



LIME
WORKS





NINE NEW STYLISH CONTEMPORARY
CAMBRIDGE HOMES IN THE HEART OF
THE VIBRANT MILL RD COMMUNITY



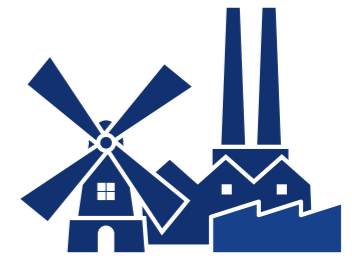
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**LIME
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ASPIRE



LIME WORKS

A new collection of homes set in the heart of cosmopolitan Cambridge bought to you by Aspire. Limeworks has been meticulously designed to offer modern living, maximising space and light whilst maintaining a mix of both traditional and contemporary properties. The scheme offers just nine 2 & 3 bedroom homes, all with private rear gardens and benefitting from garages or parking. The homes have been finished with enhanced specifications which immediately set them apart from the competition. The attention to detail, and timeless interior design throughout these homes, help create fluid, flexible living spaces.



MILL RD & CAMBRIDGE



Limeworks is tucked away just off Mill Road, perfectly placed to enjoy the vibrant and atmosphere and eclectic culture of the infamous local area. From cool cafes to stylish restaurants, atmospheric pubs and independent shop, Mill Road is an exciting hive of culture.

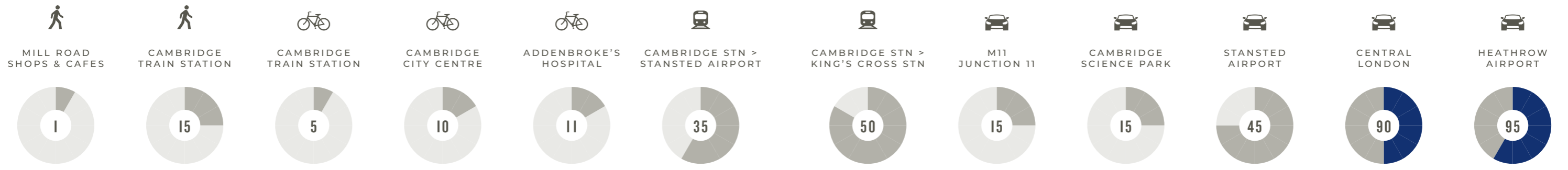
city's enchanting tapestry and stunning skyline.

But there is more to the city than its renowned academia and architecture. There are theatres, museums and galleries aplenty. Sample the high street and designer shops of the Grand Arcade, take a meander along the cobbled lanes and back streets to discover quirky boutiques and gift shops, or take in the bustle of the market square. There are unlimited places to stop for sustenance and a fantastic choice of music and entertainment venues for a night out.





