

Shared Ownership at **AURA** Cambridge



The Aura Development

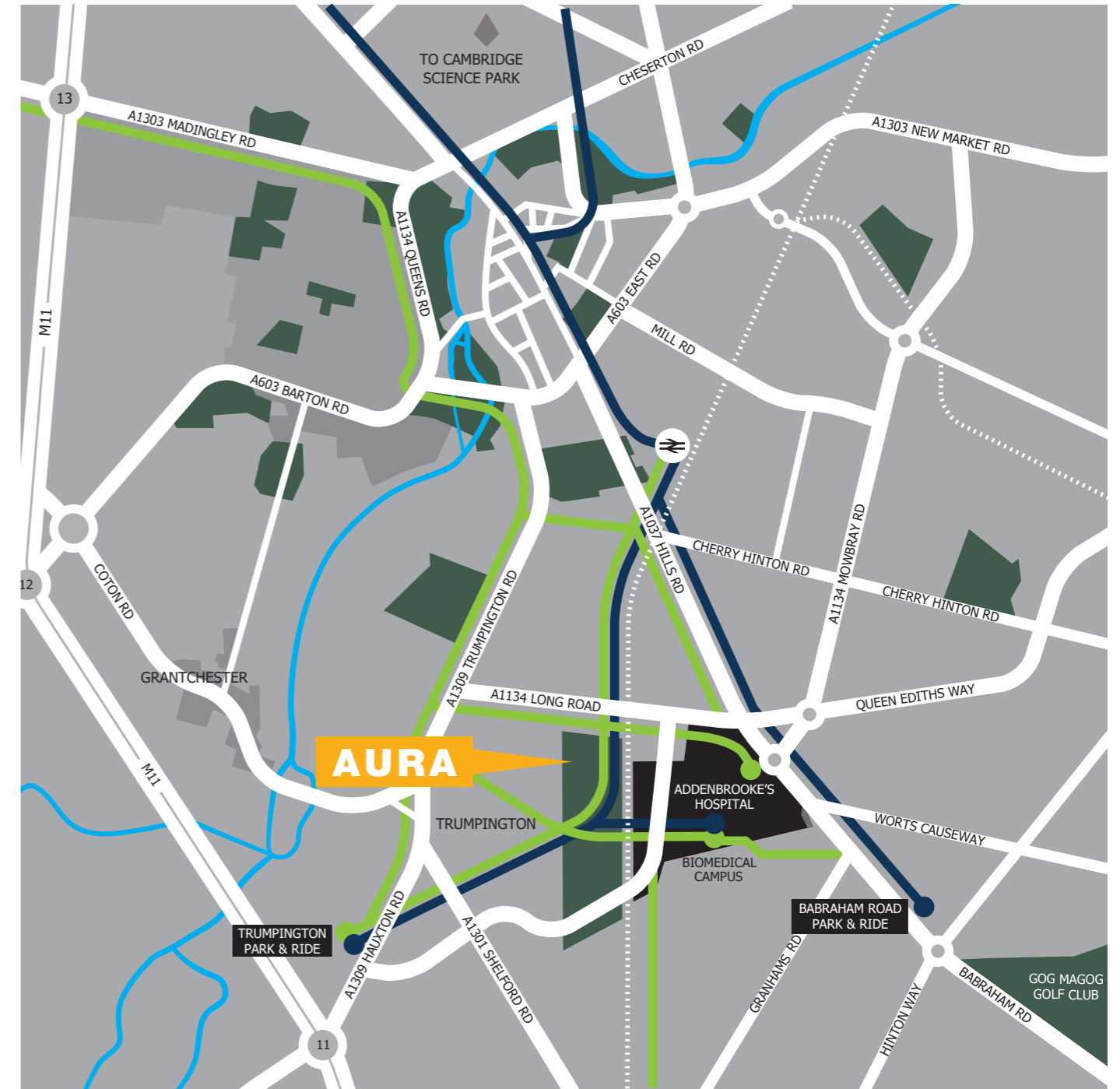
Built by Countryside and offered for Shared Ownership sale through bpha, we have a selection of apartments and houses available to purchase on the popular Aura development in Trumpington, Cambridge.

Location

Aura is situated off the popular Long Road in Trumpington which lies approximately 4 miles south of historic Cambridge City Centre, whereas the M11 motorway is approximately a 10 minute drive from this well located development.

For those looking to make the most of Aura's location, the development benefits from excellent cycle routes, as well as easy access to the guided busway which takes in amenities including the biomedical campus and Addenbrooke's hospital on its way into the City Centre.

The local village of Trumpington, a 5 minute drive from the site, is home to a large Waitrose supermarket, with park and ride facilities as well as a high street with a wide variety of coffee shops and restaurants.



