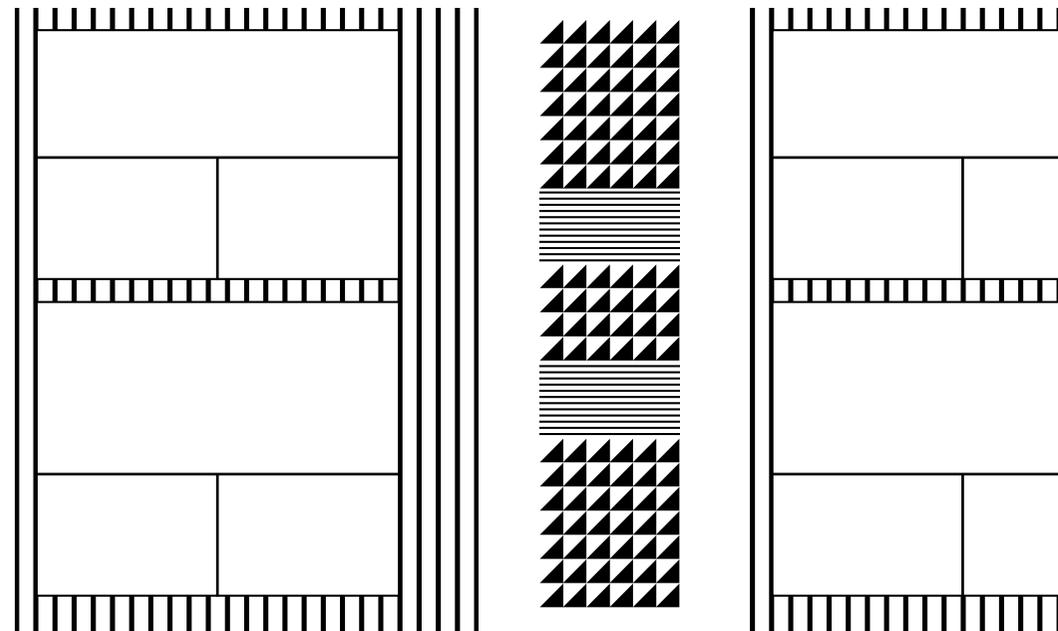
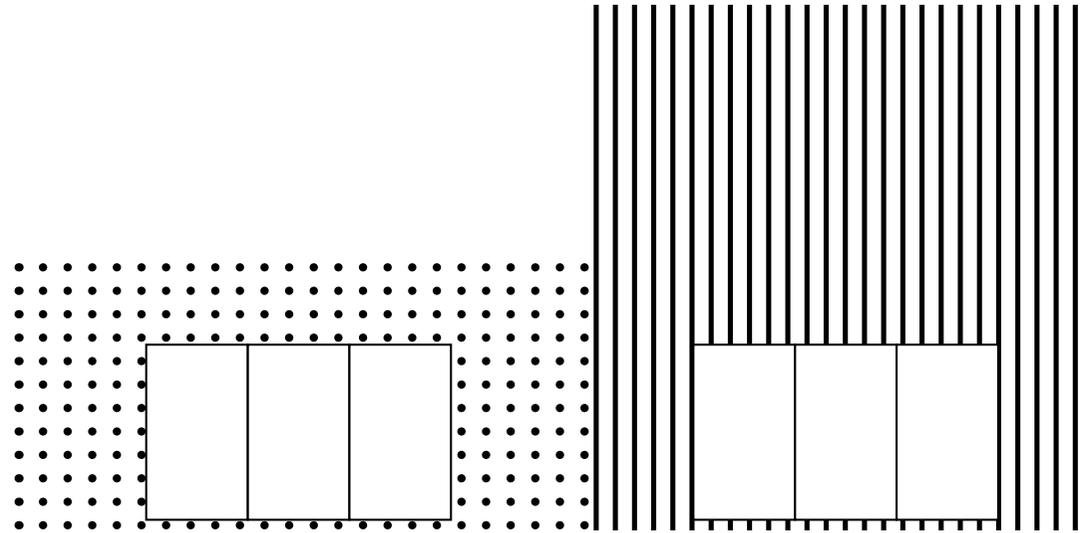


Cuprum

29 Occupation Road
Cambridge, CB1



Welcome
to Cuprum



Adding vitality and energy to the area, Cuprum is a bold development for Cambridge. To say that Cuprum is in the centre of everything is no understatement.

