



Shared Ownership  
at

**NOVO**

Cambridge



## The Novo Development

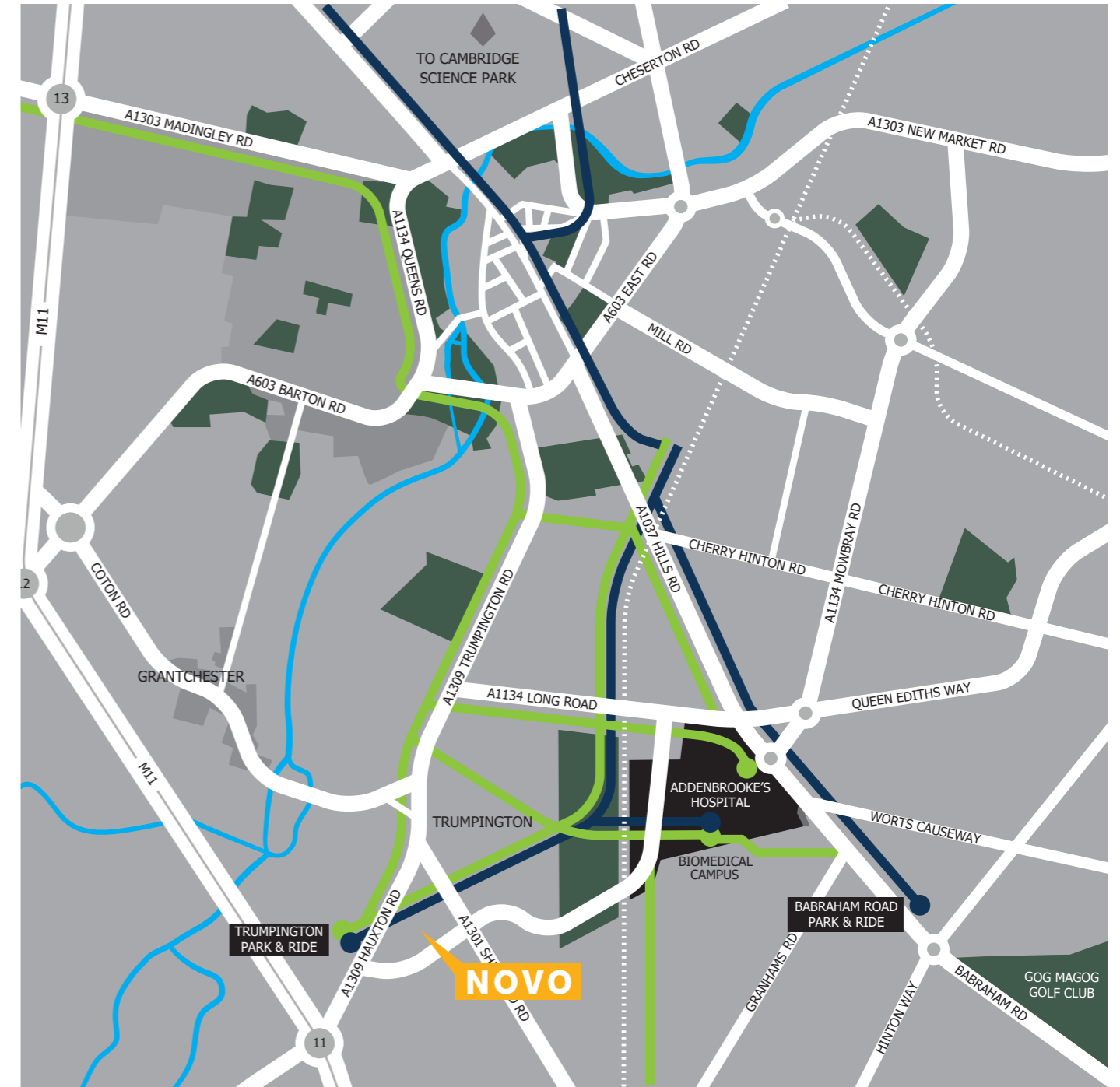
Built by Countryside and offered for Shared Ownership sale through bpha, we have a selection of houses and apartments available to purchase on the Novo development in Cambridge.

## Location

Novo occupies a prime position within Great Kneighton, with excellent community, transport and education facilities all within easy reach. This development is in close proximity to the city of Cambridge, accessible by an excellent transport network, offering a superb selection of shops, amenities and a city full of rich culture.