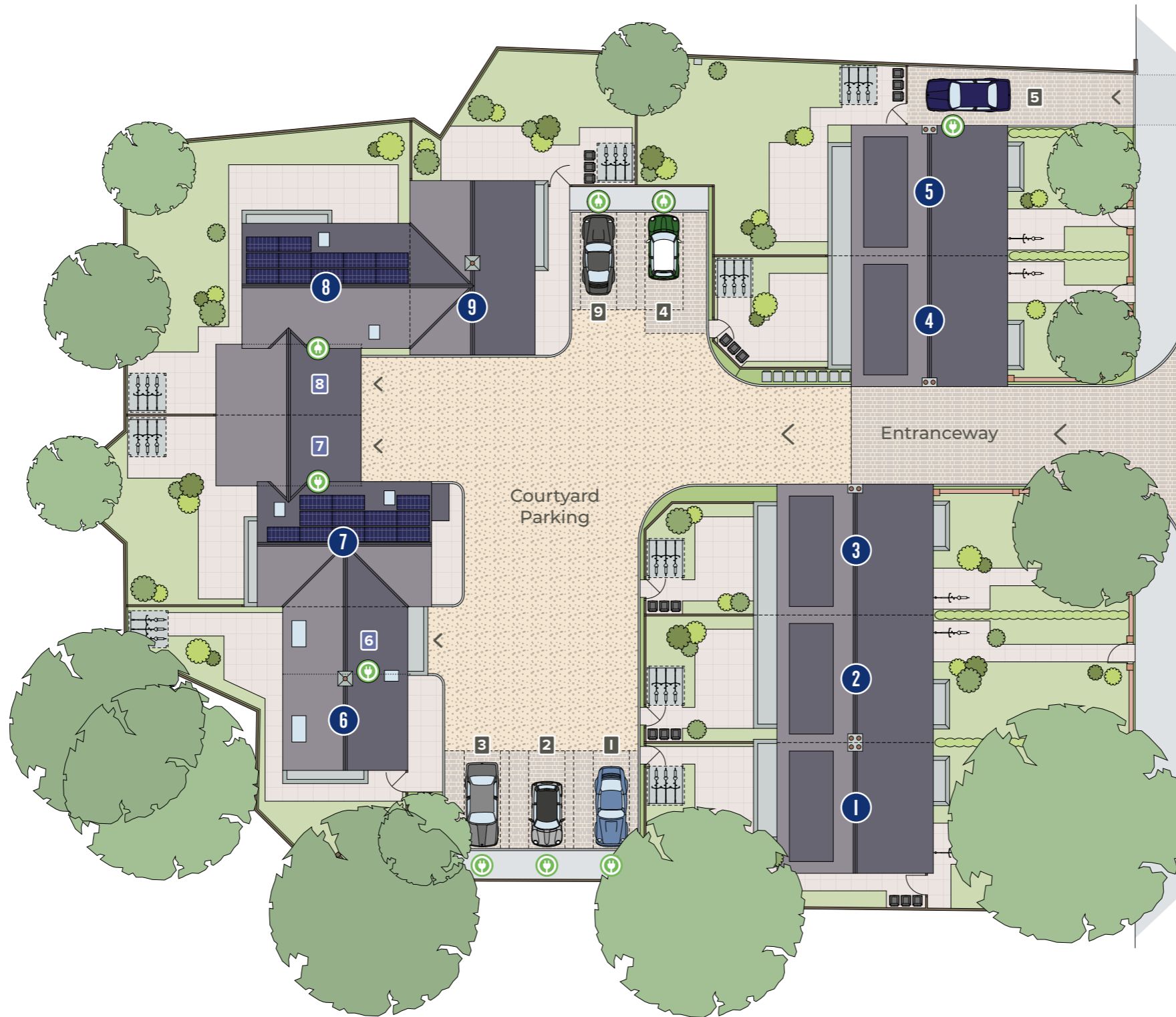
CAMBRIDGE










SITE PLAN

Nestled in the heart of Romsey and just a few yards from vibrant Mill Road, Limeworks offers an idyllic setting and the perfect balance of a quiet residential location with the convenience of the city on your doorstep.

A mix of prestigious new homes offering both traditional and modern architecture, outstanding build quality, contemporary interior design, modern technology, efficiency and energy performance, off-road parking and beautiful contemporary landscaped gardens to retreat to after a hard day at work. Be the envy of your friends and enjoy Cambridge living in style.



KEY

-  Property Number
-  Car Charging Port
-  Parking Garage
-  Allocated Parking Space
-  Bin Store
-  Secure Cycle Storage
-  Solar Panels





LIME WORKS SPEC



KITCHENS

- Dramatic contemporary style kitchens incorporating 'Ceramic Anthracite' units complemented with accents of copper effect doors and trims throughout.
- Stunning Calcutta White Minerva working surfaces & splashbacks including kitchen island with undermount LED illumination, feature light over with mirrored cabinet doors and plinths.
- German made Bosch appliances throughout including integrated oven & microwave, induction hob and cooker hood, fitted microwave, dishwasher, fridge/freezer and contemporary square undermount double sink with pullout spray mixer tap.



BATHROOMS

- Large floor to ceiling grey porcelain tiling
- Double ended baths to family bathrooms featuring waterfall bath fillers, mixer showers, ceiling mounted drencher head with secondary riser rail and spray head.
- Fully tiled level access wet room to Ensuites, frameless glass shower screens, high pressure mixer showers with contemporary drencher heads.
- Stylish rectangular basins with Grohe wall mounted mixer taps
- Wall hung Soft Close WC's
- Fitted mirror cabinets with Quartz style counter tops & feature tiling.
- Designer heated towel rails



HEATING + ELECTRICS

- Ideal Vogue A rated system boilers with 10 Year warranty
- High pressure large capacity unvented cylinders
- Digitally programmable zoned underfloor heating to ground floors
- PV Solar Panels (Plots 7 & 8)
- Automated humidistat extractors & shaver sockets
- USB sockets to bedrooms
- LED low energy recessed downlighting throughout
- Feature LED lighting to Kitchen, Bathrooms & sensor controlled LED lighting to wardrobes
- Integrated lamp circuits to bedside tables



INTERIOR FINISHES

- Large light grey porcelain tiles to ground floor areas, carpeting to upper floors & Snugs
- LPD light grey laminated doors
- Integrated wardrobes with sliding doors to match*
- Walk in wardrobes with Crown Imperial fitted units*
- Double doors onto private glass balconies to master suites plus additional glass Juliette balconies*
- Vaulted Ceilings*
- Surfaces finished in white emulsion with Master Suites finished in Little Greene 'Mortar'
- Feature staircases with architectural glass balustrades
- Panoramic fold & slide doors to kitchen/dining areas



EXTERNAL FEATURES

- Off-Road parking
- Internal garages (Plots 7 & 8)
- Designer landscaped private gardens and courtyards with contemporary sandstone paving, raised beds & planting.
- Enclosed cycle stores with brushed stainless steel stands & visitor locking rings
- Courtesy lighting to parking bays
- Allocated Electric Vehicle charging points
- Copper up/down lighters to exterior & gardens

*Subject to plot numbers



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COMMUNICATIONS

- CAT6 Networking throughout
- Full TV distribution system
- BT Ready



SECURITY

- All external doors & windows full Pass 24 accreditation.
- Child locks to windows above ground floor
- Intruder alarm systems
- Fully integrated smoke & heat detectors
- 10 Year warranty provided by ICW