Centrally located

You are minutes away on foot or by bicycle from punting down the River Cam, enjoying the open green spaces of Midsummer Common or Christ's Pieces, browsing in the latest retail stores, proper English pubs, the diversity and vibrancy of Mill Road or strolling around a museum or a fine Cambridge college. The railway station is 10 minutes away by car or bicycle if you need to travel further afield. This part of central Cambridge is at the heart of change and exciting regeneration, whilst being just minutes away from established Victorian streets and the river.

About Cuprum

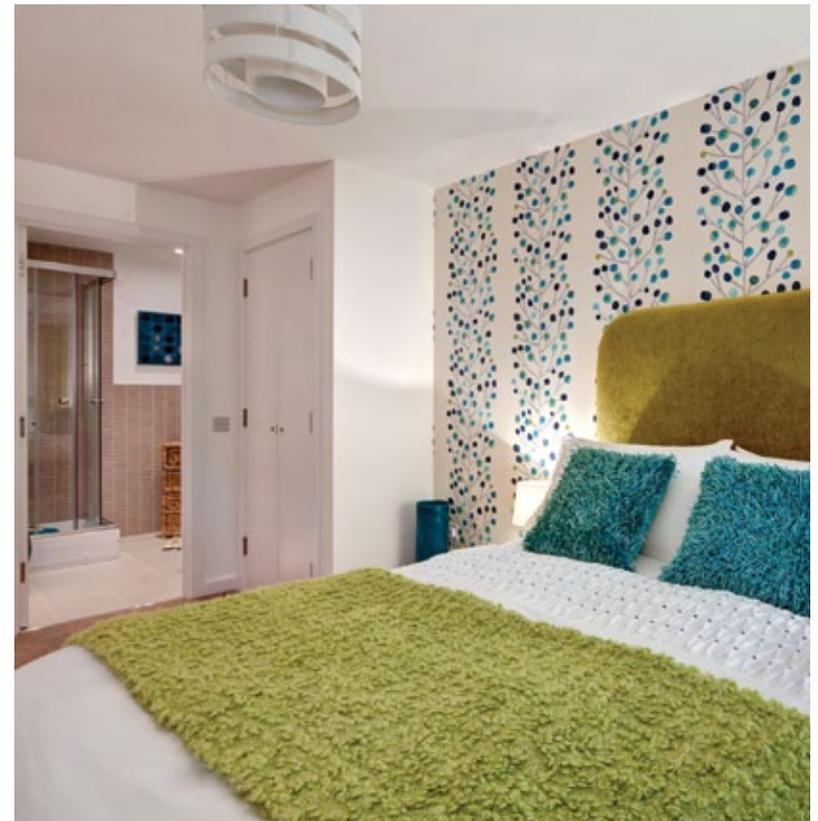
The ethos of the Cuprum building is one of high quality, low maintenance and convenience, without compromising on design and style. The building is a striking addition to the streetscape, featuring the bold use of copper and brick. With photovoltaic panels on the roof the building reduces its carbon footprint by generating its own electricity for the communal areas.

