

Shared Ownership at **AURA** Cambridge



The Aura Development

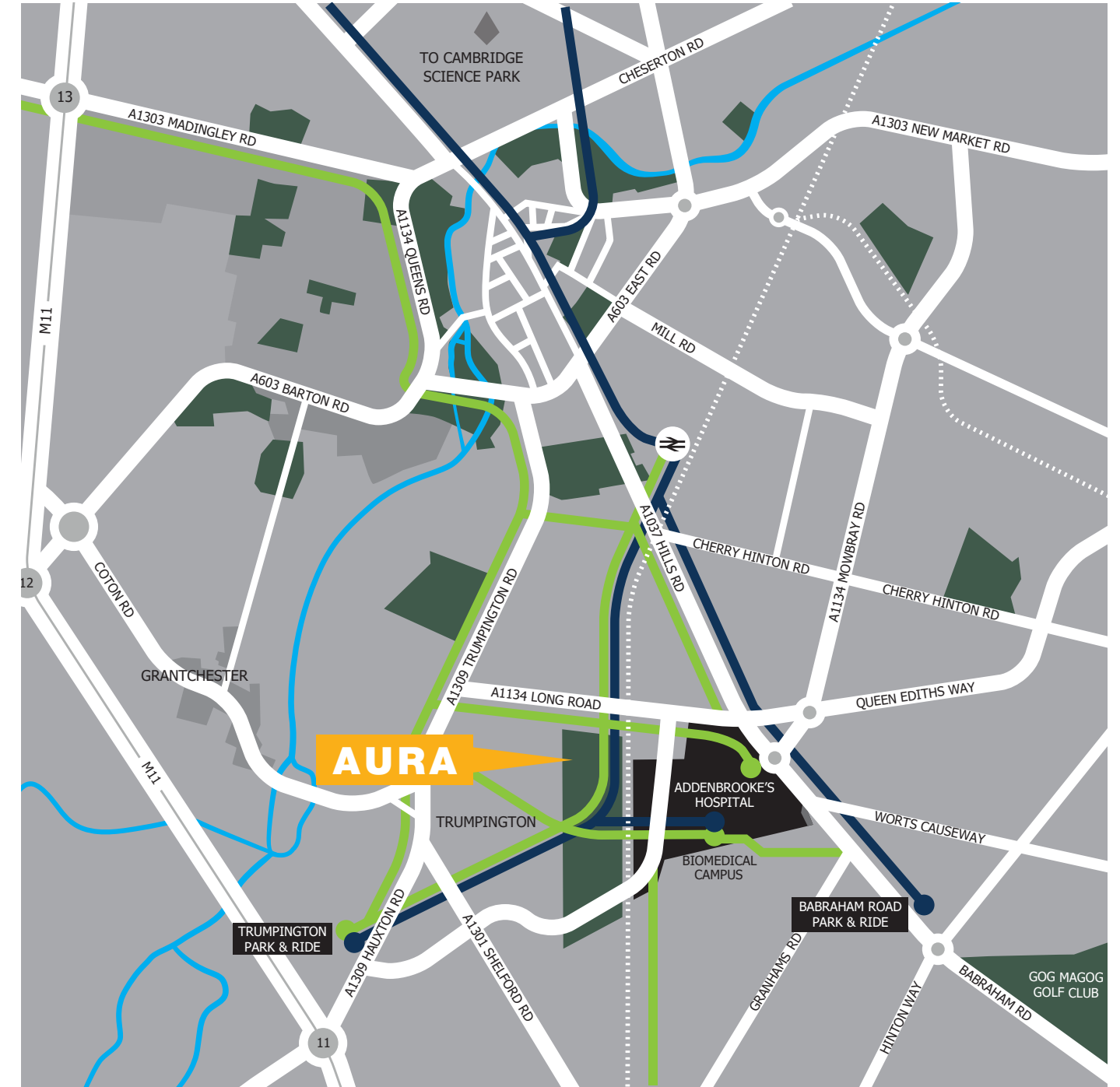
Built by Countryside and offered for Shared Ownership sale through bpha, we have a selection of apartments and houses available to purchase on the popular Aura development in Trumpington, Cambridge.

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 through-out
- 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 through-out
- 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



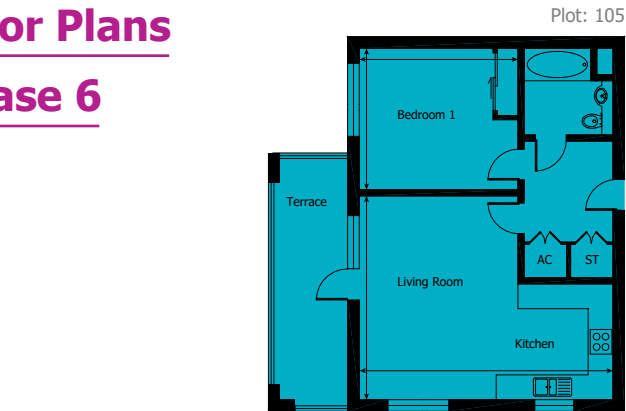
*bpha reserves the right to change the specification and designs at any time.