Specification

Kitchen Specification

- Dark ash worktop with upstand
- Symphony range Woodbury Ivory cupboards
- Sahara Antrasit ceramic floor tiles
- Integrated oven, hob & cooker hood
- Fridge freezer
- Dish washer

General Specification

Houses

- Off road parking
- NHBC Warranty
- Flooring throughout
- Gas central heating
- Built in wardrobe to master bedroom
- Private garden with shed
- Toasted Almond Carpet to stairs, landing & bedrooms
- Porcelonosa 'cube nature' bathroom floor tiles
- Saloni Proyeccion Blanco downstairs WC floor tiles
- Wood effect vinyl flooring to hallway & living/dining

Apartments

- Off road parking
- NHBC Warranty
- Flooring throughout
- Gas central heating
- Lift access
- Toasted Almond Carpet to bedrooms
- Porcelonosa 'cube nature' bathroom floor tiles
- Axion natural oak vinyl flooring to hallway & living/dining
- Balcony

**bpha reserves the right to change the specification and designs at any time.*

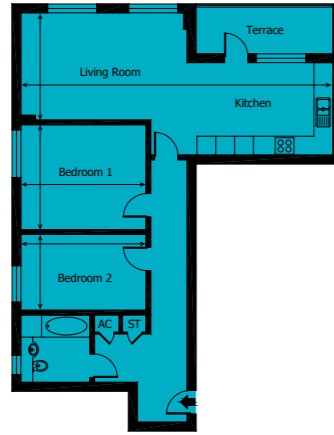
Site Plan - Phase 6



Floor Plans

Phase 6

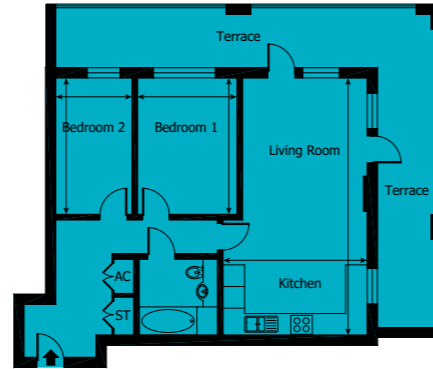
Plot: 100



Type - 1
2 Bedroom Apartment
Plots: 100

| | Metric | Imperial |
|----------------|---------------------|-----------------------|
| Kitchen/Living | 9.98m (max) x 3.42m | 32' 9" (max) x 11' 3" |
| Bedroom 1 | 4.00m x 3.34m | 13' 2" x 11' 0" |
| Bedroom 2 | 4.00m x 2.42m | 13' 2" x 8' 0" |

Plot: 103



Type - 2
2 Bedroom Apartments
Plots: 103 & 104*

| | Metric | Imperial |
|----------------|---------------------|-----------------------|
| Kitchen/Living | 7.17m x 4.04m (max) | 23' 8" x 13' 5" (max) |
| Bedroom 1 | 3.81m x 2.76m | 12' 7" x 9' 1" |
| Bedroom 2 | 3.81m x 2.13m | 12' 7" x 7' 0" |

* Plot layouts and dimensions may differ

Floor Plans

Phase 6

Plot: 105



Type - 5
2 Bedroom Apartments
Plots: 102

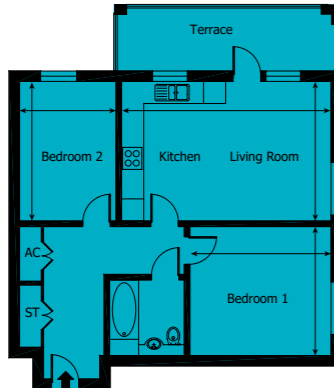
| | Metric | Imperial |
|----------------|---------------|-----------------|
| Kitchen/Living | 5.69m x 3.81m | 18' 9" x 12' 7" |
| Bedroom 1 | 3.83m x 3.51m | 12' 7" x 11' 7" |
| Bedroom 2 | 3.81m x 2.64m | 12' 7" x 8' 8" |

1 Bedroom Apartments
Plots: 101*, 105 & 109*

| | Metric | Imperial |
|----------------|---------------------------|---------------------------|
| Kitchen/Living | 6.00m (max) x 4.85m (max) | 19'9" (max) x 16'0" (max) |
| Bedroom 1 | 3.84m x 3.38m | 12' 8" x 11'1" |