Your home

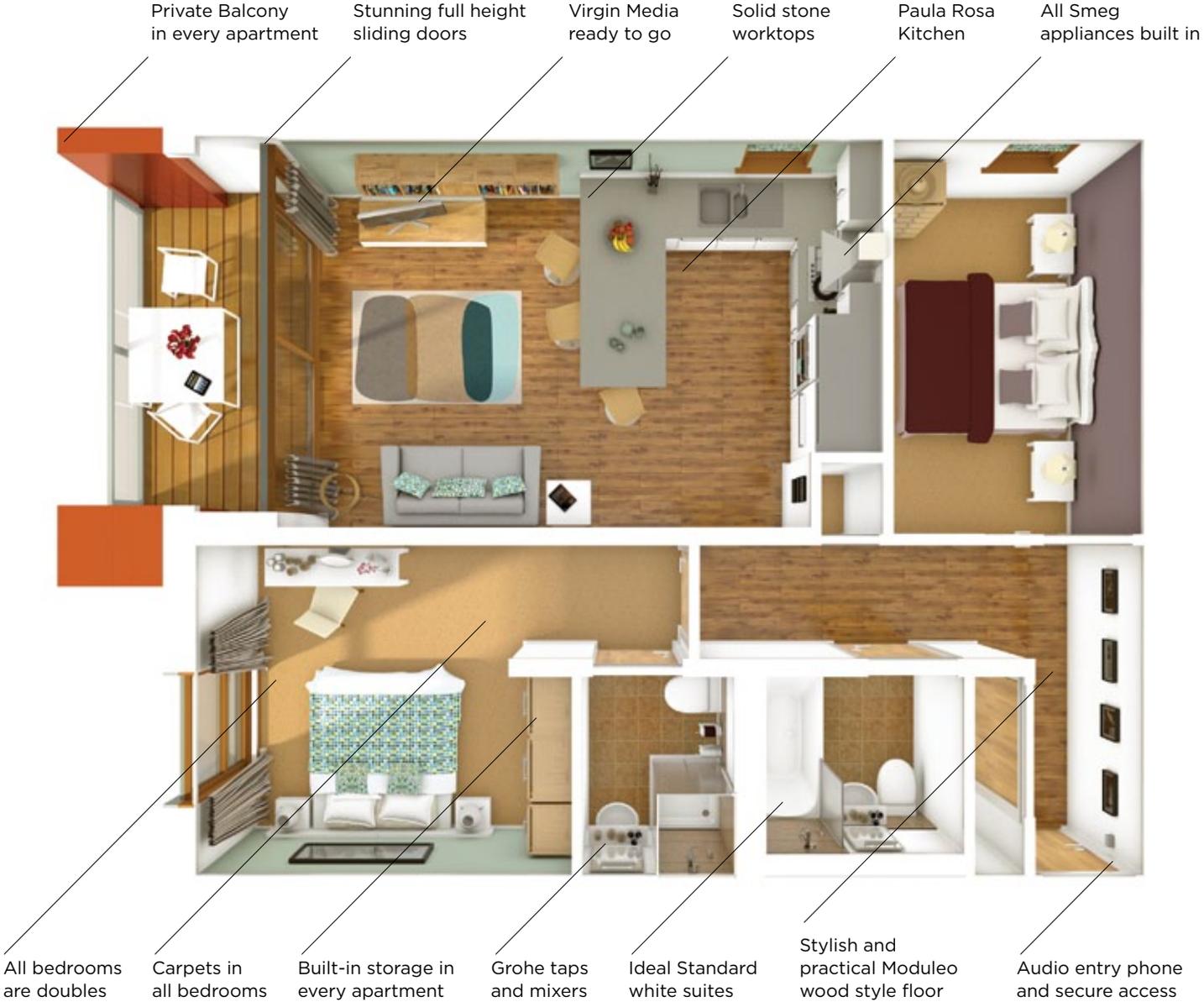
There are 14 one, two, and three bedroom apartments and a secure covered parking area and cycle store. All apartments come with a generous private balcony and full-height sliding windows, and for more outside space everyone is free to enjoy the decked roof garden on the fourth floor. The kitchens are a contemporary white gloss finish from Paula Rosa with high quality integrated Smeg appliances throughout and solid stone worktops, forming part of the open plan living area complete with cutting-edge wood design flooring. The apartments have integrated storage and are all wireless ready and cabled to Virgin media or Sky+, so you can unlock your front door and move straight in.

Luxury Within Reach

For the lucky 14, Cuprum represents a unique opportunity to capture a piece of the vibrant central Cambridge real estate market at a realistic price.



