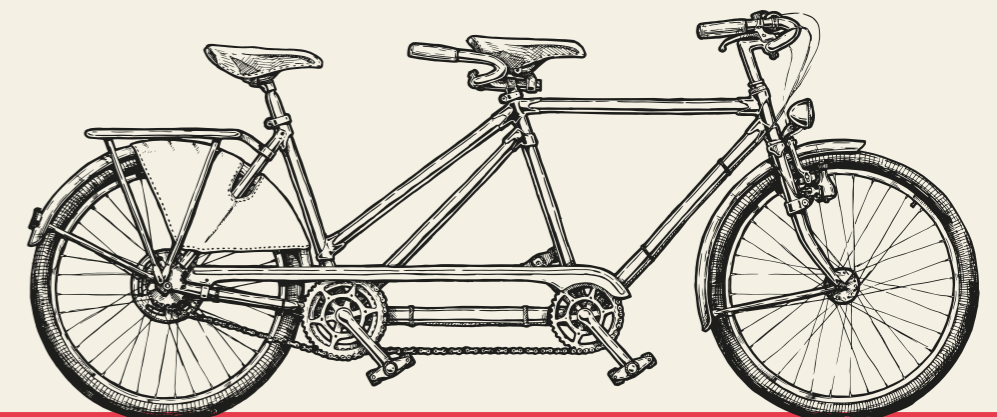
*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 76

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 83





APARTMENT THREE

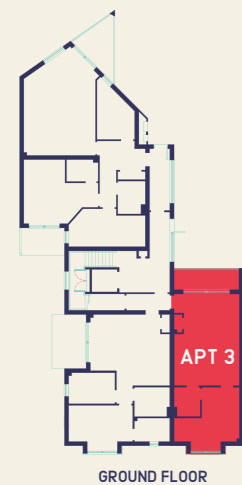
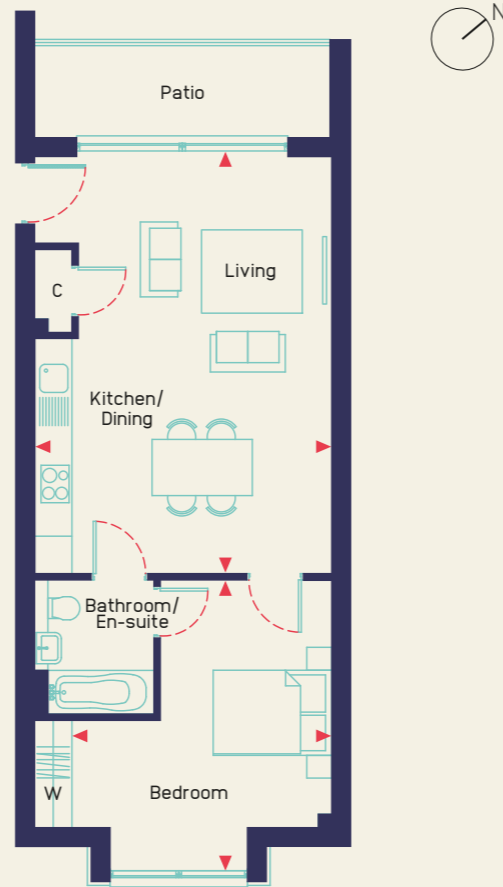
This charming one-bedroom apartment offers a large bedroom with a Jack and Jill bathroom. The open plan kitchen/dining area has plenty of cupboard space and the living area opens out onto a wide outside space.

