

Shared Ownership at **CLAYFARM
COMMUNITY
CENTRE** Cambridge



Clayfarm Community Centre

Built by ISG and offered for Shared Ownership sale through bpha, we have a selection of one and two bedroom apartments available to purchase at the Clayfarm Community Centre, in Trumpington, Cambridge.

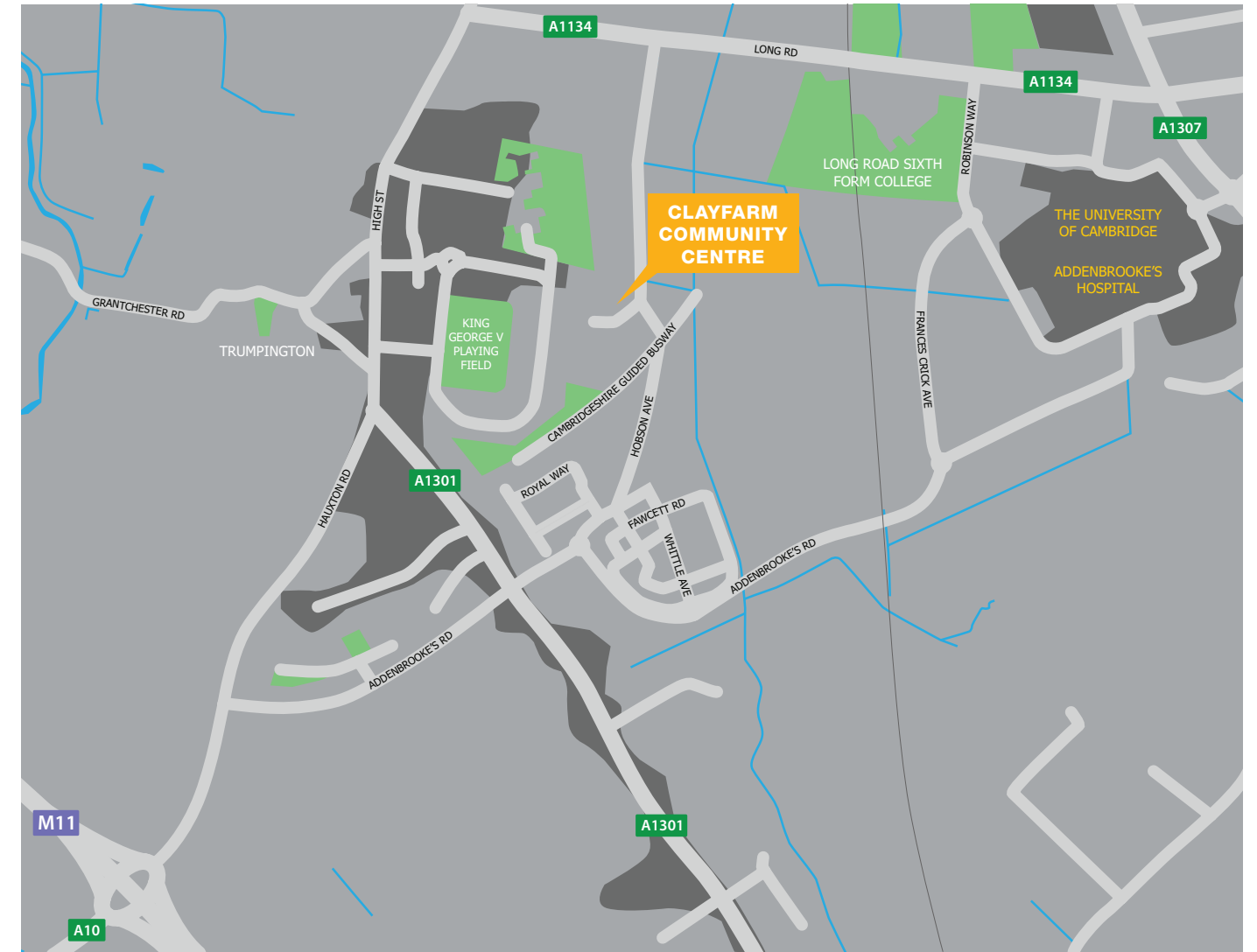
Location

The Clay Farm Community Centre is part of the new Clay Farm development in Cambridge's Southern Fringe growth area. This five-storey mixed-use building will provide a comprehensive range of public services for local residents to include a community library, a café and a medical centre.

Positioned at the heart of Cambridge's Southern Fringe, the community centre will overlook the new Hobson Square.