Plan view





1st Floor

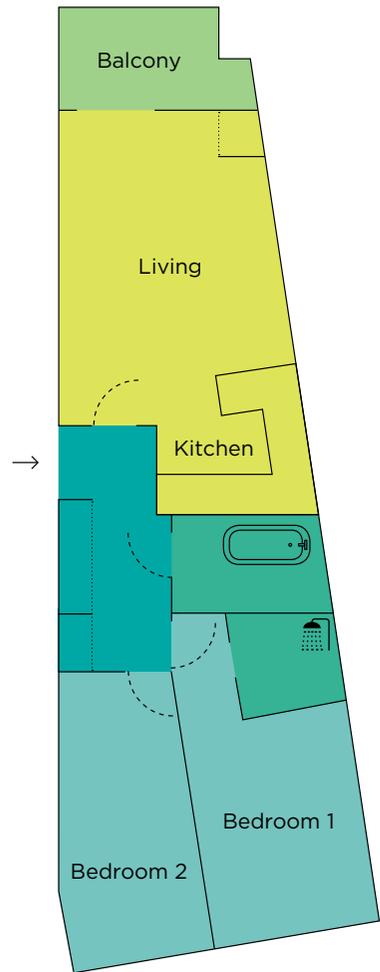


2nd Floor

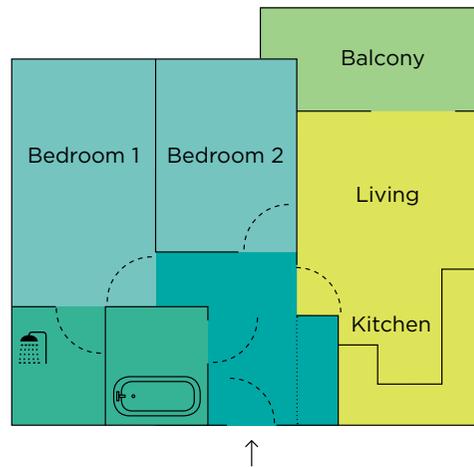


3rd Floor

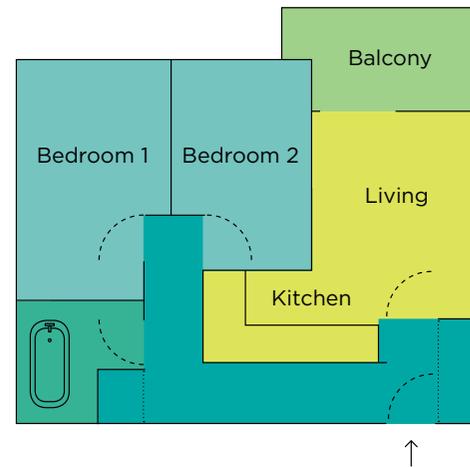
- Key
- Living
 - Bedroom
 - Bathroom
 - Balcony
 - Hallway
 - Door Access
 - Cupboard Access



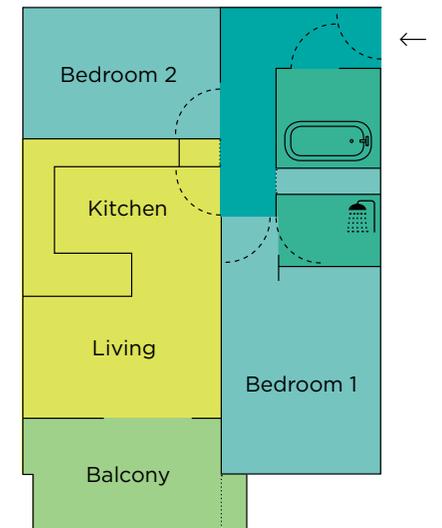
| | |
|-------------------|------------------|
| Plot 1 / 6 | 82sqm / 882sq ft |
| ● Living Space | 4.51m x 7.85m |
| ● Bedroom 1 | 3.18m x 4.15m |
| ● Bedroom 2 | 2.69m x 5.41m |
| ● Balcony | 2.80m x 2.10m |



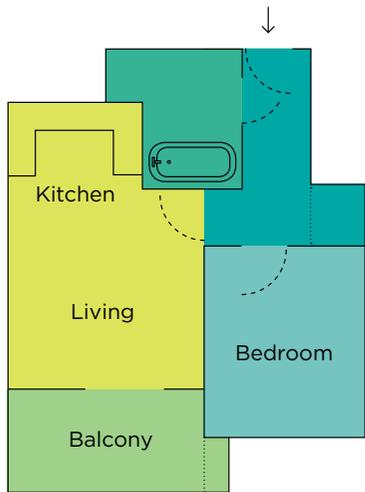
| | |
|------------------------|------------------|
| Plot 2 / 7 / 12 | 60sqm / 645sq ft |
| ● Living Space | 3.63m x 6.12m |
| ● Bedroom 1 | 2.76m x 4.71m |
| ● Bedroom 2 | 2.60m x 3.47m |
| ● Balcony | 3.63m x 2.00m |



| | |
|------------------------|------------------|
| Plot 3 / 8 / 13 | 61sqm / 656sq ft |
| ● Living Space | 3.36m x 5.32m |
| ● Bedroom 1 | 2.89m x 4.51m |
| ● Bedroom 2 | 2.71m x 3.82m |
| ● Balcony | 3.34m x 1.72m |