Kitchen / Living / Dining Area

6.68m x 4.76m | 21'11" x 15'7"

Bedroom

4.16m x 4.65m | 13'8" x 15'3"



Overall Area

52m² | 560ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 75

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 82



APARTMENT FOUR

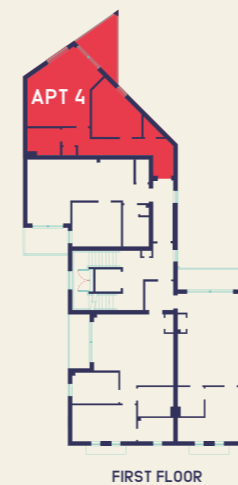
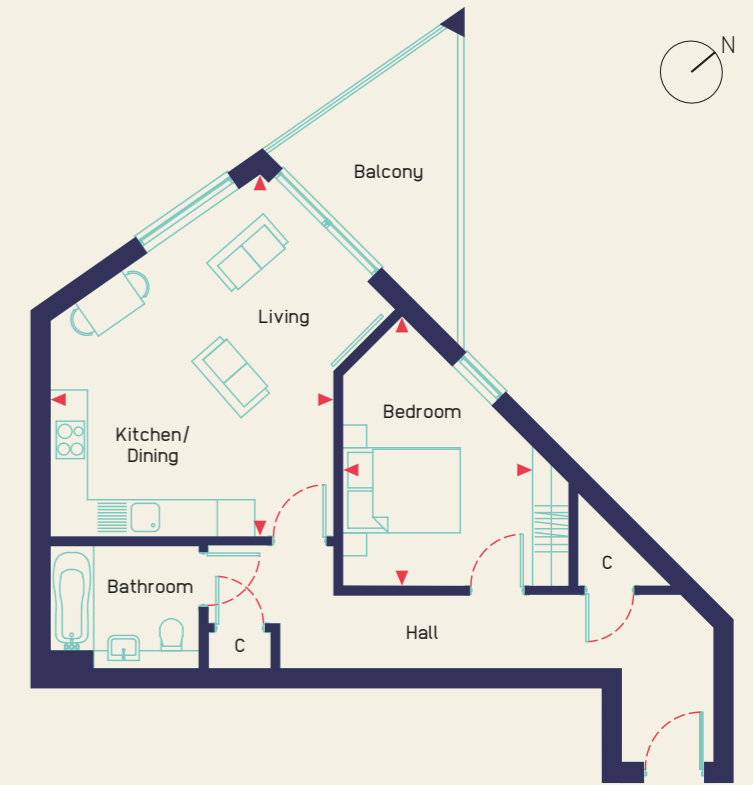
As you enter Apartment Four, you are greeted by a spacious entrance hall which offers plenty of storage and leads to the bedroom, bathroom and kitchen/dining/living area. The beautiful and well considered living space opens out onto a corner balcony.

Kitchen / Living / Dining Area

5.84m x 4.57m | 19'2" x 14'12"

Bedroom

4.38m x 3.07m | 14'4" x 10'1"



Overall Area

56m² | 603ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 77

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 84

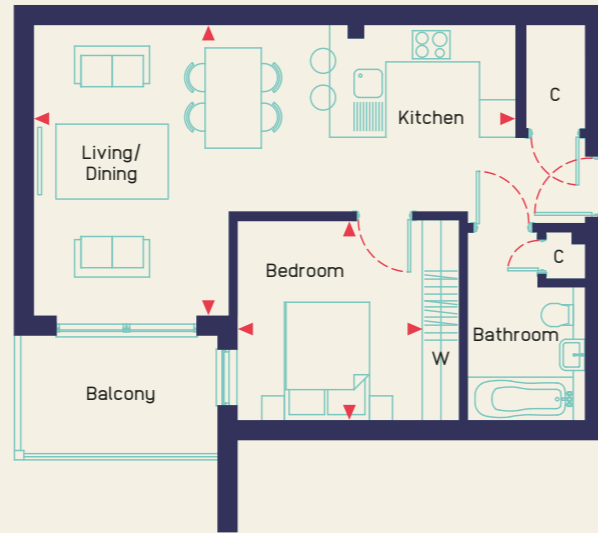




Computer Generated Imagery

APARTMENT FIVE

Apartment Five offers a stunning kitchen and open plan living/dining area with access to the balcony. The bedroom has ample wardrobe space and a window overlooking the private balcony.