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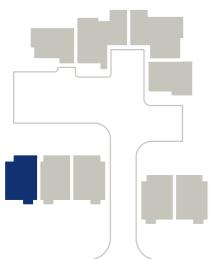
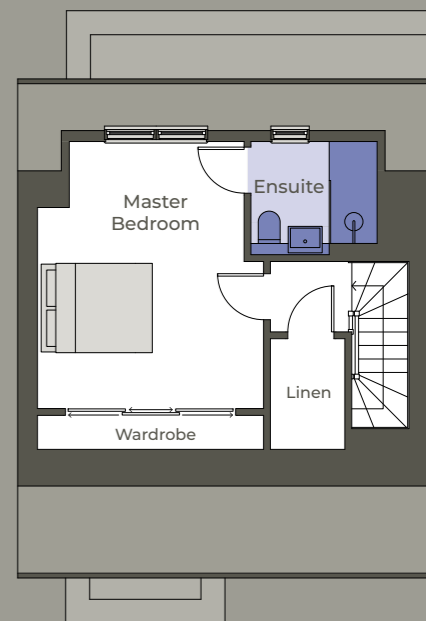
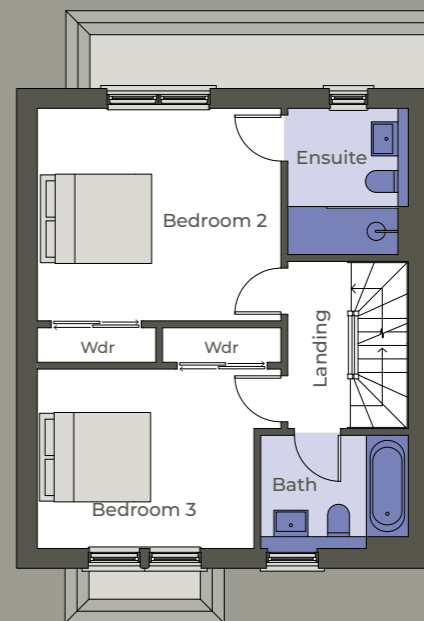
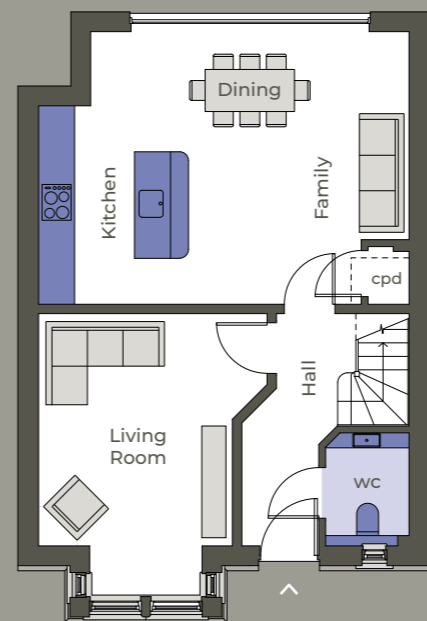
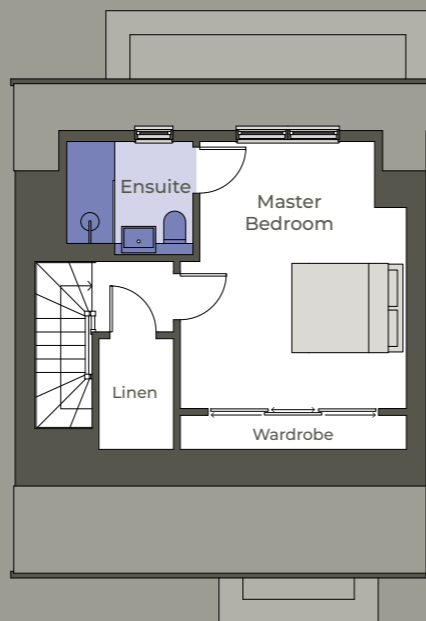
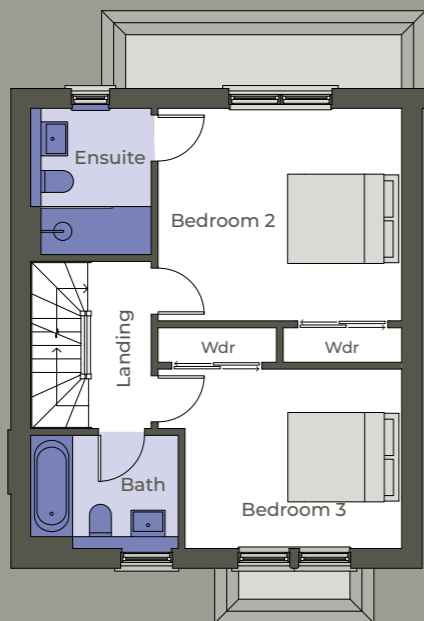
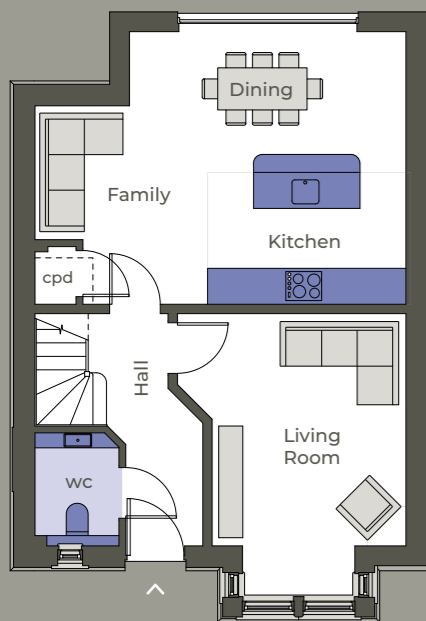
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HOME ONE