* Plot layouts and dimensions may differ

Plot: 106

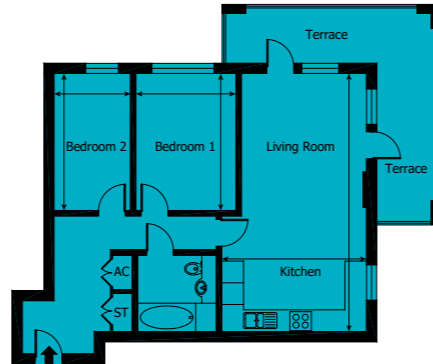


Type - 3
2 Bedroom Apartments
Plots: 106 & 110*

| | Metric | Imperial |
|----------------|---------------|-----------------|
| Kitchen/Living | 5.69m x 3.81m | 18' 9" x 12' 7" |
| Bedroom 1 | 3.83m x 3.51m | 12' 7" x 11' 7" |
| Bedroom 2 | 3.81m x 2.64m | 12' 7" x 8' 8" |

* Plot layouts and dimensions may differ

Plot: 107

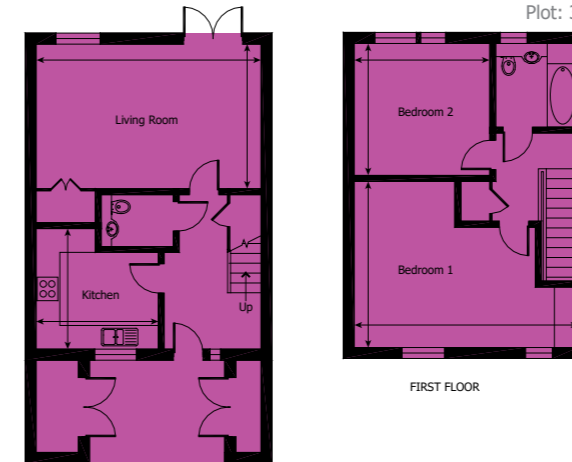


Type - 4
2 Bedroom Apartments
Plots: 107, 108*, 111* & 112*

| | Metric | Imperial |
|----------------|---------------------|-----------------------|
| Kitchen/Living | 7.17m x 4.04m (max) | 23' 8" x 13' 5" (max) |
| Bedroom 1 | 3.81m x 2.76m | 12' 7" x 9' 1" |
| Bedroom 2 | 3.81m x 2.13m | 12' 7" x 7' 0" |

* Plot layouts and dimensions may differ

Plot: 36

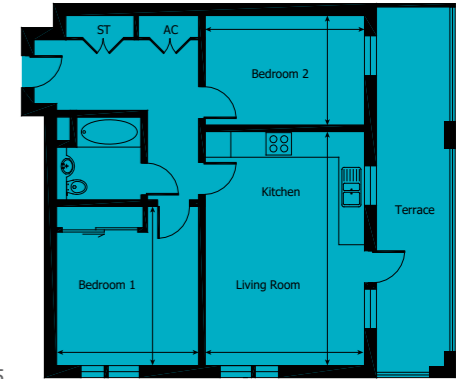


2 Bedroom House
Plot: 36 & 49*

| | Metric | Imperial |
|-------------|---------------------|-----------------------|
| Kitchen | 3.06m (max) x 3.01m | 10' 0" (max) x 9' 11" |
| Living Room | 5.75m x 3.68m | 19' 0" x 12' 1" |
| Bedroom 1 | 5.69m x 4.18m | 18' 8" x 13' 9" |
| Bedroom 2 | 3.50m x 3.44m | 11' 7" x 11' 4" |

* Plot layouts and dimensions may differ

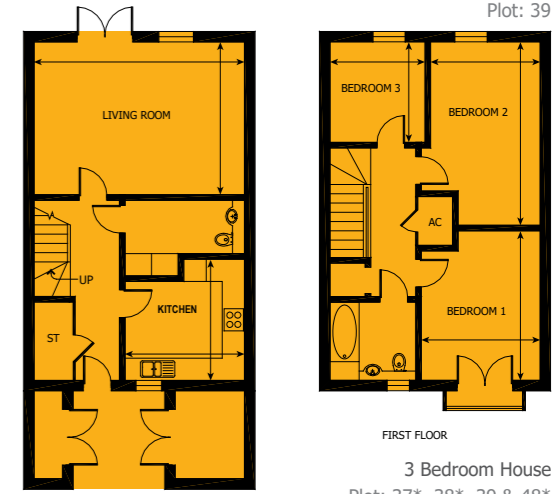
Plot: 102



Type - 5
2 Bedroom Apartments
Plots: 102

| | Metric | Imperial |
|----------------|---------------|-----------------|
| Kitchen/Living | 5.69m x 3.81m | 18' 9" x 12' 7" |
| Bedroom 1 | 3.83m x 3.51m | 12' 7" x 11' 7" |
| Bedroom 2 | 3.81m x 2.64m | 12' 7" x 8' 8" |