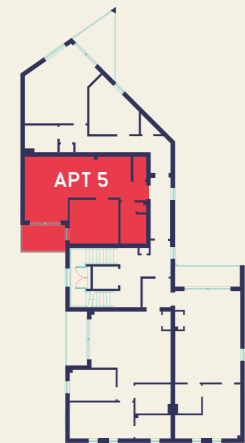


Kitchen / Living / Dining Area

7.75m x 4.68m | 25'5" x 15'4"

Bedroom

3.60m x 3.24m | 11'10" x 10'8"



FIRST FLOOR

Overall Area

50m² | 538ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(81 - 91) B 81

Environmental Impact (CO₂) Rating

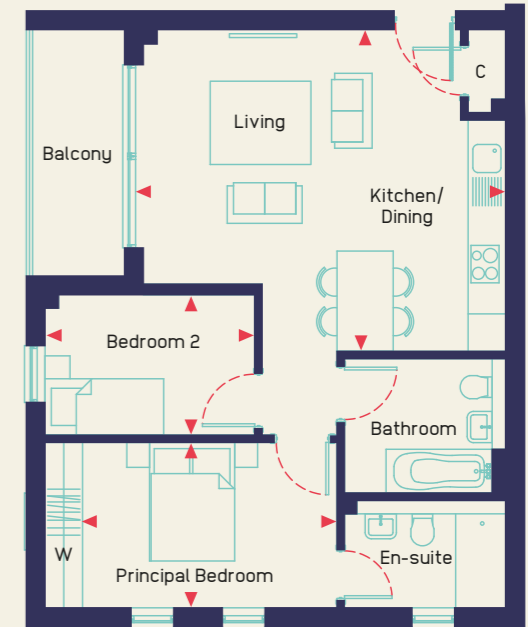
Very environmentally friendly - Lower CO₂ Emission

(81 - 91) B 87



APARTMENT SIX

This apartment offers an inviting open plan kitchen/dining/living area. The bright principal bedroom has an en-suite and fitted wardrobe. Bedroom 2 is spacious and conveniently located opposite the large bathroom.



Kitchen / Living / Dining Area

5.80m x 5.18m | 19' x 16'12"

Principal Bedroom

4.09m x 2.67m | 13'5" x 8'9"

Bedroom 2

3.37m x 2.28m | 11'1" x 7'6"



FIRST FLOOR

Overall Area

61m² | 657ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

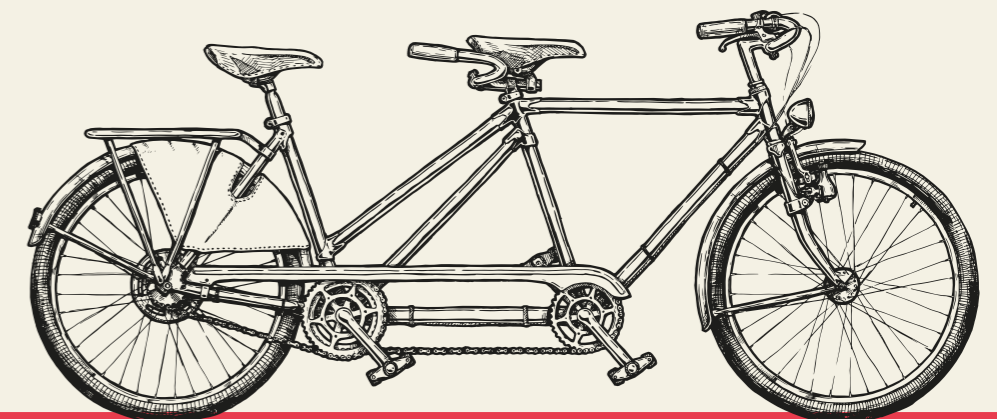
Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 79