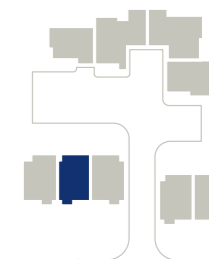


HOME TWO



| | Metric | Imperial | Ensuite |
|---------------------------|---------------|---------------------|---------|
| Living Room | 4.82m x 3.30m | 15'9.76" x 10'9.92" | |
| Kitchen / Dining / Family | 6.25m x 4.60m | 20'6.06" x 15'1.10" | |
| Master Bedroom | 4.50m x 3.81m | 14'9.17" x 12'6" | ✓ |
| Bedroom 2 | 4.11m x 3.59m | 13'5.81" x 11'9.34" | ✓ |
| Bedroom 3 | 3.66m x 3.03m | 12'0.09" x 9'11.29" | |

| Ensuite | Metric | Imperial | |
|---------|---------------|----------------------|---------------------------|
| | 4.82m x 3.30m | 15'9.76" x 10'9.92" | Living Room |
| | 6.25m x 4.60m | 20'6.06" x 15'1.10" | Kitchen / Dining / Family |
| ✓ | 4.50m x 3.81m | 14'9.17" x 12'6" | Master Bedroom |
| ✓ | 4.11m x 3.59m | 13'5.81" x 11'9.34" | Bedroom 2 |
| | 3.65m x 3.03m | 11'11.70" x 9'11.29" | Bedroom 3 |

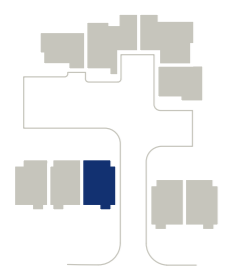
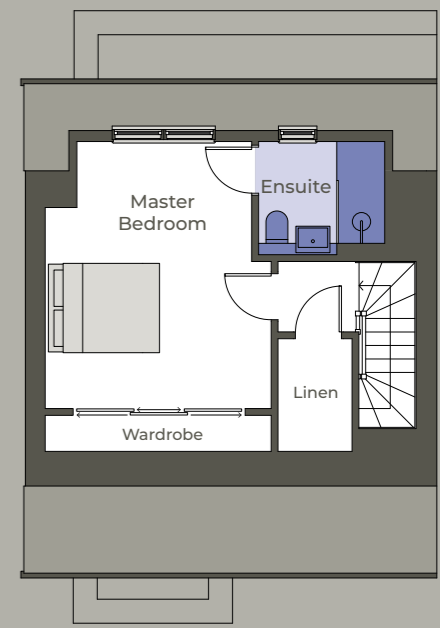
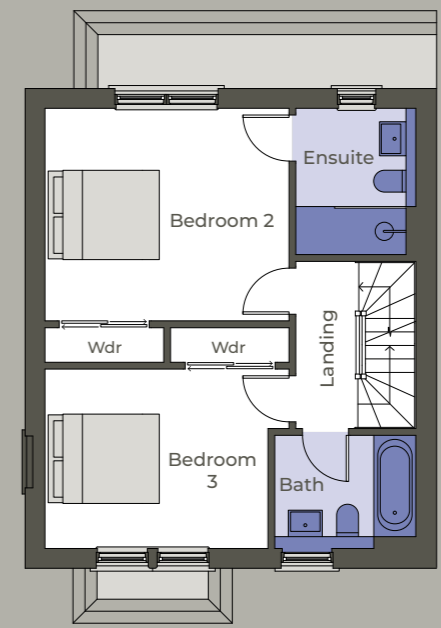
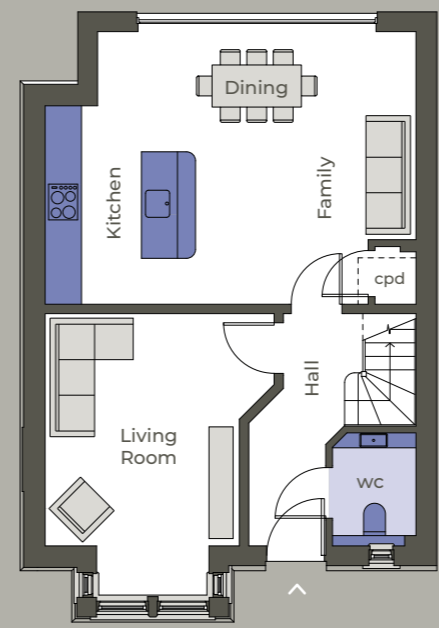
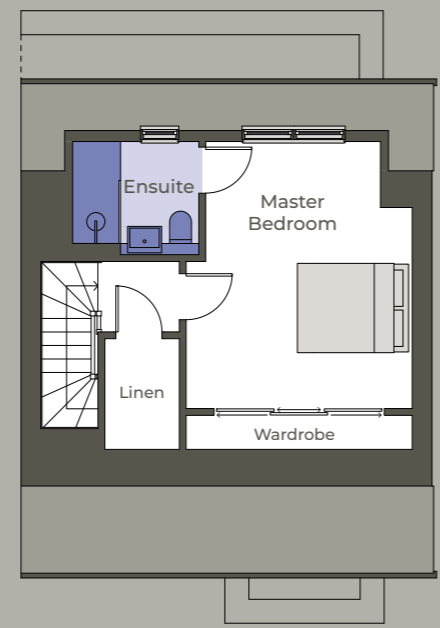
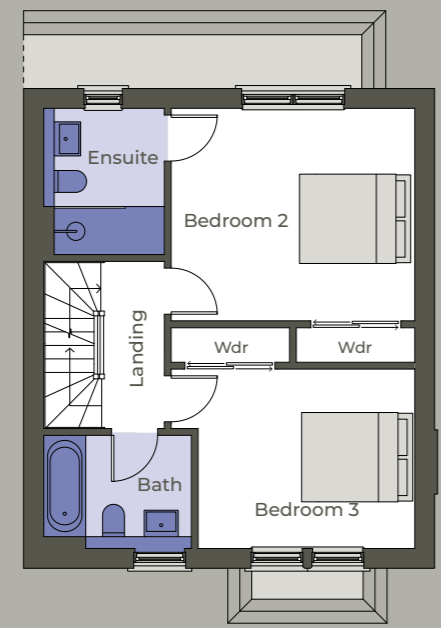
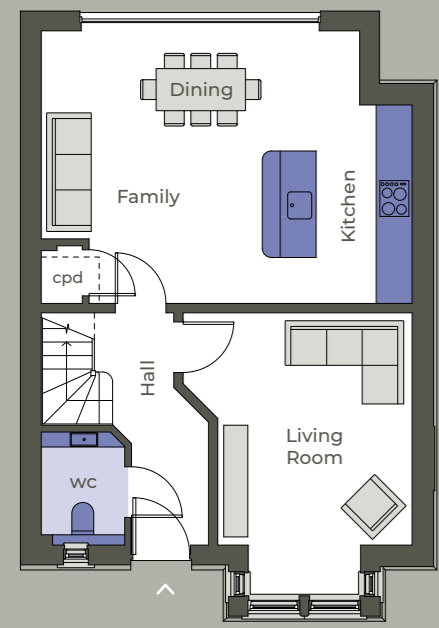




