



STIRLING FIELDS

CAMBRIDGESHIRE

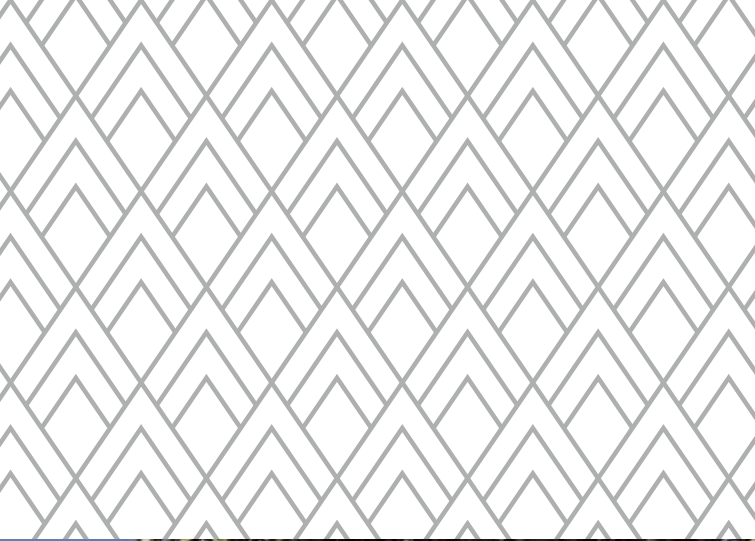
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





STIRLING ROAD, NORTHSTOWE, CB24 1DJ

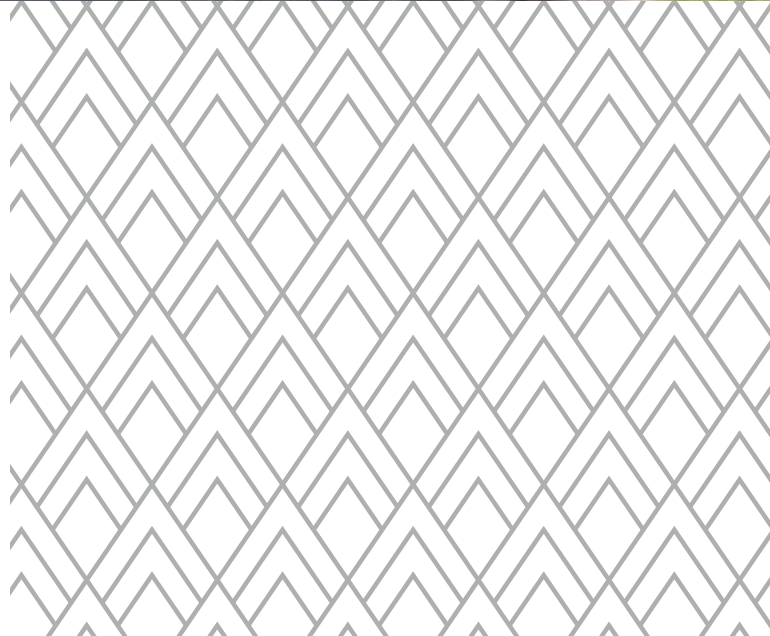


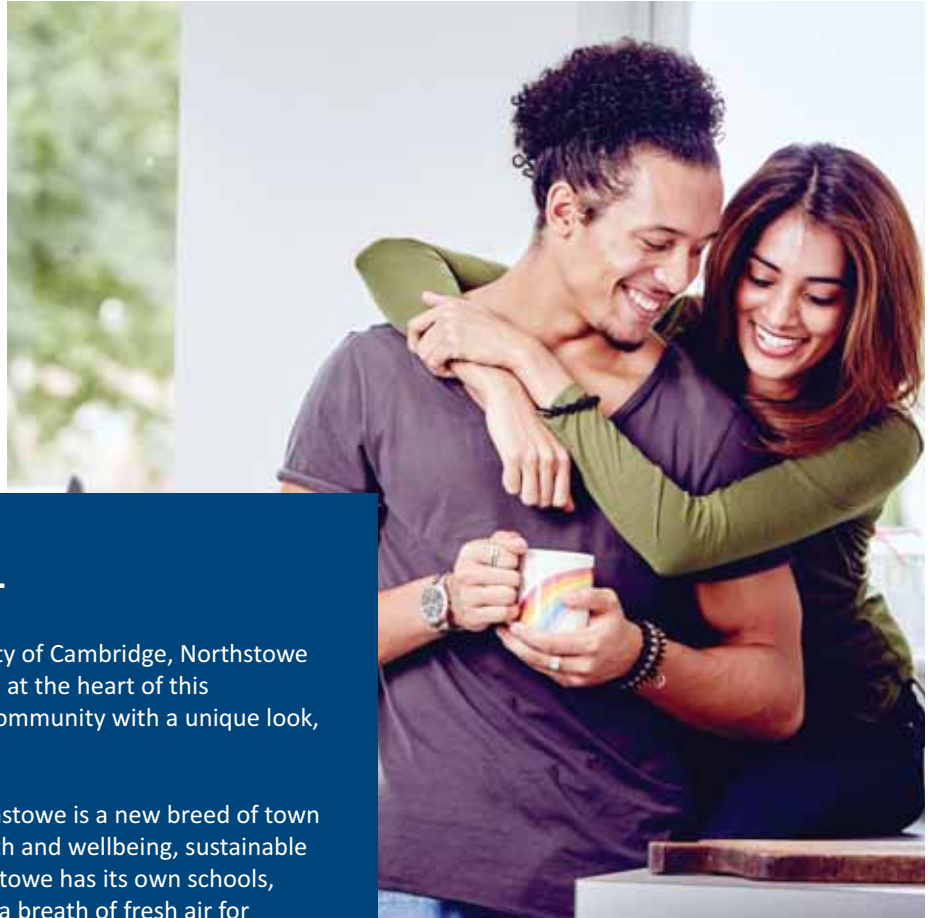
STIRLING
FIELDS

► WELCOME TO STIRLING FIELDS



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





ENJOY LIFE TO THE FULL

Located on the outskirts of the historic city of Cambridge, Northstowe is a town like no other, with Stirling Fields at the heart of this brand-new destination, a one-of-a-kind community with a unique look, feel and lifestyle.

Built on the former RAF Oakington, Northstowe is a new breed of town and urban homes. Designed around health and wellbeing, sustainable living and convenient commuting, Northstowe has its own schools, shops, lakes, parklands and playgrounds, a breath of fresh air for first-time buyers, growing families and downsizing couples.

Step inside any of our stylish, new high-tech homes and you'll discover living spaces designed for modern life with ample space for homeworking, entertaining and spending cosy weekends in. Head outdoors and you'll also find your own private garden and parking – so you can come and go as you please.

With everything you need at your fingertips, and room to live life your way, a home at Stirling Fields gives you the freedom to truly grow.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



► LIFE IN NORTHSTOWE



Clare Bridge over the River Cam ▲



King's College ▲

WELCOME
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Stress-free school runs

Northstowe is already well served with the Pathfinder Primary school, Northstowe Secondary College and Martin Bacon Academy with more schools planned as the town grows. So, you can leave the car at home and 'walk the school run' in minutes. You'll also find easy to reach primary schools in the nearby villages of Oakington and Cottenham.