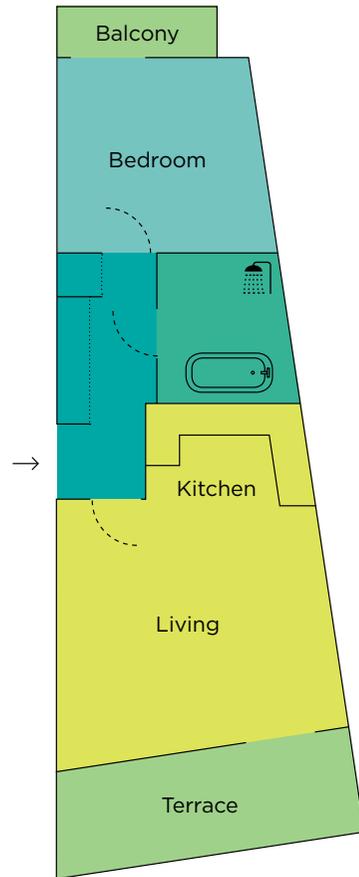


| | |
|-------------------|------------------|
| Plot 4 / 9 | 61sqm / 656sq ft |
| ● Living Space | 3.68m x 5.77m |
| ● Bedroom 1 | 3.13m x 3.55m |
| ● Bedroom 2 | 3.56m x 2.40m |
| ● Balcony | 3.42m x 1.82m |



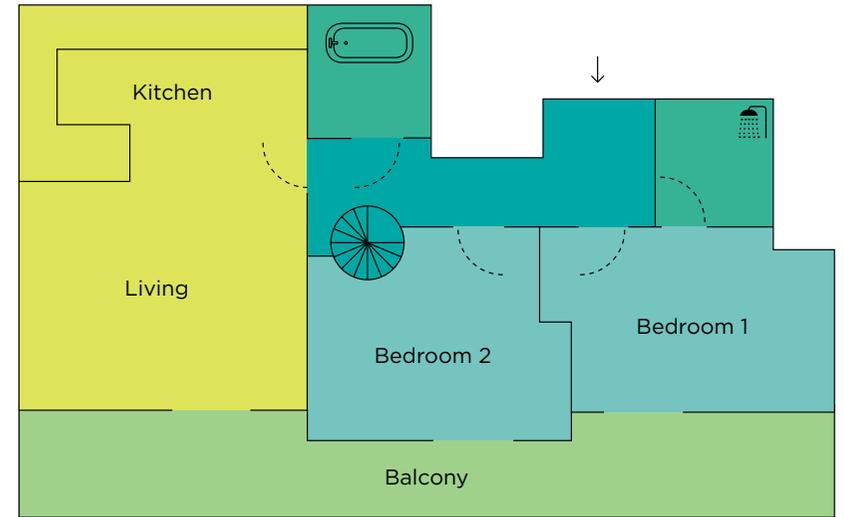
Plot 5 1043sqm / 462sq ft

- Living Space 3.75m x 5.65m
- Bedroom 3.00m x 3.58m
- Balcony 3.56m x 1.72m



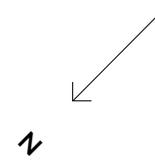
Plot 11 63sqm / 678sq ft

- Living Space 5.58m x 6.78m
- Bedroom 3.91m x 3.56m
- Terrace 5.62m x 3.68m
- Balcony 2.91m x 1.32m

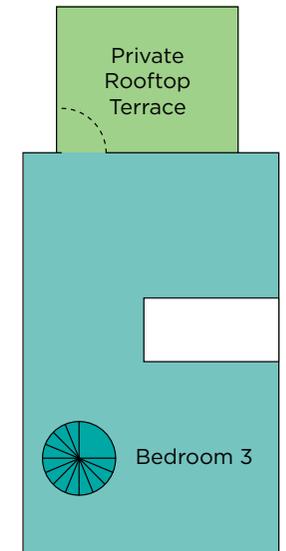


Plot 14 111sqm / 1194sq ft

- Living Space 4.92m x 6.72m
- Bedroom 1 5.10m x 3.23m
- Bedroom 2 4.48m x 3.72m
- Bedroom 3 4.62m x 7.29m
- Balcony 14.00m x 2.00m
- Private Terrace 3.33m x 2.61m