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission

(81 - 91) B 85





Computer Generated Imagery

APARTMENT SEVEN

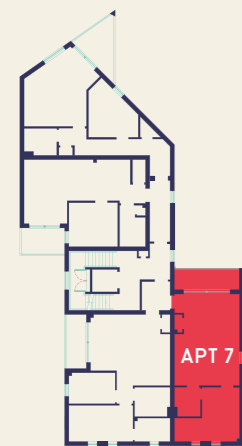
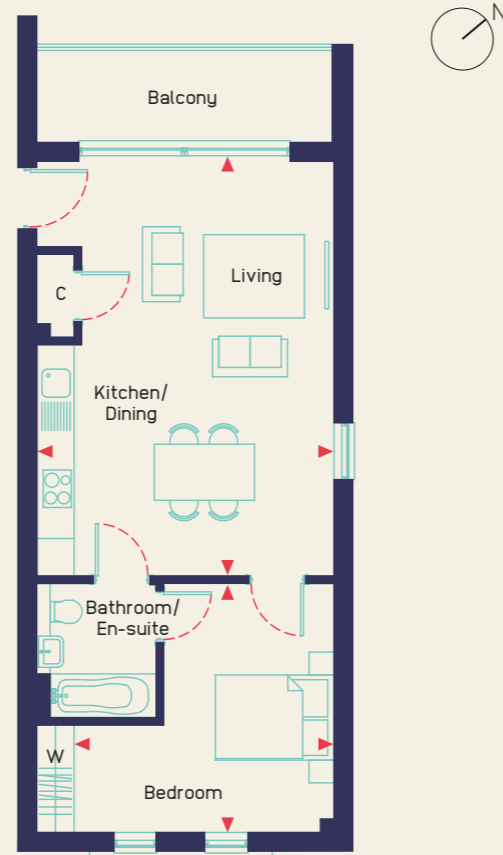
This striking one-bedroom apartment provides excellent open plan living which extends to the balcony. The large, light bedroom has built-in storage and offers a true sanctuary.

Kitchen / Living / Dining Area

6.66m x 4.76m | 21'10" x 15'7"

Bedroom

4.17m x 4m | 13'8" x 13'1"



FIRST FLOOR

Overall Area

51m² | 549ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 76

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 83



APARTMENT EIGHT

This beautifully designed home offers the perfect living space. The principal bedroom leads out onto a private balcony and has a fitted wardrobe and en-suite. The further two bedrooms offer comfortable living space and lead to the family bathroom. The open plan living area connects to a further corner balcony. This apartment also has a large loft space for additional storage.

Kitchen / Living / Dining Area

8.14m x 5.20m | 26'9" x 17'1"

Principal Bedroom

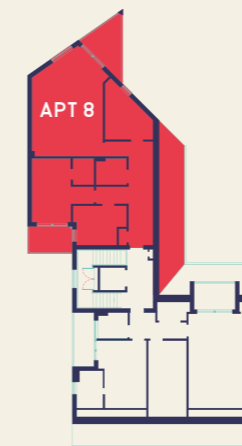
4.68m x 4.55m | 15'4" x 14'11"

Bedroom 2

3.96m x 2.91m | 12'12" x 9'7"

Bedroom 3

4.55m x 3.51m | 14'11" x 11'6"



