

# STONEBOND AT WATERBEACH



**Investment Opportunity – Sale and Leaseback**



## Location

These homes will form the gateway to the new development, comprising a collection of apartments and houses ranging from one to four bedrooms. The homes will be framed by mature woodland on one side and connected to water features and woodland walks to the other. Arranged in mews and terraced styles, the scheme will also offer detached villas overlooking green open space. The specification of the homes has been carefully considered throughout, and will be delivered with Stonebond's commitment to sustainable building at the forefront.

## Description

Stonebond at Waterbeach is a stunning new development.

It is a place that connects people and nature. A place inspired by and connected to its surroundings and its past. A place where ecology is enriched and life enhanced. It all makes for a special type of place.

Sustainability is at the forefront of the design, with advanced construction methods being undertaken to create a development which is all-electric; featuring air source heat pumps and vehicle charging points as standard. These features, combined with superior insulation, underfloor heating, aerated taps and LED lighting mean that purchasing a new build house will save on average around £2,600 a year in energy bills\*.

## Contact

Bidwells New Homes would welcome the opportunity to discuss potential revenues and rents further. Please contact:

### Bidwells New Homes

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## Sale and Leaseback Investment Opportunity

Two show apartments and one show house are available with a yield of 10% for 24 months with the opportunity to extend on a month by month basis, illustrations below:

### Plot 1 & Plot 2

#### 3 bedroom ground floor apartments

Purchase Price	£450,000
Net annual yield 10%	£45,000
Net monthly rental income	£3,750

### Plot 19

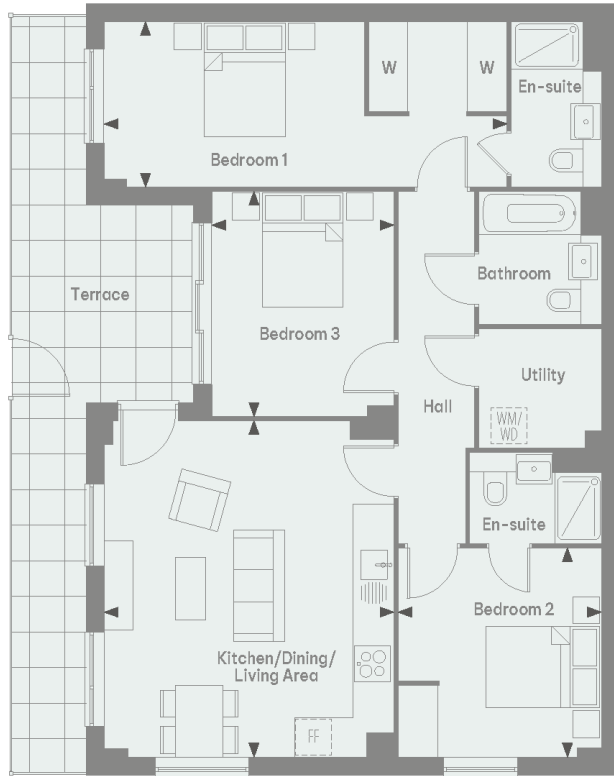
#### 4 bedroom 3 storey house

Purchase Price	£750,000
Net annual yield 10%	£75,000
Net monthly rental income	£6,250



**Plot 1**  
**1,033 sq ft**

Kitchen/Dining/Living Area	5.61m x 4.86m	18'4" x 15'11"
Bedroom 1	6.76m x 2.78m	22'2" x 9'1"
Bedroom 2	3.50m x 3.41m	11'6" x 11'2"
Bedroom 3	3.75m x 3.06m	12'4" x 10'0"
Terrace	12.70m x 2.94m	41'8" x 9'7"