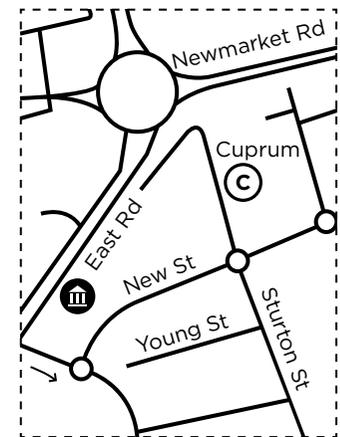
4th Floor



Location

Key

-  Cuprum
-  Retail Centre
-  College
-  Park
-  1 Market Hill
-  2 Arts Theatre
-  3 Corn Exchange
-  4 Grand Arcade
-  5 Kelsey Kerridge Sports Centre
-  6 Parkside Swimming Pool
-  7 The Grafton Centre
-  8 Anglia Ruskin University
-  9 St Mathew's Gardens
-  10 The Beehive Centre
-  Drummer Street Bus Station
-  Police Station
-  Catholic Church
-  Train Station
-  Crown Court



Detail location
29 Occupation Road CB1 2QR

Kitchens

- Open plan kitchen/living spaces with high quality Moduleo wood flooring throughout
- Solid stone worktops and upstands
- Individually designed high gloss white Paula Rosa kitchens with contemporary handles
- Fully integrated Smeg appliances
- Stainless steel Smeg double oven, extractor hood and gas hob
- Full height Smeg 50/50 fridge/freezer, compact dishwasher and washer/dryer
- Stainless steel 1.5 bowl sink
- Polished chrome Bristan mixer tap
- Task lighting under wall units

Living

- Fabulous full height sliding windows
- All apartments with at least one generous balcony
- Open plan living space and hallways complete with high-quality wood effect flooring
- 80% Wool carpets to bedrooms
- Minimum of one built-in wardrobe
- Fully dimmable low-energy downlighters

Bathrooms and Heating

- High-quality Grohe brassware
- Full height ceramic tiling around bath and shower, half-height throughout
- White suites from Ideal Standard in a contemporary clean style
- Chrome heated towel rail to bathrooms and en-suites
- Individual boilers and radiators throughout

Exterior

- Communal roof garden on fourth floor offering views over central Cambridge
- Twelve undercroft secure gated parking spaces available
- Secure cycle store to the rear of the property
- Audio entryphone and high performance doors and blocks
- Lift and carpeted hallways
- Secure individual postboxes
- Refuse store provided
- Landscaped gardens

Technical

- All apartments cabled to Virgin for fast internet access and TV choice
- Digital TV and Sky+ available
- TV aerial points and BT points to living room and master bedroom
- Smooth finish plastered walls and ceilings in white emulsion
- Flush white internal doors with polished chrome door furniture
- All internal woodwork and doors finished in white satinwood



This brochure should give you a feel for the opportunity on offer but to really experience the place why not arrange a viewing? Call Bidwells on 01223 841842 or email cuprum@bidwells.co.uk for more information.

About the developer

As part of the CHS Group, the team at Cambridge and County Developments has successfully developed over 1000 homes in the last six years.

The Cambridge and County Developments team combines expertise and experience to provide a wide range of high quality developments, including

houses, apartments and extra care schemes in cities, towns and rural locations. Its record of success is based on a commitment to delivering excellence whilst retaining a personal and socially conscious approach to property development. Cambridge and County Developments approaches each development individually, tailoring its specification and design to meet the demands of today's lifestyle and building homes that blend with their surroundings whilst maintaining character and individuality. Cambridge and County Developments is working with highly-regarded

contractor Hill Partnerships to build the homes at Cuprum to these high standards of design and craftsmanship. Your home will come with a 12-month warranty against any defects due to workmanship or materials and is also covered by a full 10 year NHBC Buildmark warranty. Working with experienced local estate agents Bidwells, Cambridge and County Developments will be there with clear and timely communications and will provide a fully accessible after sales service to our customers.

www.candcd.co.uk

Developer



Contractor



Selling Agent