HOME THREE

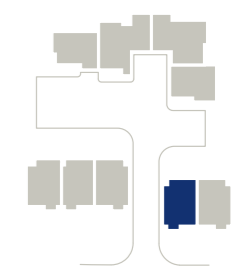


HOME FOUR



| | Metric | Imperial | Ensuite |
|---------------------------|---------------|---------------------|---------|
| Living Room | 4.82m x 3.30m | 15'9.76" x 10'9.92" | |
| Kitchen / Dining / Family | 6.25m x 4.60m | 20'6.06" x 15'1.10" | |
| Master Bedroom | 4.50m x 3.81m | 14'9.17" x 12'6" | ✓ |
| Bedroom 2 | 4.11m x 3.59m | 13'5.81" x 11'9.34" | ✓ |
| Bedroom 3 | 3.66m x 3.03m | 12'0.09" x 9'11.29" | |

| Ensuite | Metric | Imperial | |
|---------|---------------|---------------------|---------------------------|
| | 4.82m x 3.30m | 15'9.76" x 10'9.92" | Living Room |
| | 6.25m x 4.60m | 20'6.06" x 15'1.10" | Kitchen / Dining / Family |
| ✓ | 4.50m x 3.81m | 14'9.17" x 12'6" | Master Bedroom |
| ✓ | 4.11m x 3.59m | 13'5.81" x 11'9.34" | Bedroom 2 |
| | 3.76m x 3.03m | 12'4.03" x 9'11.29" | Bedroom 3 |