Natural beauty in every direction

From Pioneer Park with its picnic area, basketball court and outdoor gym to Western Park and Northstowe Water park, Northstowe is peppered with green spaces. Nearby Mansell woods and Les King woods are also a must for nature-lovers and ramblers. While RSPB Ouse Fen Reserve and RSPB Fen Drayton provide some of the region's best birdwatching, and something to see (and hear) all year round.

An activity-packed social calendar

Life in Northstowe never stands still. Team up with the local badminton or football club. Head for the local sports pitches and skate park. Flex your muscles on the outdoor gym. Tee off at Cambridgeshire Golf Club. Or, hit the network of cycle lanes and walking trails that criss-cross the local area. The town's youth and play strategy means there will always be something for the younger members of the family to do, too.

Shopping in all shapes and sizes

If you love freshly-grown, local produce, Northstowe is the place for you. Stock up at The Longhorn Farm Shop or Bushel Box Farm Shop. Or, take a 10 min drive to Tesco for everyday essentials. For larger purchases, start your shopping spree in Cambridge's Market Square or the All Saints Art and Craft Market. Then, seek out the best in high street brands at the Grand Arcade, or a one-off satchel from Cambridge Satchel Company.

Textbook history and culture

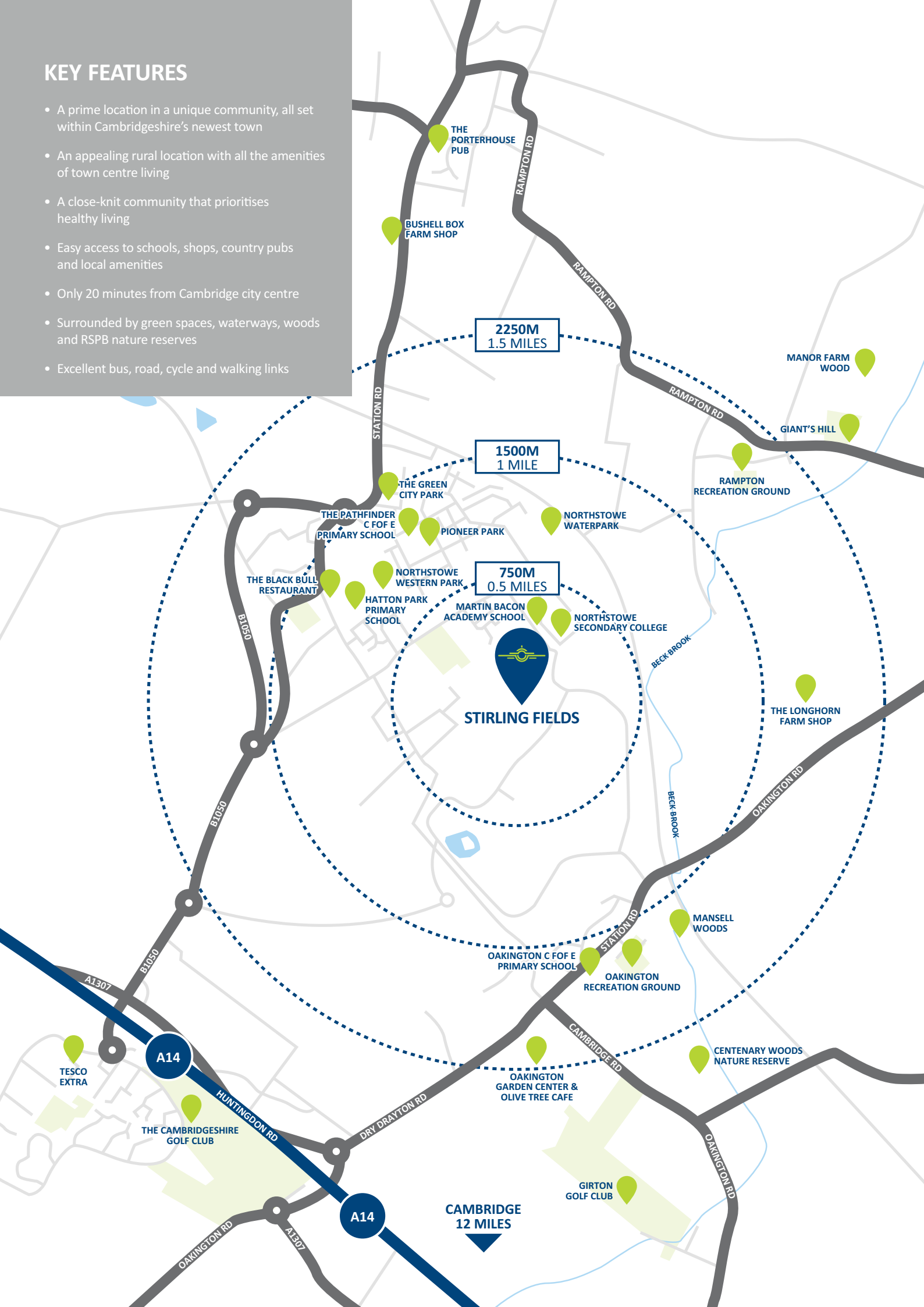
With over 30 museums in Cambridgeshire and several leading art galleries, the region is a treasure trove for history buffs and art connoisseurs. Start with a tour of the world-famous Fitzwilliam Museum and over half a million artefacts. Book a walking tour of the world's third oldest surviving university. Join the crowds at the city's Literary, Film and Shakespeare festivals. Or glide back to the city's past on the River Cam in a traditional punt.



Ely Cathedral ▲

KEY FEATURES

- A prime location in a unique community, all set within Cambridgeshire's newest town
- An appealing rural location with all the amenities of town centre living
- A close-knit community that prioritises healthy living
- Easy access to schools, shops, country pubs and local amenities
- Only 20 minutes from Cambridge city centre
- Surrounded by green spaces, waterways, woods and RSPB nature reserves
- Excellent bus, road, cycle and walking links



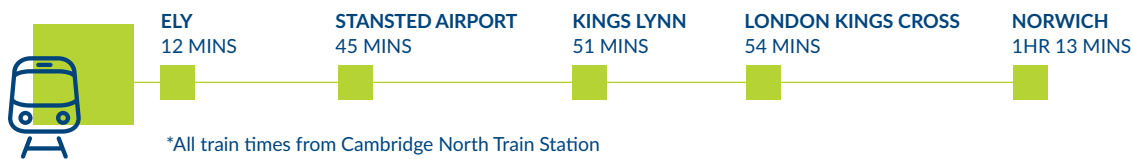
► TRAVEL LINKS

A HOME WITH ALL THE RIGHT CONNECTIONS

While you can easily find everything you need within walking distance of your front door, Northstowe's transport links make it easy to get around.

A freshly built link road will connect you directly to the A14, M11 and national road network. And with the new Cambridge North Railway Station on your doorstep, you can travel direct to London Liverpool Street in less than 90 minutes.