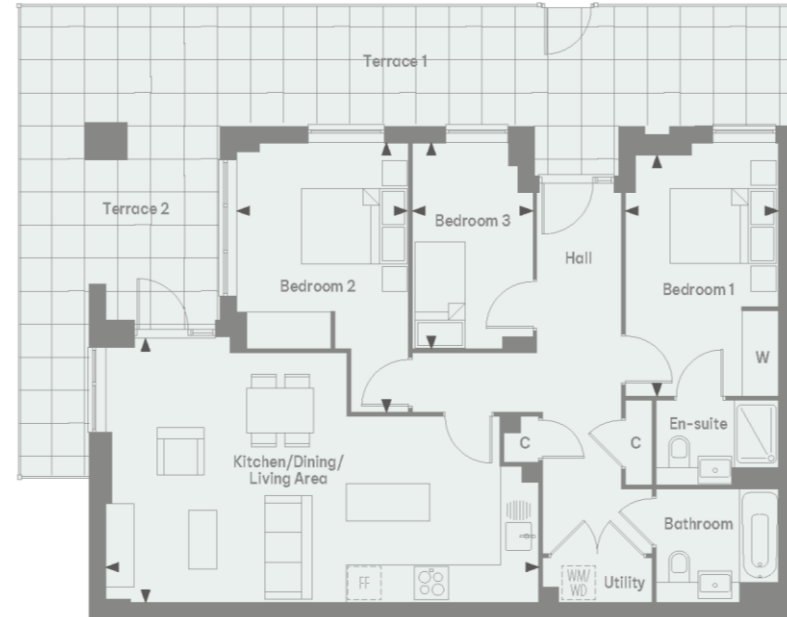


**Ground Floor**



**Plot 2**  
**971 sq ft**

Kitchen/Dining/Living Area	7.81m x 4.80m	25'7" x 15'9"
Bedroom 1	4.35m x 2.75m	14'3" x 9'10"
Bedroom 2	4.86m x 3.01m	15'11" x 9'11"
Bedroom 3	3.71m x 2.14m	12'2" x 7'0"
Terrace 1	14.00m x 2.05m	45'11" x 6'8"
Terrace 2	5.55m x 3.50m	18'0" x 11'5"



**Ground Floor**



**Plot 19**  
**1,792 sq ft**

**Ground Floor:**

Kitchen/Dining/Living Area 9.48m x 6.08m 30'10" x 19'9"

**First Floor:**

Bedroom 2 6.08m x 4.49m 19'9" x 14'7"

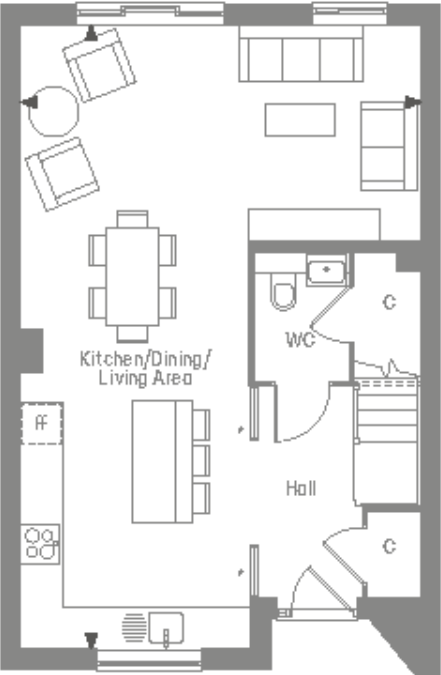
Bedroom 3 6.08m x 2.71m 19'9" x 8'10"

**Second Floor:**

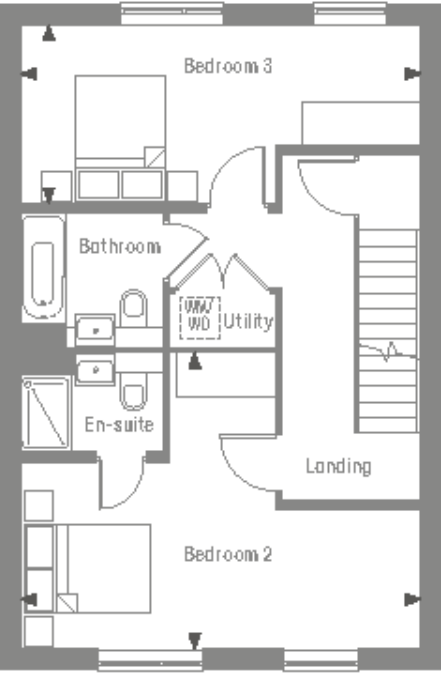
Bedroom 1 6.30m x 6.08m 20'6" x 19'9"

Bedroom 4 3.84m x 3.05m 12'7" x 9'11"

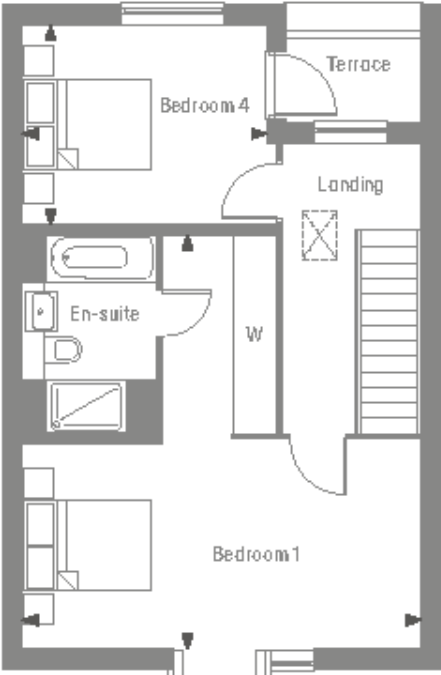
Terrace 1.94m x 1.23m 6'4" x 4'0"



**Ground Floor**



**First Floor**



**Second Floor**