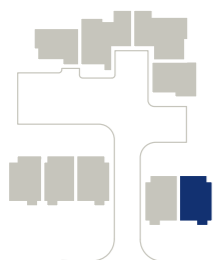
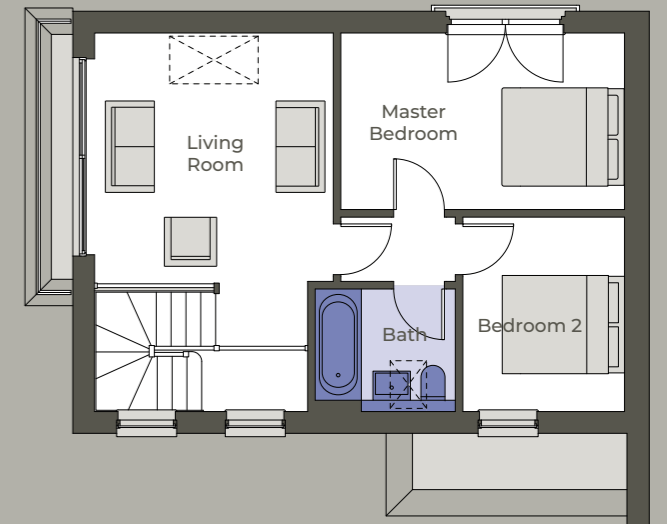
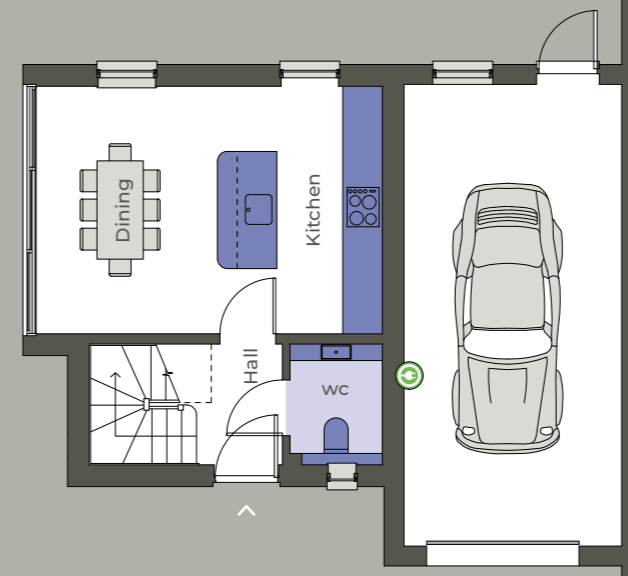
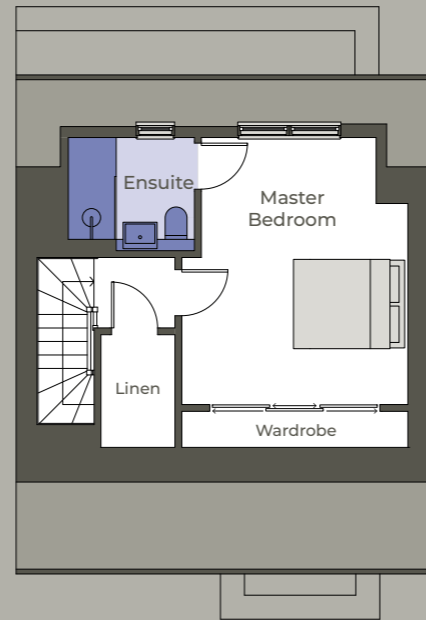
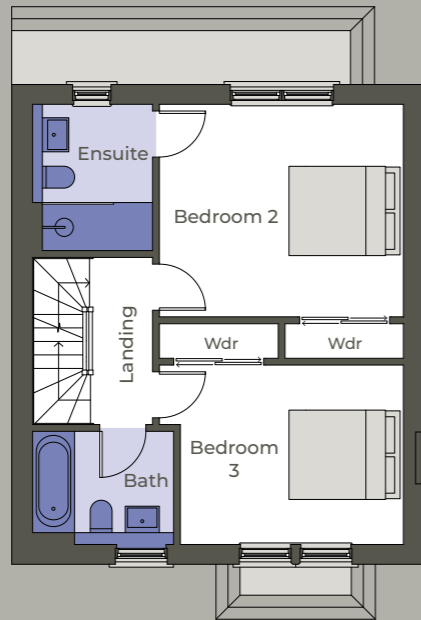
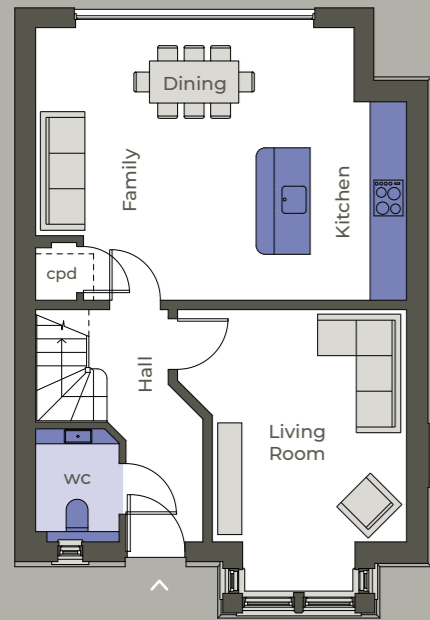




HOME FIVE

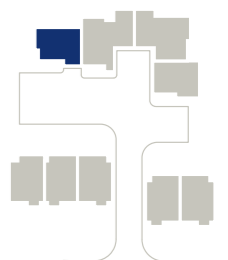


HOME SIX



| | Metric | Imperial | Ensuite |
|---------------------------|---------------|---------------------|---------|
| Living Room | 4.82m x 3.30m | 15'9.76" x 10'9.92" | |
| Kitchen / Dining / Family | 6.25m x 4.60m | 20'6.06" x 15'1.10" | |
| Master Bedroom | 4.50m x 3.81m | 14'9.17" x 12'6" | ✓ |
| Bedroom 2 | 4.11m x 3.59m | 13'5.81" x 11'9.34" | ✓ |
| Bedroom 3 | 3.76m x 3.03m | 12'4.03" x 9'11.29" | |

| Ensuite | Metric | Imperial | |
|---------|---------------|---------------------|---------------------------|
| | 3.80m x 3.66m | 12'5.61" x 12'0.09" | Living Room |
| | 5.28m x 3.81m | 17'3.87" x 12'6" | Kitchen / Dining / Family |
| | 4.35m x 2.72m | 14'3.26" x 8'11.09" | Master Bedroom |
| | 2.99m x 2.50m | 9'9.72" x 8'2.42" | Bedroom 2 |