The Clay Farm development is close to the village of Trumpington in the Great Kneighton area which is being transformed into a growing community, with excellent road links to the M11, taking you to London and beyond.

The Cambridge Guided Busway is right on your door step taking you into the centre of Cambridge and Addenbrookes Hospital.





Specification

Shared Ownership Apartments

Kitchen Specification

- Symphony 'Woodbury Ivory' kitchen
- Symphony 'Oak Block' worktop
- Integrated Indesit Washer/Dryer
- Integrated Indesit Dishwasher
- Integrated Hotpoint single oven and electric hob
- Extractor hood
- Indesit Fridge Freezer

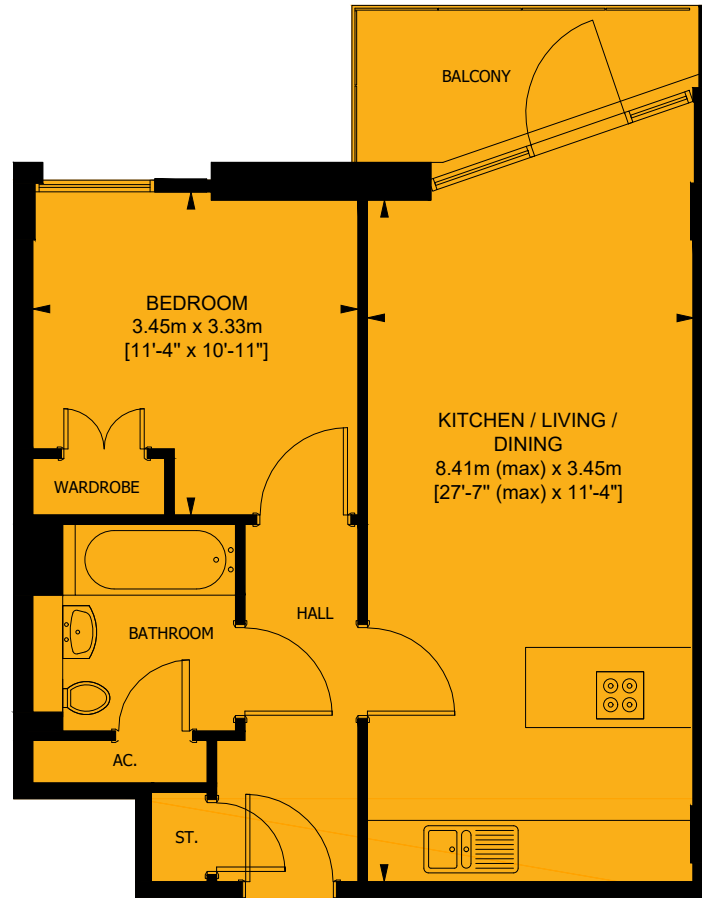
General Specification

- Flooring throughout
- Gas radiator heating
- Curtains provided to lounge
- Cycle store
- Balcony