The super-fast Cambridge Guided Busway also brings you frequent services to Cambridge and nearby towns and villages – making it perfect for commuting, shopping or relaxing family days away.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

► TRAVEL LINKS

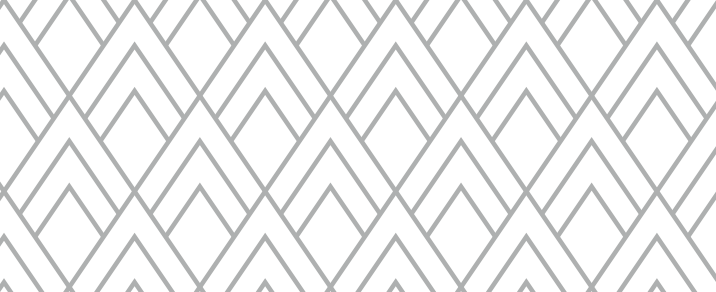
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

	THE HAWBEST 2 bedroom home		SPITFIRE COURT 1 & 2 bedroom apartments
	THE HAWBEST SPECIAL 2 bedroom home		VULCAN COURT 1 & 2 bedroom apartments
	THE HAWBEST ALT 2 bedroom home		HARRIER COURT 1 & 2 bedroom apartments
	THE WORCESTER 2 bedroom home		OAKINGTON COURT 1 & 2 bedroom apartments
	THE WORCESTER SPECIAL 2 bedroom home		BELLIS COURT 1 & 2 bedroom apartments
	THE WORCESTER TERRACE 2 bedroom home		AFFORDABLE RENT
	THE WORCESTER ALT 2 bedroom home		20% DISCOUNT MARKET SCHEME
	THE ARISAIG 2 bedroom home		HOMES WITH ELECTRIC VEHICLE CHARGING POINT
	THE BRENTWOOD 2 bedroom home		SALES CENTRE Plots 118 & 119
	THE YORK 2 bedroom home		SHOWHOME Plot 117
	THE LANCASTER 3 bedroom home		
	THE HAVILLAND 3 bedroom home		
	THE HAVILLAND SPECIAL 3 bedroom home		
	THE HARVARD 3 bedroom home		
	THE HARVARD SPECIAL 3 bedroom home		
	THE STIRLING 3 bedroom home		
	THE STIRLING SPECIAL 3 bedroom home		
	THE LAMBETH 4 bedroom home		
	THE WELLINGTON 4 bedroom home		
	THE WELLINGTON SPECIAL 4 bedroom home		
	THE WELLINGTON ALT 4 bedroom home		
	THE BLENHEIM 4 bedroom home		
	THE KENSINGTON 4 bedroom home		

WELCOME
LOCATION
TRAVEL LINKS

► SITE PLAN

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► MAKE IT YOUR OWN



†WELCOME

LOCATION

TRAVEL LINKS

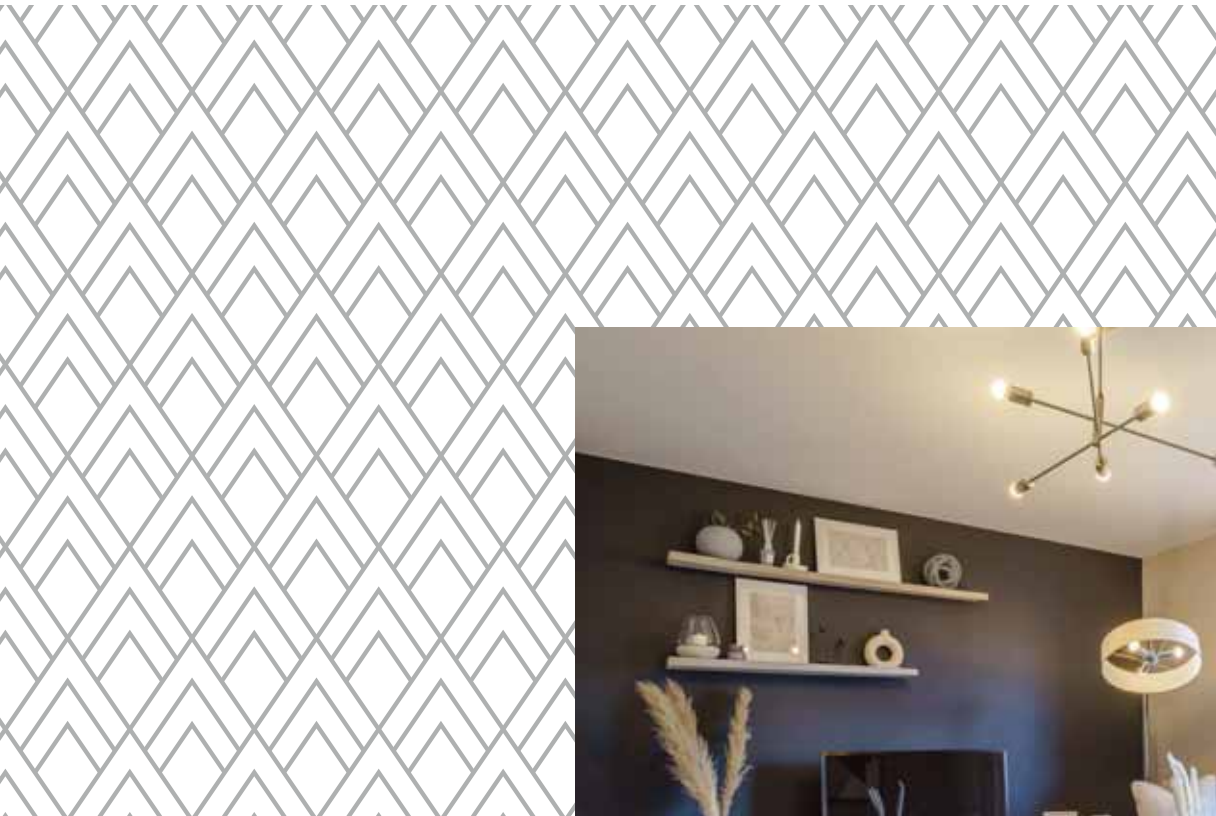
SITE PLAN

► **MAKE IT YOUR OWN**

SPECIFICATION

YOUR BUYING GUIDE

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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► **SPECIFICATION**

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KITCHEN / UTILITY*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts in either ivory or white
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Stainless steel chimney hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel single bowl sink with mixer tap

BATHROOM / EN SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bristan bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendant light fittings
- ✓ TV aerial point to lounge
- ✓ 2 zone programmable central heating system with thermostatic radiator valves

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ Carbon monoxide detector

Make it your own with our range of optional extras

DECOR

- ✓ White matt emulsion painted walls and ceilings
- ✓ White satin paint to interior woodwork
- ✓ Fibre point to cupboard
- ✓ 4 panel internal doors with chrome plated ironmongery

EXTERIORS

- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ 1.8m close board fencing to rear garden
- ✓ GRP composite front door
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors

CUSTOMER UPGRADES

- ✓ Kitchen appliance pack - integrated Indesit 50/50 fridge/freezer, washing machine & dishwasher
- ✓ Flooring packages
- ✓ Polished chrome sockets and switches above work surfaces in kitchen
- ✓ Turf to rear gardens
- ✓ Ceramic hob
- ✓ Bathroom upgrade pack - Chrome heated towel rail and soft close toilet seat
- ✓ A choice of kitchen door upgrades



► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

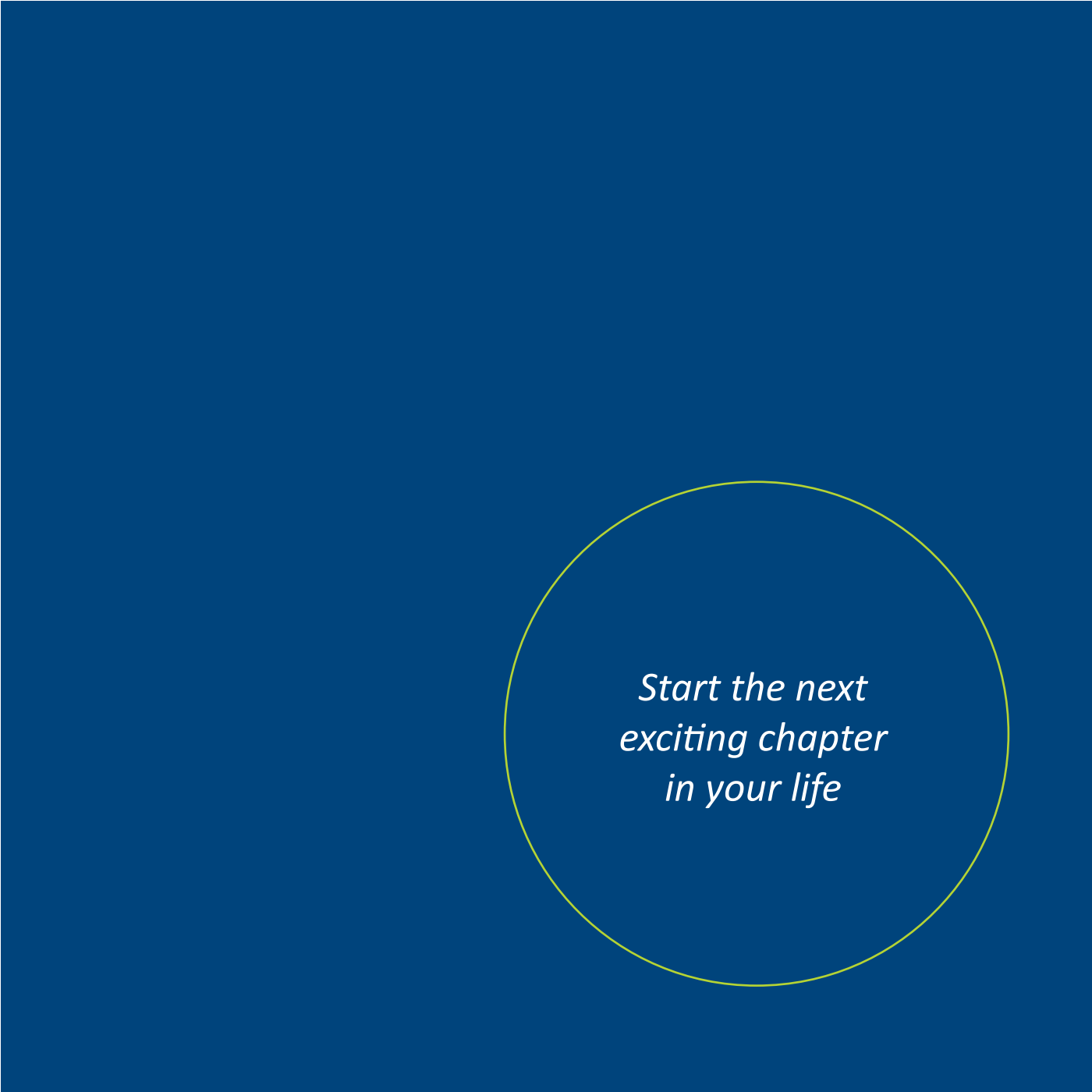
While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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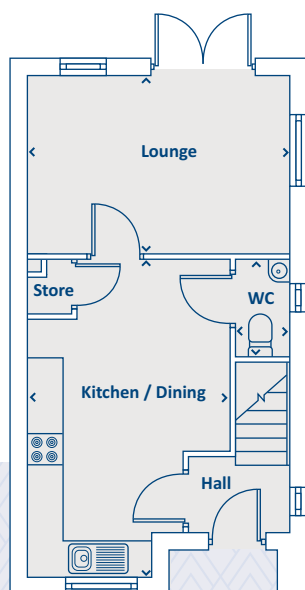


*Start the next
exciting chapter
in your life*



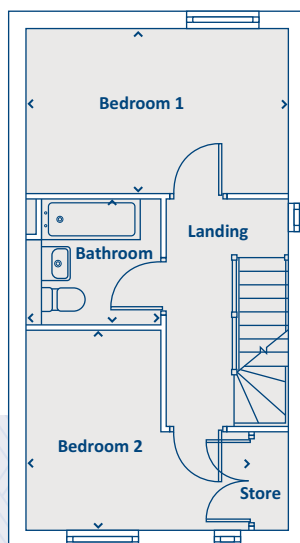
Artists impression, features may vary

THE HARVARD 3 bedroom home



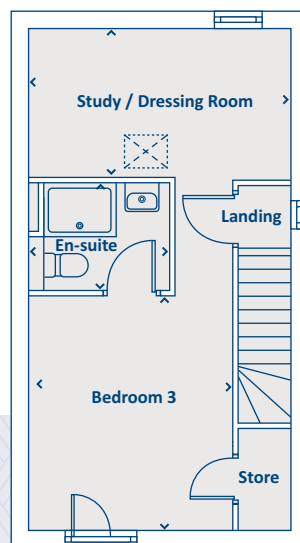
GROUND FLOOR

Kitchen / Dining	4549 x 3506	14'11" x 11'6"
Lounge	2997 x 4444	9'10" x 14'7"
WC	1600 x 900	5'3" x 2'11"



FIRST FLOOR

Bedroom 1	2791 x 4444	9'2" x 14'7"
Bedroom 2	3403 x 3789	11'2" x 12'5"
Bathroom	2176 x 2249	7'2" x 7'4"



SECOND FLOOR

Bedroom 3	3908 x 3506	12'10" x 11'6"
Study / Dressing Room	2548 x 4444	8'4" x 14'7"
En-suite	1803 x 2395	5'11" x 7'10"

➤ Longest measurement taken

PLEASE NOTE:

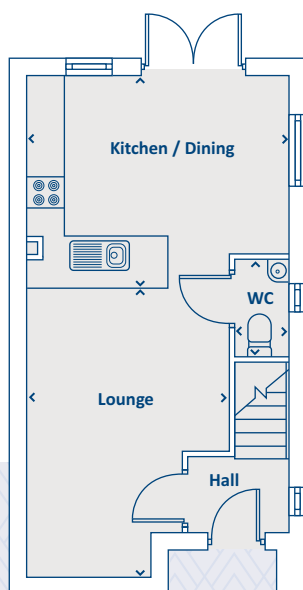
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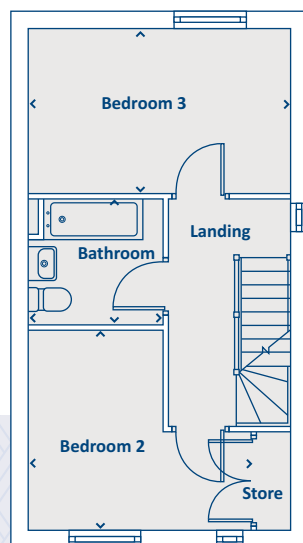
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THE HARVARD SPECIAL 3 bedroom home