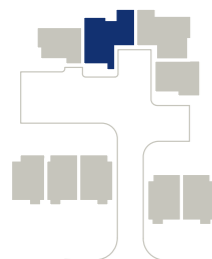
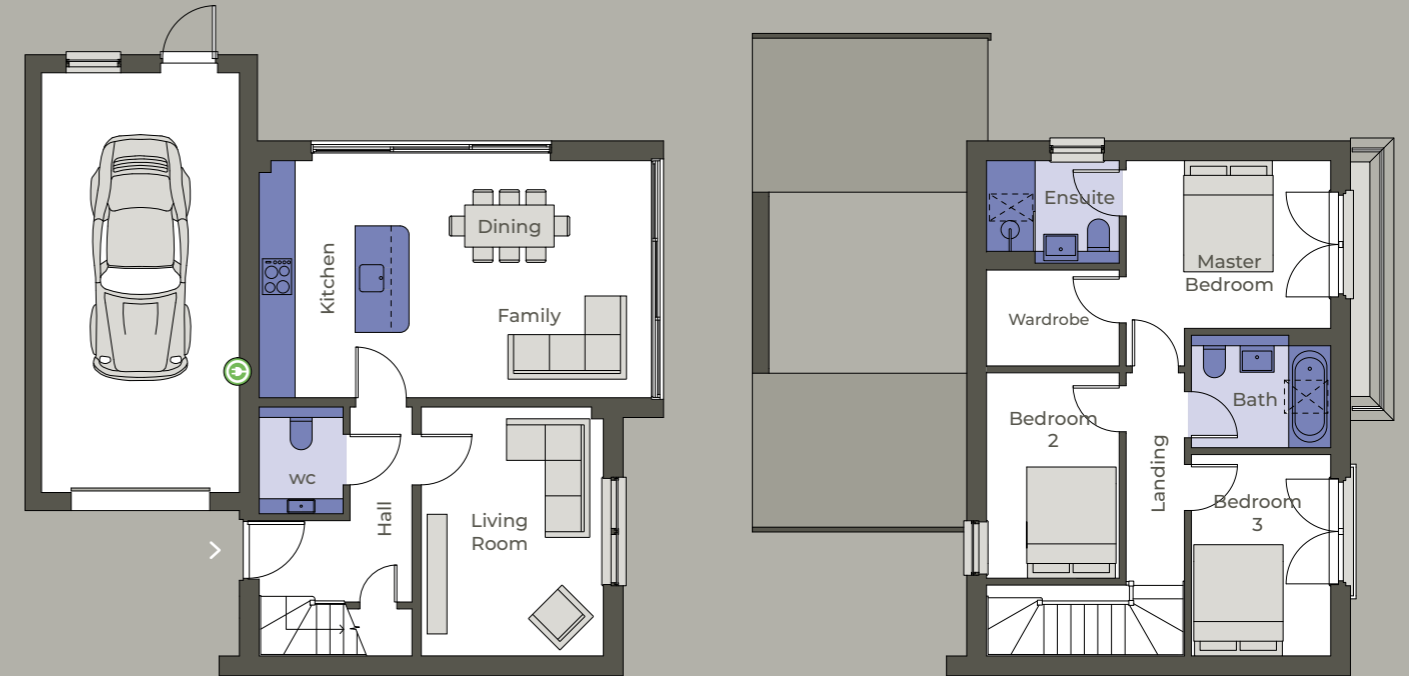
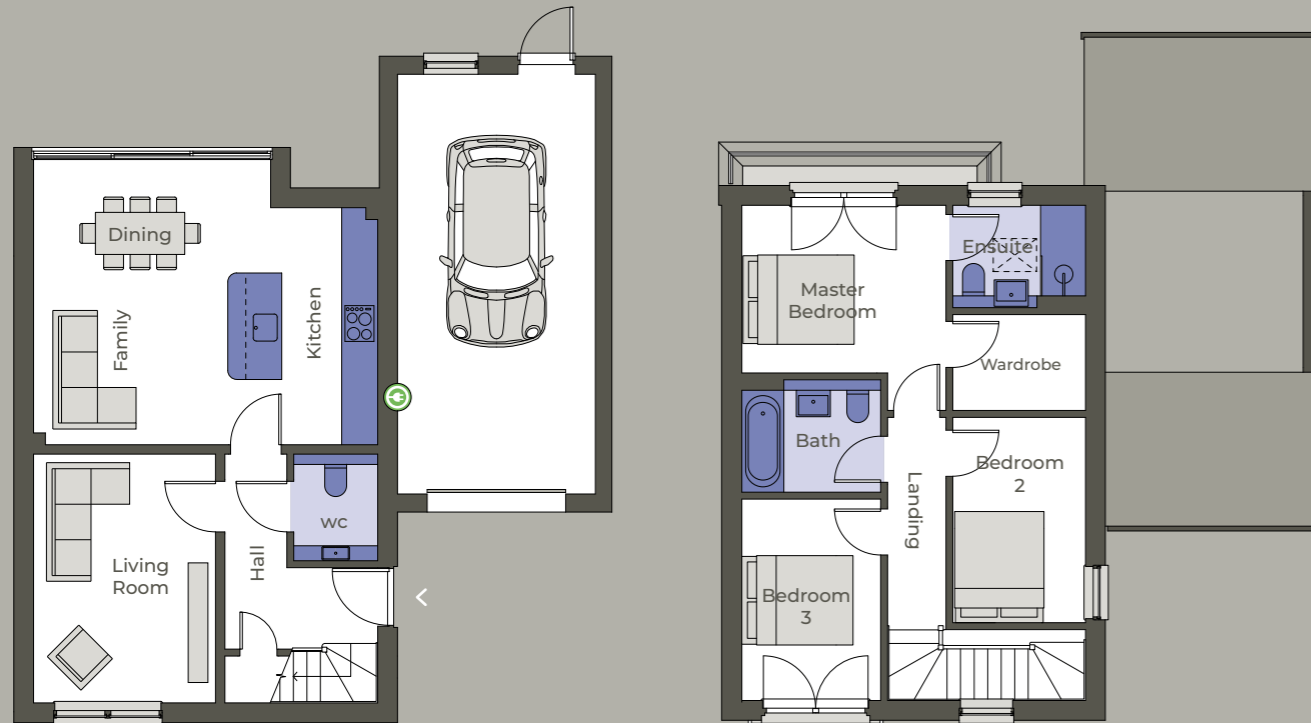