Excellent transport links are right on your doorstep, with a brand new first class bus service providing the fastest connections to the local area, and nearby road and rail links for UK and international travel. The Cambridgeshire Guided Busway is set to have an access point at Great Kneighton, just minutes from Novo which offers the fastest and most reliable bus service in Cambridge, reaching the city centre and train station in approximately 20 minutes, stopping at Addenbrooke's Hospital and the Science Park.

When travelling by car, Novo is just a few minutes from the M11 for London, Stansted airport and the nearby towns of Newmarket, Huntingdon and Norwich.





## Specification

### Kitchen Specification

- Symphony range – Woodbury Ivory Gloss Cupboards
- Worktop – Oak block with upstand
- Splashback to hob – White glass
- Electrolux single electric oven
- Electrolux four ring electric hob
- Electrolux chimney hood
- Electrolux integrated Fridge/Freezer
- Zanussi Washer Dryer

### Bathroom Specification

- Vado thermostatic mixer shower
- Vado Zoo mixer tap
- Soft closing toilet seat
- Concealed toilet cistern
- Glass shower screen

### General Specification

- Kitchen/Lounge, Bathroom– Novilon Viva wood effect vinyl flooring
- Hallway, Bedroom(s), Lounge (Houses only) – Carpet (Oatmeal colour)
- Gas radiator heating
- Off road parking
- Private garden with shed (houses only)
- Balcony (apartments only)

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

# Floor Plans

## Apartments

Plot: 22



2 Bedroom Apartments  
Plots: 20\*, 21\* & 22

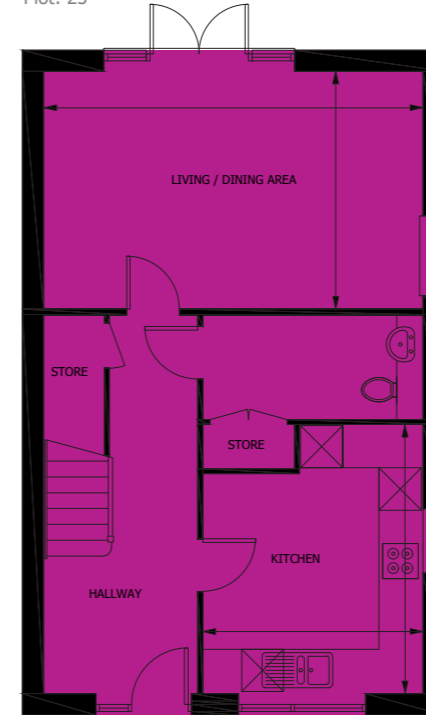
	Metric	Imperial
Lounge / Kitchen / Dining	5.93m x 5.84m	19' 5" x 19' 2" (max)
Bedroom 1	3.80m x 3.47m	12' 6" x 11' 4"
Bedroom 2	3.47m x 2.14m	11' 4" x 7' 0"