Site Plan - Phase 6



- N
- SHARED OWNERSHIP
2 Bedroom Houses
PLOTS - 36 & 49
 - SHARED OWNERSHIP
3 Bedroom Houses
PLOTS - 37, 38, 39 & 48
 - SHARED OWNERSHIP
BLOCK A - 1 and 2 Bedroom
Apartments
PLOTS - 100 -112
 - BPHA AFFORDABLE RENT
 - OUTRIGHT SALES

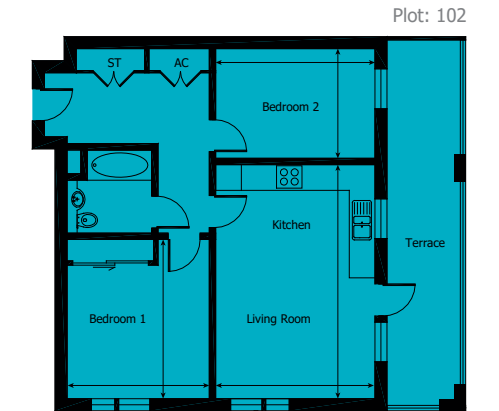
Floor Plans Phase 6



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"

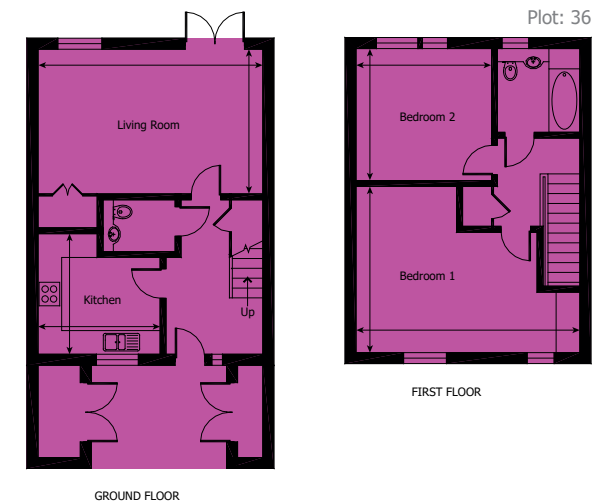
* Plot layouts and dimensions may differ



2 Bedroom Apartments
Plots: 100*, 102, 103*, 104*, 106*, 107*, 108*, 110* & 111*

	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



2 Bedroom House
Plot: 36 & 49*

	Metric	Imperial
Kitchen	3.06m (max) x 3.01m	10' 0" 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



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

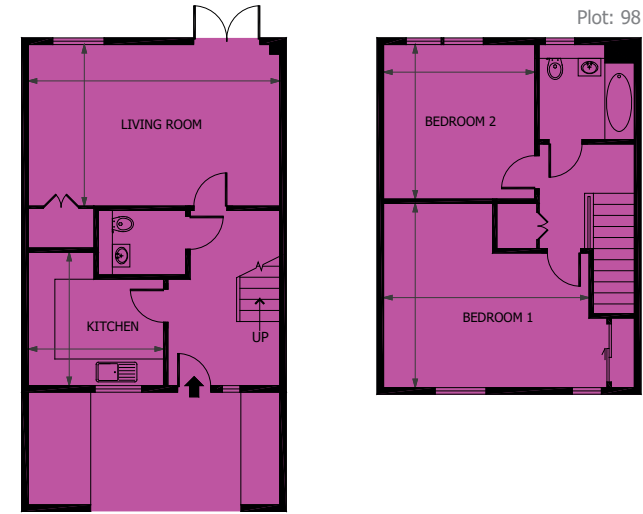


N

- 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



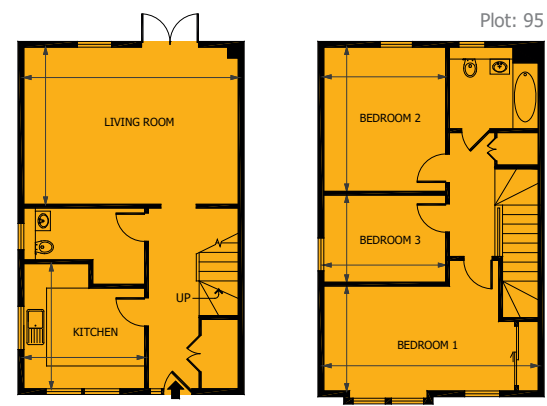
Floor Plans - Phase 7



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.

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