Plot: 39



3 Bedroom House
Plot: 37*, 38*, 39 & 48*

| | Metric | Imperial |
|-------------|---------------|------------------|
| Kitchen | 3.29m x 3.13m | 10' 10" x 10' 4" |
| Living Room | 5.67m x 4.04m | 18' 8" x 13' 4" |
| Bedroom 1 | 4.00m x 3.21m | 13' 3" x 10' 7" |
| Bedroom 2 | 4.90m x 2.93m | 16' 2" x 9' 8" |
| Bedroom 3 | 2.73m x 2.60m | 9' 0" x 8' 6" |

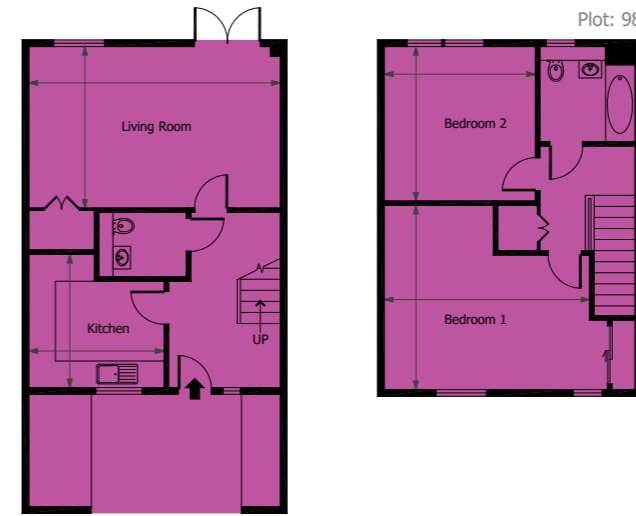
* Plot layouts and dimensions may differ

Site Plan - Phase 7



- SHARED OWNERSHIP
2 Bedroom Houses
PLOTS - 96, 97, 98 & 99
- SHARED OWNERSHIP
3 Bedroom Houses
PLOTS - 76, 87 and 95
- BPHA AFFORDABLE RENT
- OUTRIGHT SALES

Floor Plans - Phase 7



2 Bedroom House
Plot: 96*, 97*, 98 & 99*

| | Metric | Imperial |
|-------------|---------------|------------------|
| Kitchen | 3.06m x 3.01m | 10' 0" x 9' 11" |
| Living Room | 5.69m x 3.65m | 18' 8" x 12' 0" |
| Bedroom 1 | 4.65m x 4.19m | 15' 4" x 13' 10" |
| Bedroom 2 | 3.49m x 3.42m | 11' 5" x 11' 3" |

* Plot layouts and dimensions may differ



3 Bedroom House
Plot: 95

| | Metric | Imperial |
|-------------|---------------|------------------|
| Kitchen | 3.26m x 3.18m | 10' 10" x 10' 6" |
| Living Room | 5.65m x 4.13m | 18' 7" x 13' 7" |
| Bedroom 1 | 5.65m x 2.76m | 18' 7" x 9' 1" |
| Bedroom 2 | 3.79m x 3.20m | 12' 6" x 10' 7" |
| Bedroom 3 | 3.21m x 2.29m | 10' 7" x 7' 7" |



3 Bedroom House
Plot: 76*& 87

| | Metric | Imperial |
|-------------|---------------|-------------------|
| Kitchen | 3.06m x 2.76m | 10' 1" x 9' 1" |
| Living Room | 5.73m x 3.35m | 18' 10" x 11' 10" |
| Bedroom 1 | 4.62m x 2.89m | 15' 3" x 9' 6" |
| Bedroom 2 | 3.74m x 3.43m | 12' 4" x 11' 4" |
| Bedroom 3 | 3.43m x 2.75m | 11' 4" x 9' 1" |

* Plot layouts and dimensions may differ



How does the scheme work

If outright purchase is not an option for you, Shared Ownership offers an alternative to renting. You can buy an initial share in a new home that you can afford, helping you into home ownership in manageable stages.

bpha will offer an initial share of between 25%-75% of the property. You pay a subsidised rent on the remaining share that bpha still own. The combined monthly cost of mortgage and rent can often be less than if you were purchasing the property outright.

In the future you can simply sell your share for its value at the time or alternatively you can purchase further shares in your home, this is called Staircasing.

Example

| | |
|----------------|-----------|
| Property Value | £460,000* |
| 25% Share | £115,000* |
| Monthly rent | £790.63* |

* Subject to change - guide only.

** Properties may be subject to a monthly Service Charge.



bpha is a non-profit making housing association that manages more than 18,000 homes.

bpha Limited is a Registered Society under the Co-Operative and Community Societies Act 2014 (26751R) and is also registered with the Homes and Communities Agency (LH 3887).

Registered Office:
Bedford Heights
Manton Lane
Bedford
MK41 7BJ

Telephone: 0330 0535 131

Email: info@bphaoptions.org.uk

Web: bphaoptions.org.uk