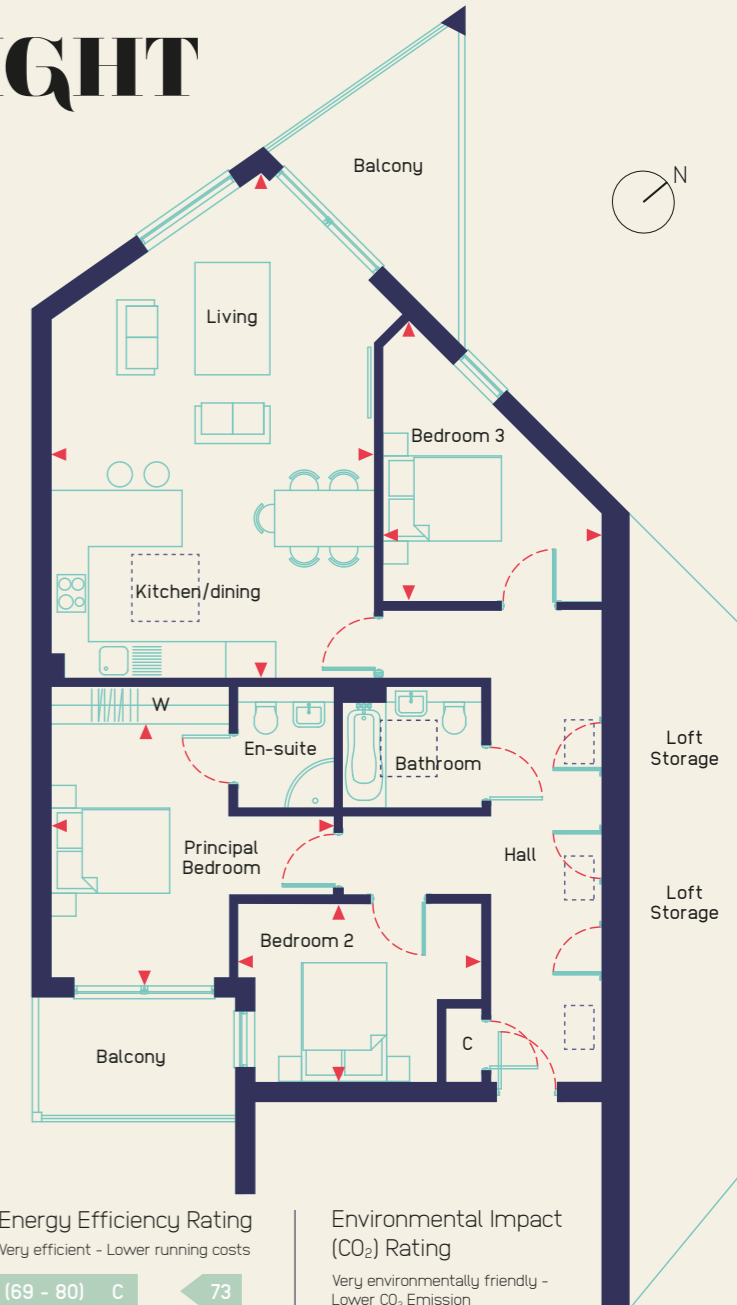
SECOND FLOOR

Overall Area

104m² | 1119ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Roof light

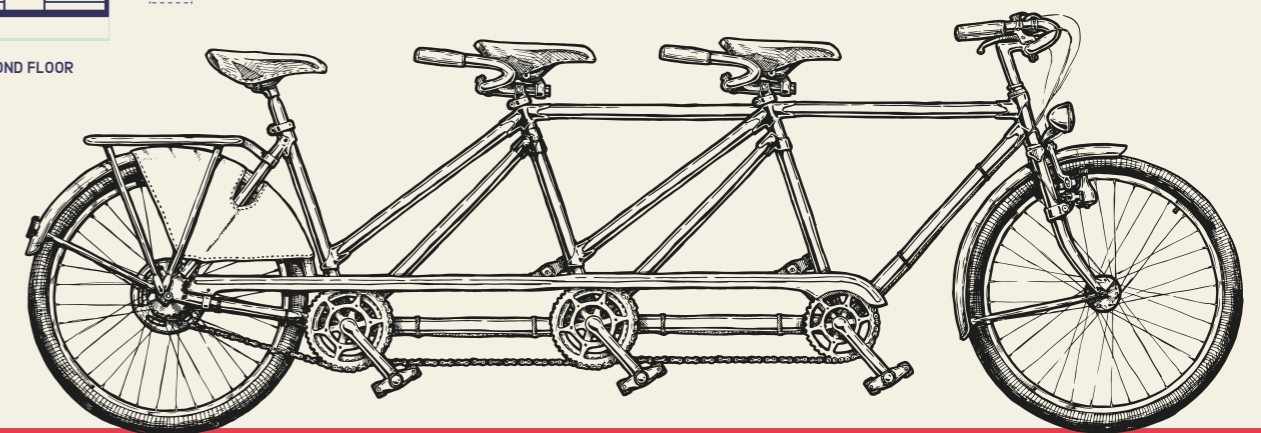


Energy Efficiency Rating
Very efficient - Lower running costs

(69 - 80) C 73

Environmental Impact (CO₂) Rating

Very environmentally friendly - Lower CO₂ Emission
(81 - 91) B 81





Computer Generated Imagery

APARTMENT NINE

This apartment presents an impressive principal bedroom that features a large, fitted wardrobe and a bright en-suite. The welcoming entrance hall leads to a spacious second bedroom, main bathroom and additional cupboard space. The open plan main living space also features a dormer terrace.