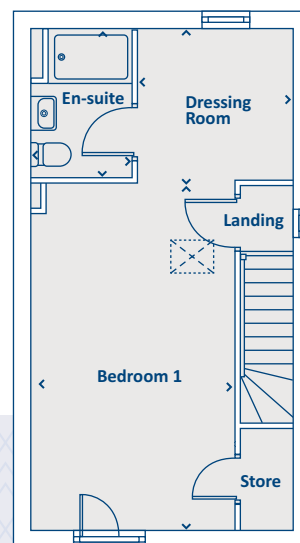
GROUND FLOOR

Kitchen / Dining	4440 x 3610	14'7" x 11'10"
Lounge	4810 x 3450	15'9" x 11'4"
WC	1600 x 900	5'3" x 2'11"



FIRST FLOOR

Bedroom 2	4440 x 3350	14'7" x 11'0"
Bedroom 3	4440 x 2735	14'7" x 19'0"
Bathroom	2255 x 2150	7'5" x 7'1"



SECOND FLOOR

Bedroom 1	5815 x 3450	19'1" x 11'4"
Dressing Room	2680 x 2600	8'9" x 8'6"
En-suite	2510 x 1665	8'3" x 5'6"

➤ Longest measurement taken

PLEASE NOTE:

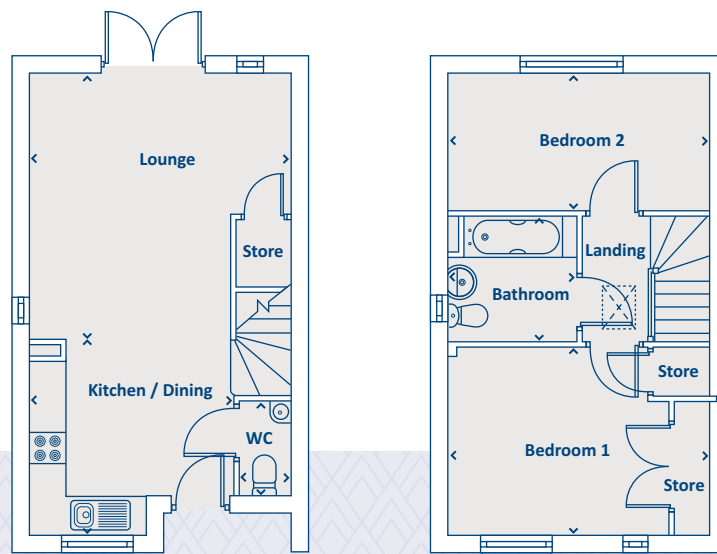
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Artists impression, features may vary

THE HAWBEST ALT 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3388 x 3531	11'1" x 11'7"
Lounge	4582 x 4524	15'0" x 14'10"
WC	1600 x 900	5'3" x 2'11"

FIRST FLOOR

Bedroom 1	3295 x 3831	10'10" x 12'7"
Bedroom 2	2339 x 4524	7'8" x 14'10"
Bathroom	2142 x 2213	7'0" x 7'3"

› Longest measurement taken

PLEASE NOTE:

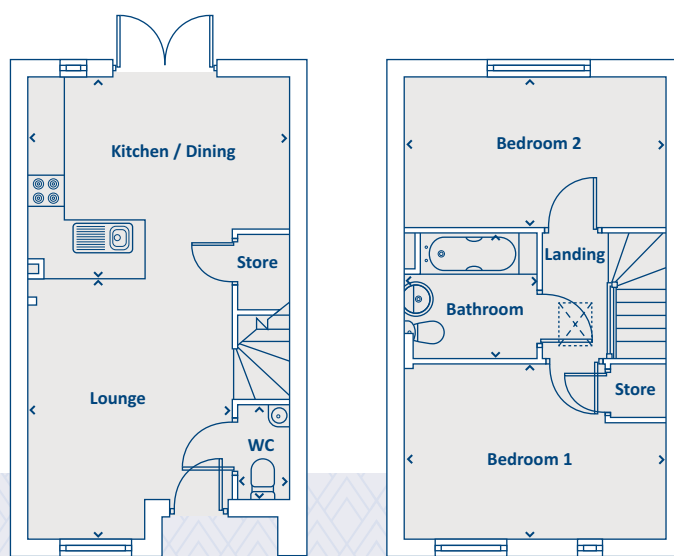
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Artists impression, features may vary

THE WORCESTER SPECIAL 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3478 x 4524	11'5" x 14'10"
Lounge	4491 x 3515	14'9" x 11'6"
WC	1500 x 920	4'11" x 3'0"

FIRST FLOOR

Bedroom 1	3017 x 4524	9'11" x 14'10"
Bedroom 2	2585 x 4524	8'6" x 14'10"
Bathroom	2078 x 2234	6'10" x 7'4"

➤ Longest measurement taken

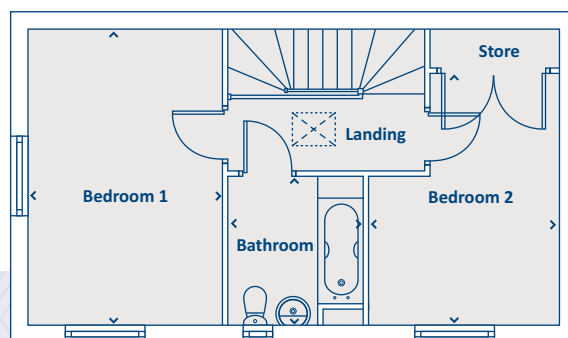
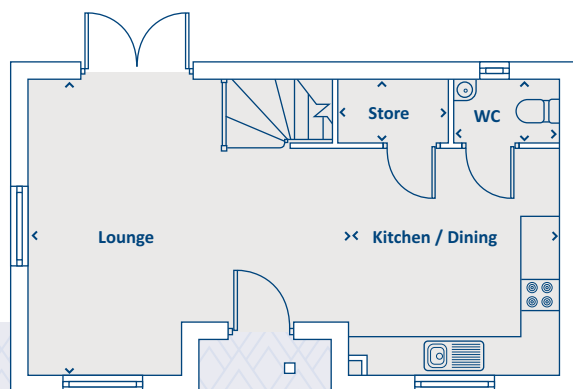
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THE ARISAIG 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3245 x 3551	10'8" x 11'8"
Lounge	5063 x 4595	16'7" x 15'1"
WC	1600 x 975	5'3" x 3'2"
Store	1780 x 975	5'10" x 3'2"

FIRST FLOOR

Bedroom 1	3001 x 4619	9'10" x 15'2"
Bedroom 2	2940 x 3902	9'8" x 12'10"
Bathroom	2150 x 2352	7'1" x 7'9" "