\* Plot layouts and dimensions may differ

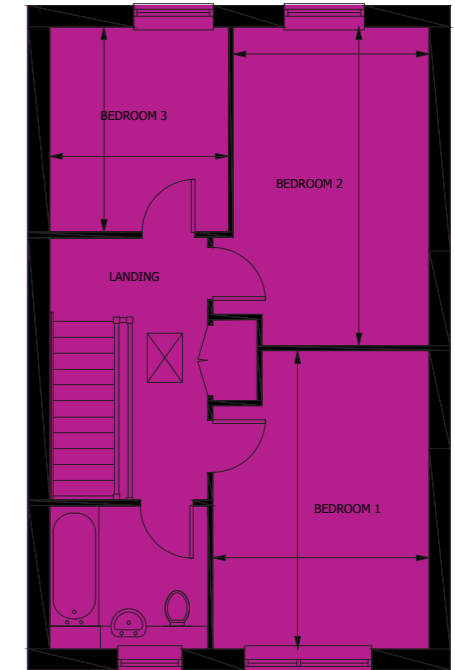
# Floor Plans

## Houses

Plot: 25



GROUND FLOOR



FIRST FLOOR

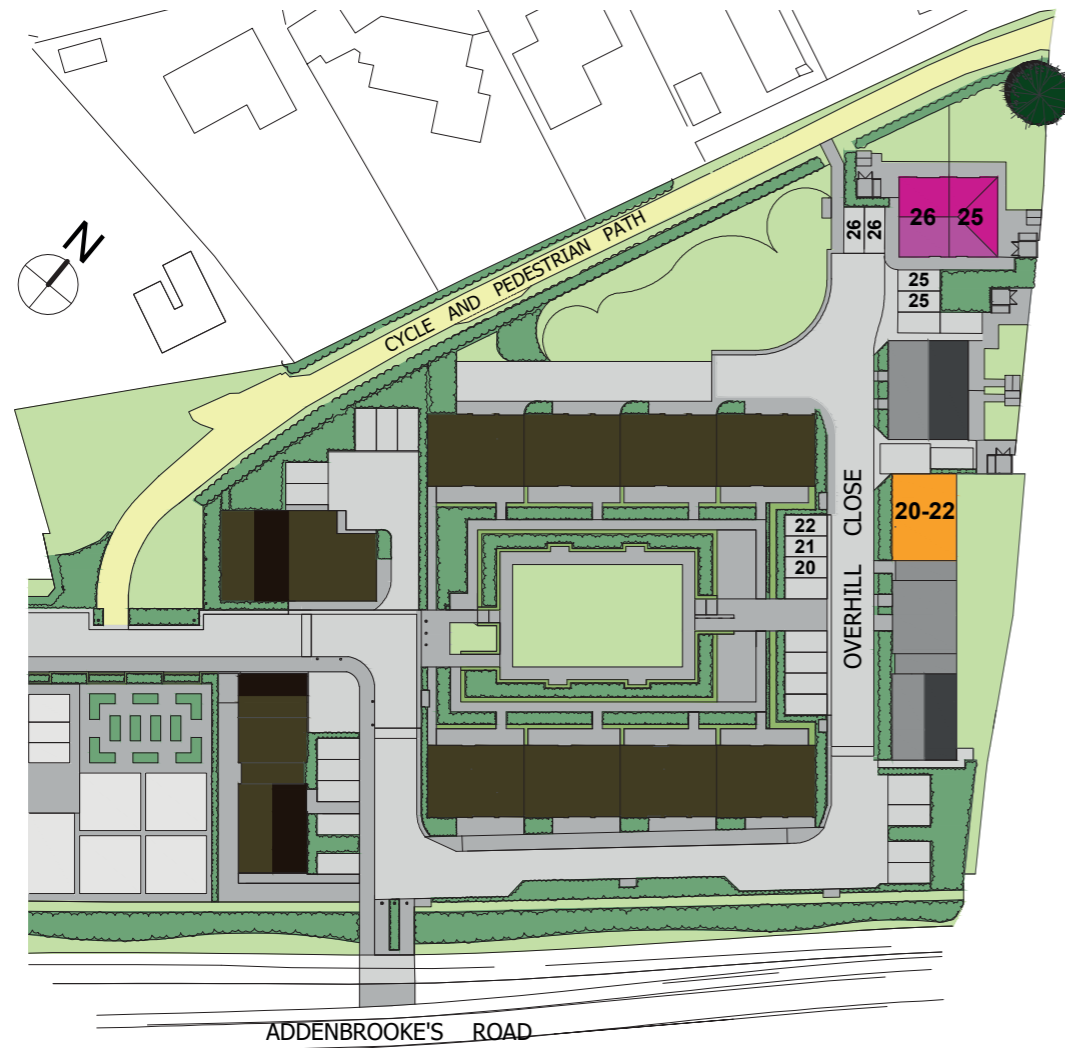
3 Bedroom Houses  
Plots: 25 & 26\*

	Metric	Imperial
Kitchen	3.82m x 3.13m	12' 7" x 10' 3"
Living Room / Dining Room	5.39m x 3.38m	17' 8" x 11' 1"
Bedroom 1	4.24m x 3.07m	13' 11" x 10' 1"
Bedroom 2	4.52m x 2.78m	14' 10" x 9' 2"
Bedroom 3	2.91m x 2.54m	9' 7" x 8' 4"

\* Plot layouts and dimensions may differ

# Site Plan

<p><b>Plots 25, 26</b> 3 Bedroom Houses - Shared Ownership</p> <p><b>Plots 20, 21, 22</b> 2 Bedroom Apartments - Shared Ownership</p>	<p>bpha Affordable Rent</p> <p>Outright sales</p>
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## 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.

Example

Property Value	£375,000*
25% Share	£93,750*
Monthly rent	£644.53*

\* 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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