Kitchen / Living / Dining Area

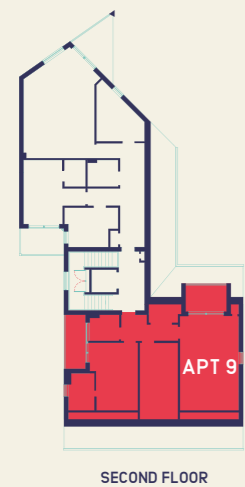
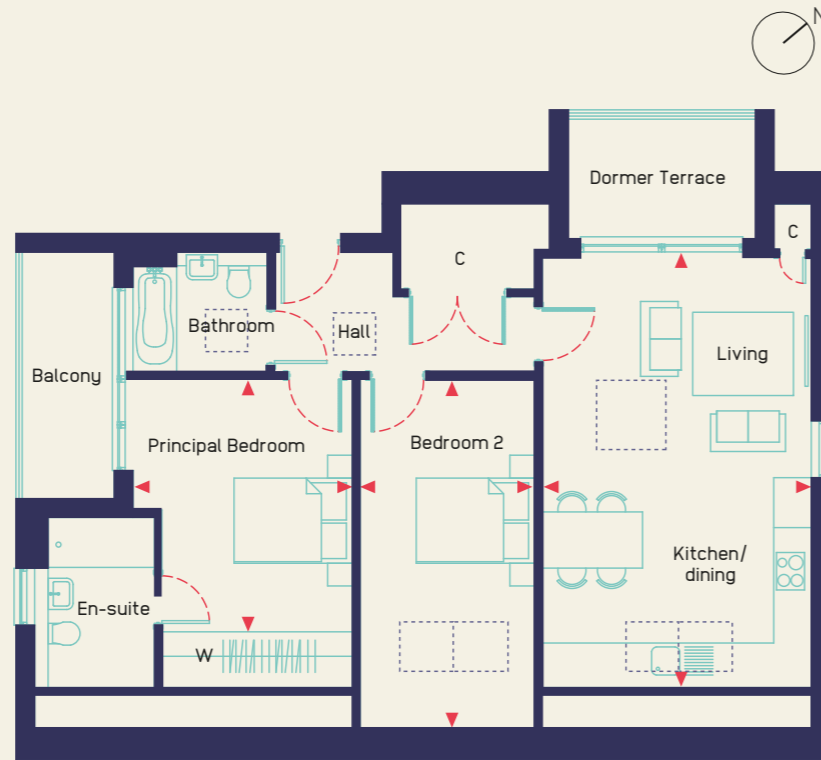
6.90m x 4.32m | 22'8" x 14'2"

Principal Bedroom

4.08m x 3.66m | 13'5" x 12"

Bedroom 2

5.60m x 2.83m | 18'5" x 9'3"



Overall Area

82m² | 883ft²

*Sizes may differ slightly. Not to scale. All measurements are approximate to the floorplans.

Roof light

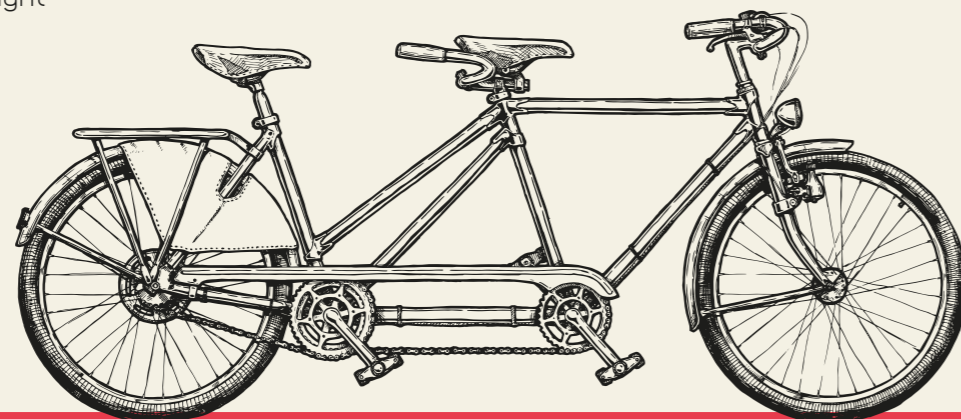
Energy Efficiency Rating
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(69 - 80) C 73