› Longest measurement taken

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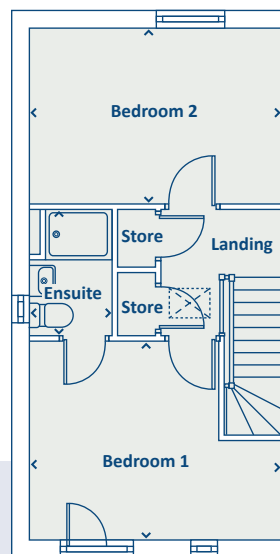
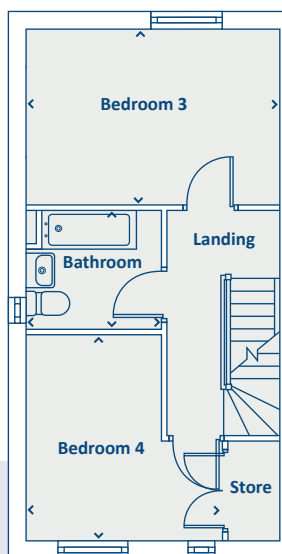
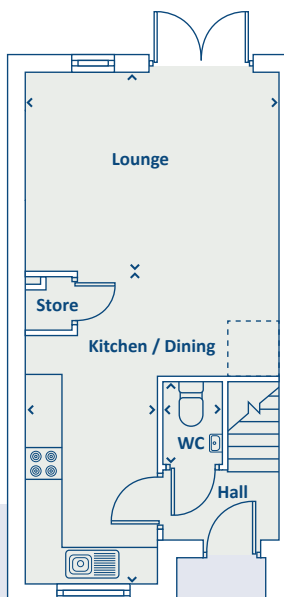




Artists impression, features may vary

THE WELLINGTON 4 bedroom home

STIRLING ROAD, NORTHSTOWE, CB24 1EX



GROUND FLOOR

Kitchen / Dining:	3531 x 5788mm	11'7" x 19'0"
Lounge:	4974 x 3420mm	16'4" x 11'3"
WC:	900 x 1800mm	2'11" x 5'11"

FIRST FLOOR

Bathroom:	2400 x 2150mm	7'10" x 7'1"
Bedroom 3:	4515 x 3150mm	14'10" x 10'4"
Bedroom 4:	3530 x 3720mm	11'7" x 12'2"

SECOND FLOOR

Bedroom 1:	4520 x 3570mm	14'10" x 11'9"
En-suite:	1460 x 2300mm	4'9" x 7'7"
Bedroom 2:	4524 x 3150mm	14'10" x 10'4"

› Longest measurement taken

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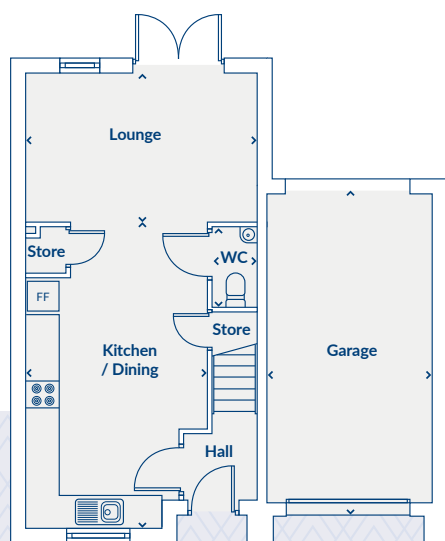




Artists impression, brick variation & features may vary

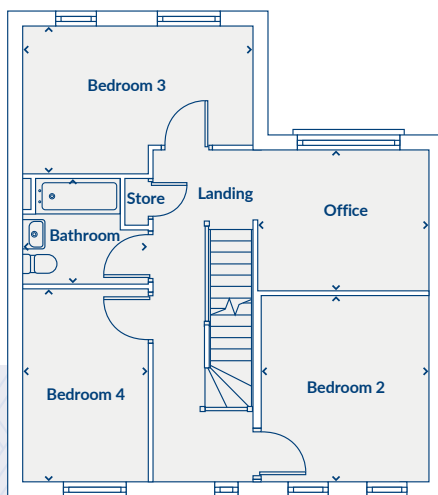
THE BLENHEIM 4 bedroom home

STIRLING ROAD, NORTHSTOWE, CB24 1EX



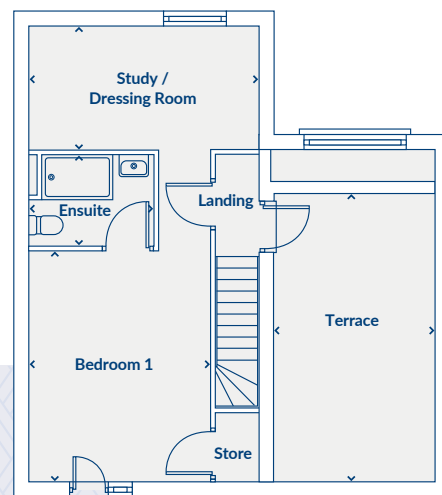
GROUND FLOOR

Kitchen / Dining	6094mm x 3627mm 20'0" x 11'11"
Lounge	3001mm x 4595mm 9'10" x 15'1"
WC	1600mm x 875mm 5'3" x 2'10"



FIRST FLOOR

Bedroom 2	3714mm x 3350mm 12'2" x 11'0"
Bedroom 3	4595mm x 2944mm 15'1" x 9'8"
Bedroom 4	2466mm x 3845mm 8'1" x 12'7"
Office	3339mm x 2813mm 10'11" x 9'3"
Bathroom	2505mm x 2120mm 8'3" x 6'11"



SECOND FLOOR

Bedroom 1	3627mm x 4606mm 11'11" x 15'1"
Study / Dressing room	2468mm x 4595mm 8'1" x 15'1"
Ensuite	1835mm x 2489mm 6'0" x 8'2"
Terrace	5686mm x 3150mm 18'8" x 10'4"

➤ Longest measurement taken

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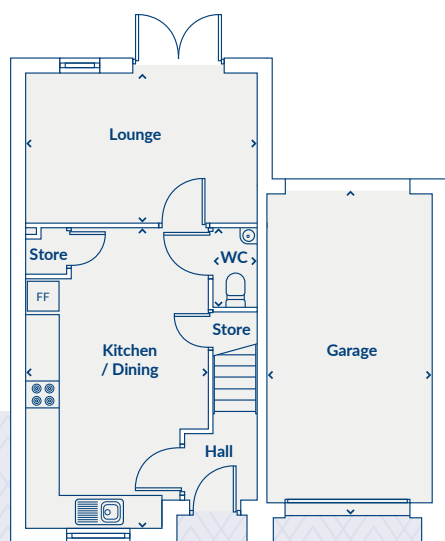




Artists impression, brick variation & features may vary

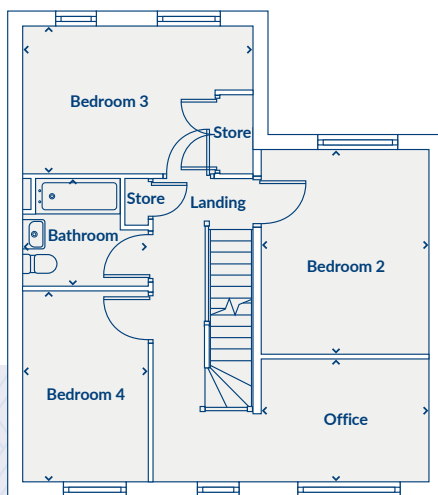
KENSINGTON 4 bedroom home

STIRLING ROAD, NORTHSTOWE, CB24 1EX



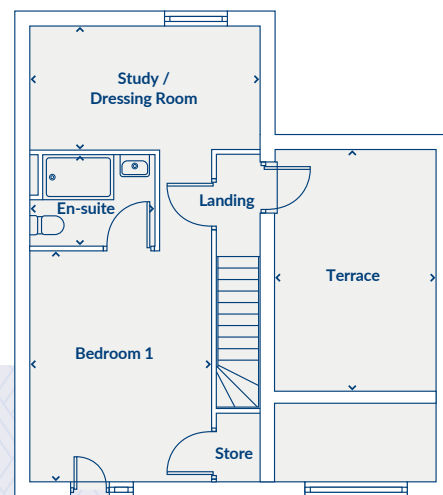
GROUND FLOOR

Kitchen / Dining	6001mm x 3627mm 19'8" x 11'11"
Lounge	3001mm x 4595mm 9'10" x 15'1"
WC	1600mm x 875mm 5'3" x 2'10"