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

Floor Plans

One Bedroom Apartment



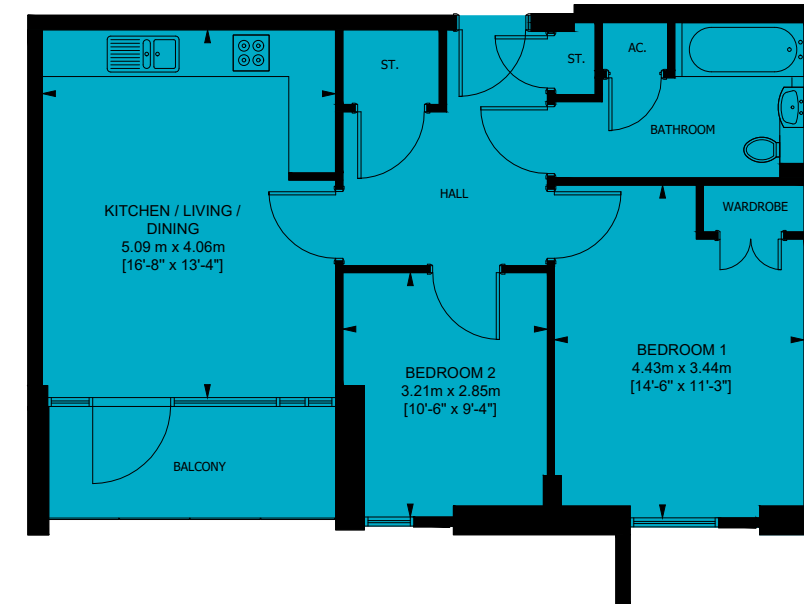
Plot: 12

Plots: 11-16*

* Plot layouts and dimensions may differ

Floor Plans

Two Bedroom Apartment

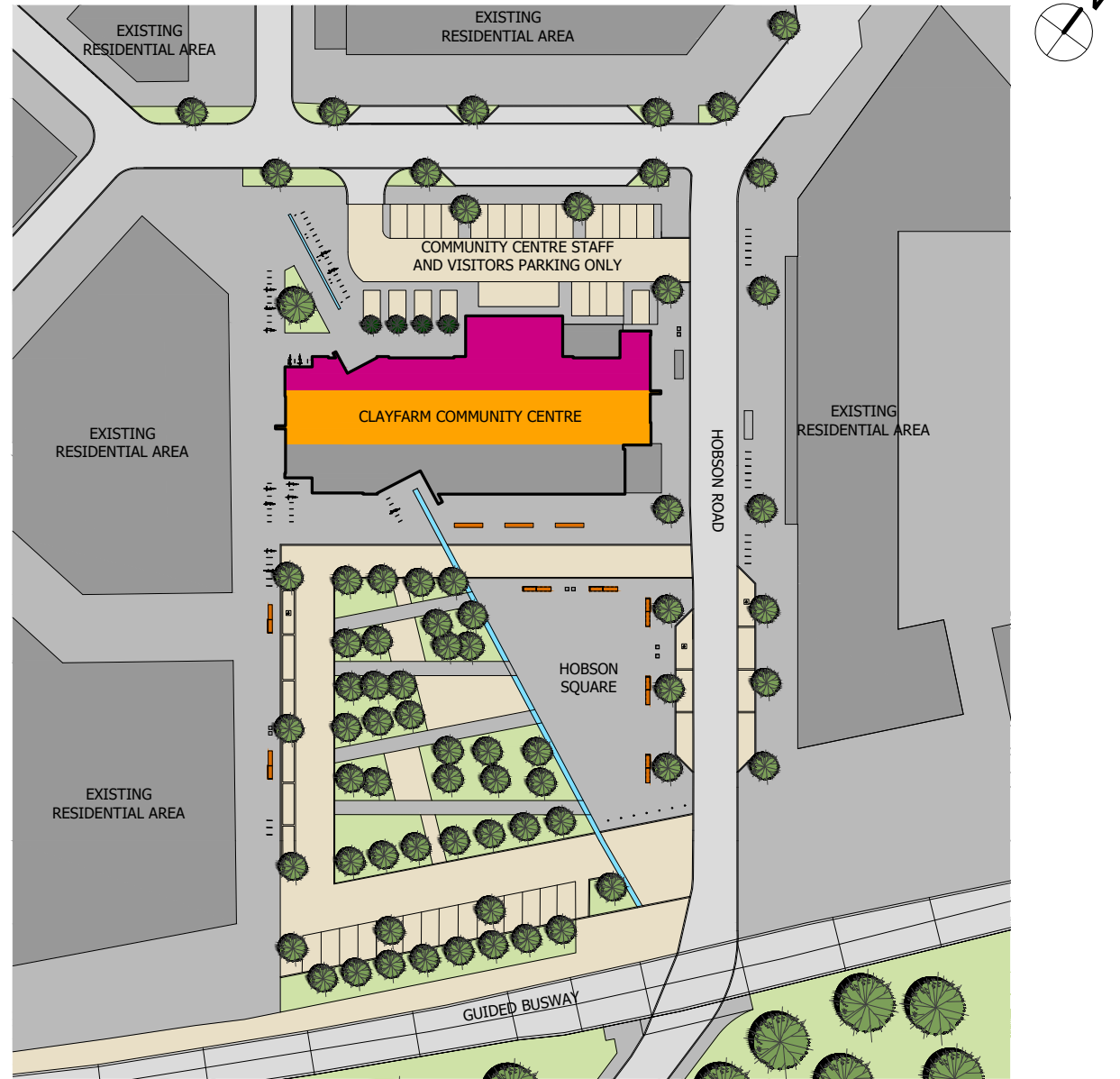


Plot: 19

Plots: 17-20*

* Plot layouts and dimensions may differ

Site Plan



Ground, First and Second Floors
Business Units

Third Floor
1 and 2 Bedroom Intermediate Rent Apartments

Fourth Floor
1 and 2 Bedroom Shared Ownership Apartments

How does the scheme work

Shared Ownership

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.

Example

Property Value	£350,000*
25% Share	£87,500*
Monthly rent	£601.56*

* 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).

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