Environmental Impact (CO₂) Rating

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(81 - 91) B 81



SPECIFICATION

KITCHEN

- Individually designed kitchens featuring contemporary handle-less doors
- All cabinet doors and drawers include soft-close mechanism
- Stone worktops, upstands and splash-back
- Undermounted stainless steel sink with contemporary chrome tap (option to upgrade to Quooker™ Boiling Water tap)
- LED under cupboard lighting
- Bosch induction hob, single oven and extractor
- Integrated fridge freezer, dishwasher, and washer dryer.

BATHROOM AND ENSUITES

- Contemporary white sanitaryware
- Bath with shower over and glass screen
- Vanity units to sink
- Contemporary heated towel rail
- Porcelanosa wall and floor tiling
- Under-floor heating
- Shaver socket
- Mirrors to recess above sink

INTERNAL FINISHES

- Satin chrome window and door ironmongery
- Wardrobes to bedroom one with shelf and rail
- Karndean flooring to hallway and kitchen/living
- Carpets to bedrooms
- White painted contemporary internal doors with satin chrome ironmongery
- White emulsion to all walls and ceilings, and satinwood to all woodwork

ELECTRICAL FITTINGS

- Downlights to kitchen and bathrooms
- Dimmer switches to living area
- Pendant lights to living room, bedrooms and over kitchen island (where applicable)
- White low-profile switches and sockets (brushed stainless steel to kitchen) with USB sockets to selected areas

HOME ENTERTAINMENT

- Digital TV aerial installed
- Sockets and wiring for Sky and BT Fibre
- BT telephone sockets

HEATING

- Underfloor heating throughout (contemporary flat panel radiators to bedrooms)
- Contemporary heated towel rails to bathroom and en-suite (where applicable).
- All properties predicted 'B' energy rating

SECURITY AND PEACE OF MIND

- Mains-powered smoke and heat alarms
- Video Entry System
- Multipoint locking front door
- 10-year warranty cover
- 2-year Laragh Homes aftersales service

FINISHING TOUCHES

- Aluminium windows and doors, sliding to terrace/balcony
- Contemporary grey paving to patios (where applicable)
- Composite decking to balconies (where applicable)
- Cycle and bin storage
- Secure access to development
- Lift access to apartments



Computer Generated Imagery

ABOUT US AND OUR PREVIOUS DEVELOPMENTS

We believe in creating beautiful new homes with you in mind. As an award-winning, Cambridgeshire-based housebuilder, we have delivered stunning new properties in some of the country's most desirable locations including Cambridge, Essex, Suffolk and surrounding areas.

We stay focused on meticulously planning each of our developments, thinking of our future residents' tastes and requirements. We always take on board the local community's thoughts to produce schemes that blend perfectly with the local area and enhance nearby surroundings.

We are committed to building sustainable homes by reducing waste. We ensure that our developments offer eco-friendly options such as electric car charging points and air source heat pumps.

We take great pride in our ability to construct well-designed homes, fitted with luxurious furnishings and finished to the highest standards, with attention to detail at the forefront.



All locations are approximate and not exact.



DIRECTIONS

NINE. St Stephen's Place. CB3 0JE

NINE St Stephen's Place is just off Huntingdon Road, with the M11 and A14 nearby, making getting there simple from any direction. If coming from the North, follow the A1 down to the A14 before merging onto Huntingdon Road and turning onto St Stephen's Place. From the East, drive along the A14 until Junction 37, where you will turn down Cambridge Road and Histon Road before turning right onto Huntingdon Road.

From the South, follow the M11 until Junction 13, where you will change onto the A1303 before turning left onto Mount Pleasant that takes you out onto Huntingdon Road.

CONTACT



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