FIRST FLOOR

Bedroom 2	3350mm x 4071mm 11'0" x 13'4"
Bedroom 3	4595mm x 2944mm 15'1" x 9'8"
Bedroom 4	2466mm x 3817mm 8'1" x 12'6"
Office	2455mm x 3350mm 8'1" x 11'0"
Bathroom	2505mm x 2150mm 8'3" x 7'1"



SECOND FLOOR

Bedroom 1	3627mm x 4606mm 11'11" x 15'1"
Study / Dressing room	2468mm x 4595mm 8'1" x 15'1"
Ensuite	1835mm x 2489mm 6'0" x 8'2"
Terrace	3216mm x 4761mm 10'7" x 15'7"

➤ Longest measurement taken

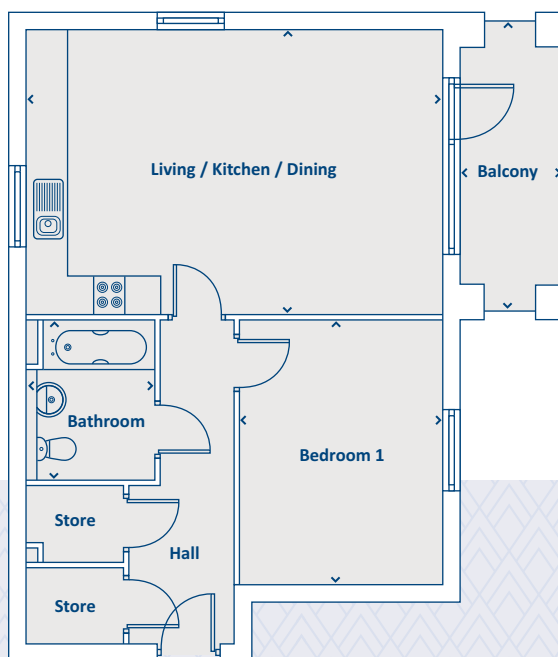
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Artists impression, features may vary

THE BEAUFORT 1 bedroom apartment



Living / Kitchen / Dining	6220 x 4188	20'5" x 13'9"
Bedroom 1	2985 x 3924	9'9" x 12'10"
Bathroom	1950 x 2350	6'5" x 7'8"
Balcony	1550 x 3610	5'1" x 11'10"

➤ Longest measurement taken

PLEASE NOTE:

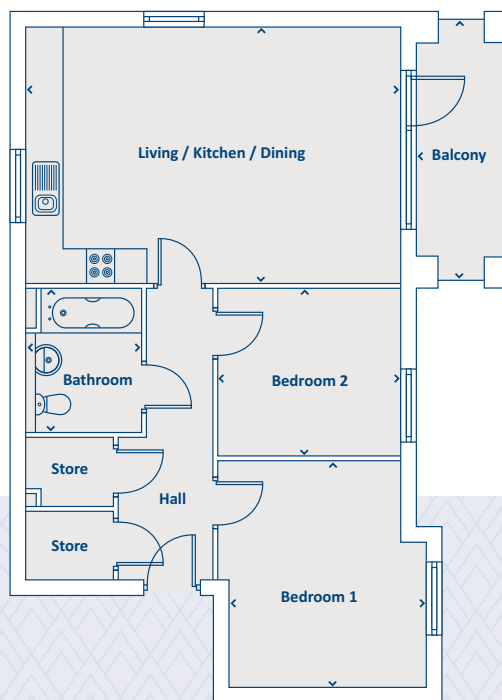
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE ALBACORE 2 bedroom apartment



Living / Kitchen / Dining	6220 x 4188	20'5" x 13'9"
Bedroom 1	3204 x 3760	10'6" x 12'4"
Bedroom 2	2995 x 2754	9'10" x 9'0"
Bathroom	1950 x 2349	6'5" x 7'8"
Balcony	1550 x 3610	5'1" x 11'10"

➤ Longest measurement taken

PLEASE NOTE:

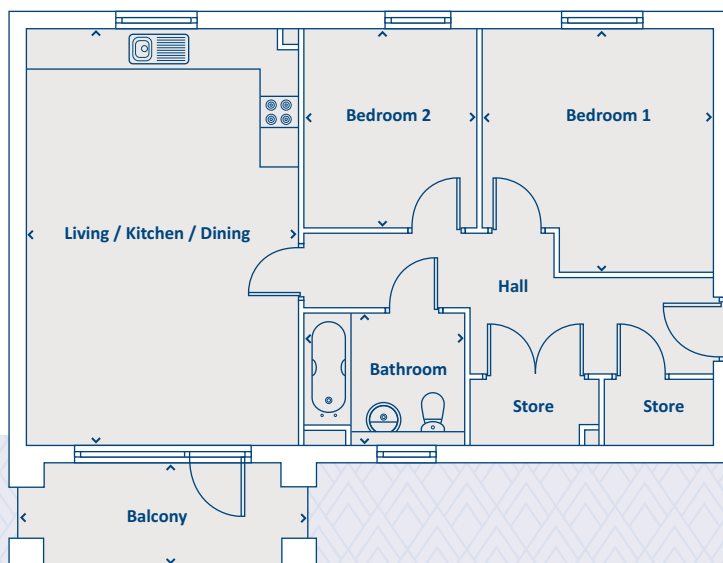
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE WHITWORTH 2 bedroom apartment



Living / Kitchen / Dining	6220 x 4002	20'5" x 13'2"
Bedroom 1	3515 x 3595	11'6" x 11'9"
Bedroom 2	2547 x 2942	8'4" x 9'8"
Bathroom	1950 x 2351	6'5" x 7'8"
Balcony	3610 x 1525	11'0" x 5'0"

➤ Longest measurement taken

PLEASE NOTE:

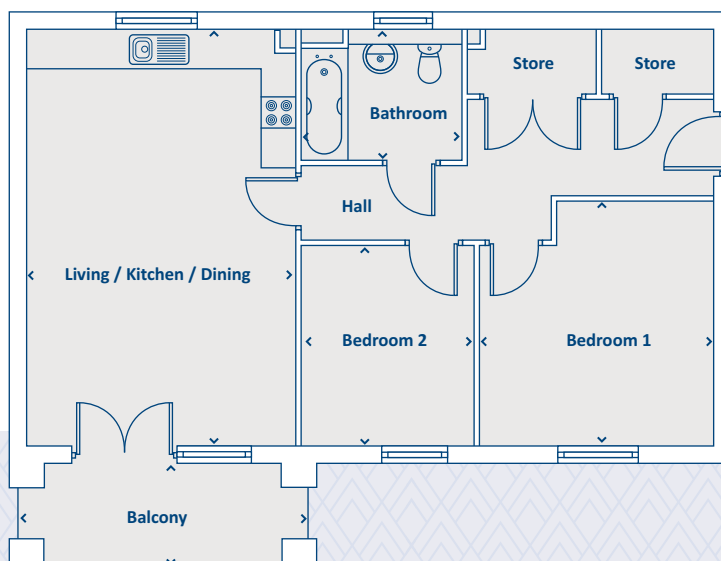
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE BUCKINGHAM 2 bedroom apartment



Living / Kitchen / Dining	6220 x 3965	20'5" x 13'0"
Bedroom 1	3515 x 3596	11'6" x 11'9"
Bedroom 2	2547 x 2947	8'4" x 9'8"
Bathroom	2352 x 1950	7'8" x 6'5"
Balcony	3610 x 1575	11'10" x 5'2"

➤ Longest measurement taken

PLEASE NOTE:

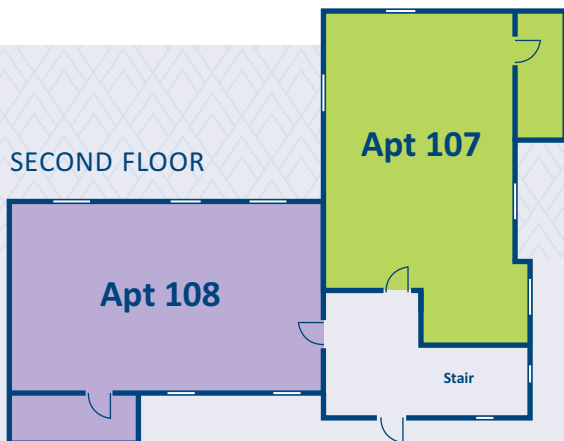
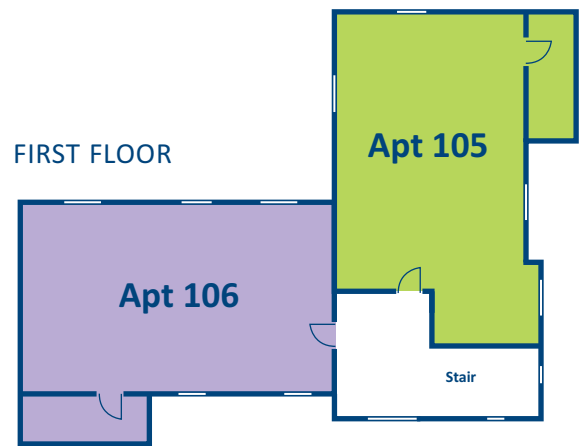
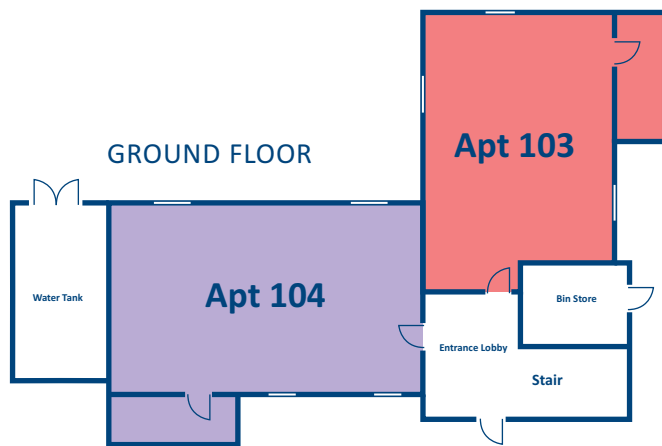
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Artists impression, features may vary

HARRIER COURT Apartments



➤ Longest measurement taken

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APARTMENT KEY

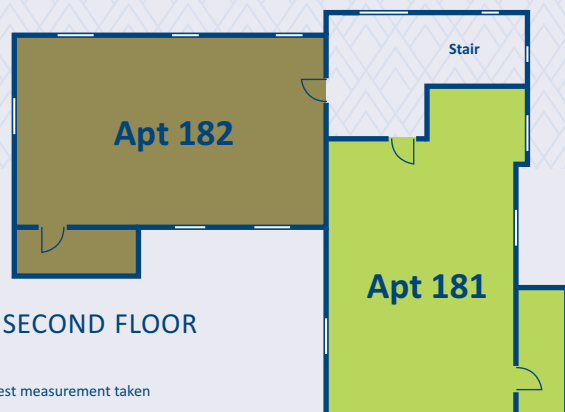
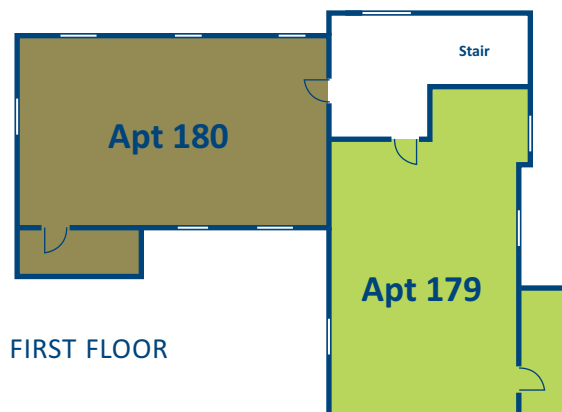
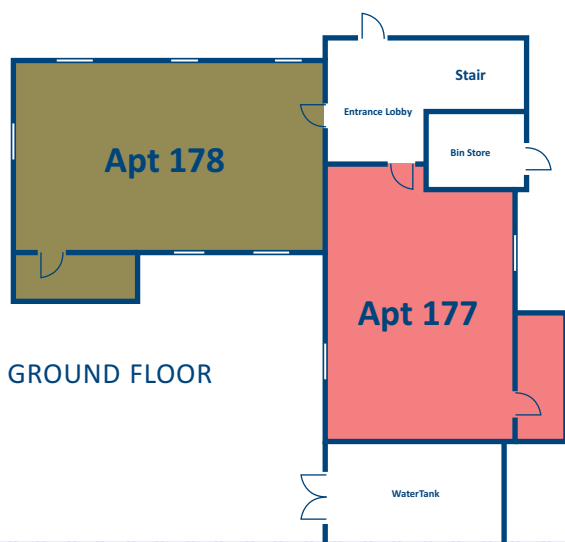
- **BEAUFORT**
1 bedroom apartment
- **WHITWORTH**
2 bedroom apartment
- **ALBACORE**
2 bedroom apartment





Artists impression, features may vary

OAKINGTON COURT Apartments



➤ Longest measurement taken

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APARTMENT KEY

- **BEAUFORT**
1 bedroom apartment
- **BUCKINGHAM**
2 bedroom apartment
- **ALBACORE**
2 bedroom apartment







STIRLING FIELDS

CAMBRIDGESHIRE

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or email: stirlingfields@keepmoat.com



[keepmoat.com](https://www.keepmoat.com)

Keepmoat is the trading name of Keepmoat Homes Limited.

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