HOME SEVEN



HOME EIGHT



| | Metric | Imperial | Ensuite |
|---------------------------|---------------|---------------------|---------|
| Living Room | 4.21m x 3.09m | 13'9.74" x 10'1.65" | |
| Kitchen / Dining / Family | 5.80m x 4.99m | 16'8" x 16'4.46" | |
| Master Bedroom | 3.45m x 2.84m | 11'3.83" x 9'8.11" | ✓ |
| Bedroom 2 | 3.40m x 2.36m | 11'1.86" x 7'8.91" | |
| Bedroom 3 | 3.45m x 2.25m | 11'3.83" x 7'4.58" | |

| Ensuite | Metric | Imperial | |
|---------|---------------|---------------------|---------------------------|
| | 4.21m x 3.09m | 13'9.74" x 10'1.65" | Living Room |
| | 6.57m x 4.01m | 21'6.66" x 13'1.87" | Kitchen / Dining / Family |
| ✓ | 3.45m x 2.84m | 11'3.83" x 9'8.11" | Master Bedroom |
| | 3.40m x 2.36m | 11'1.86" x 7'8.91" | Bedroom 2 |
| | 3.45m x 2.25m | 11'3.83" x 7'4.58" | Bedroom 3 |





3



2



1

HOME NINE



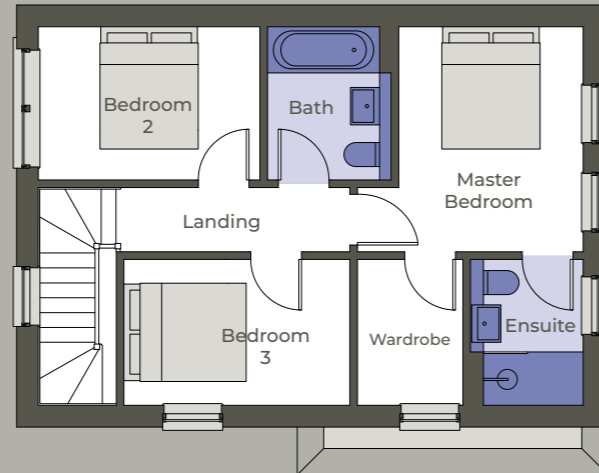
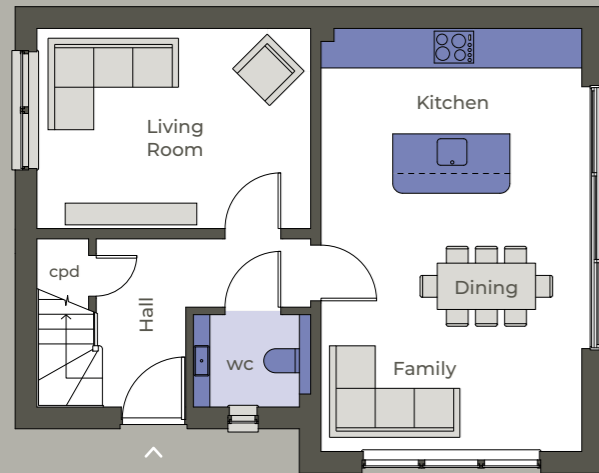
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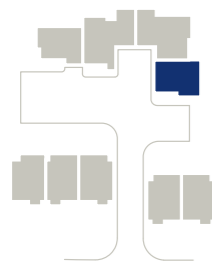
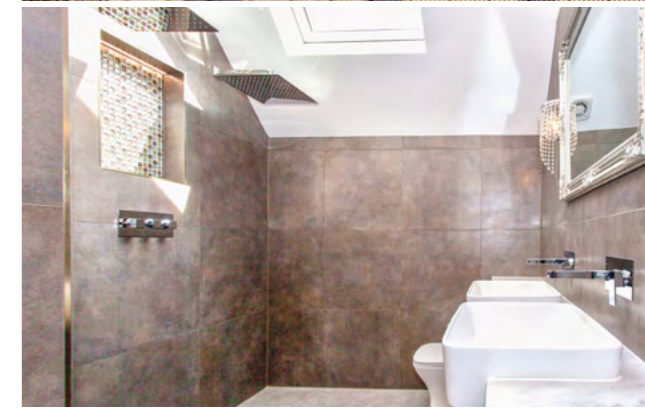
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Aspire are passionate about the design and construction of high quality, exclusive homes.

From planning, to building, through to interior design, our expert and experienced team are committed to delivering your inspirational home with the greatest attention to detail.

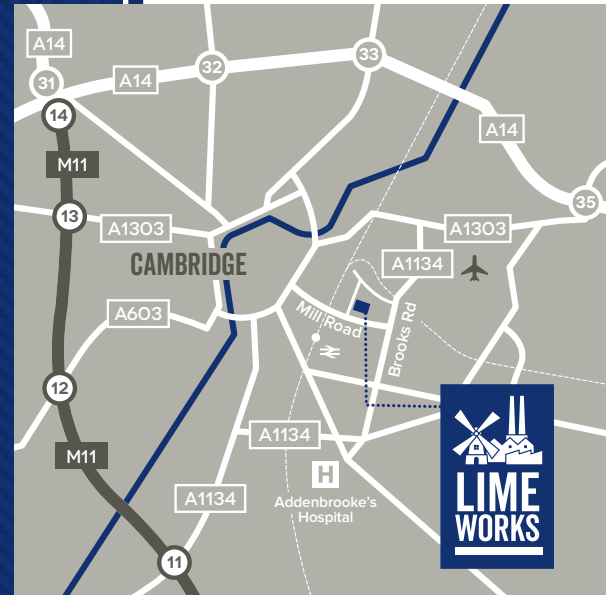
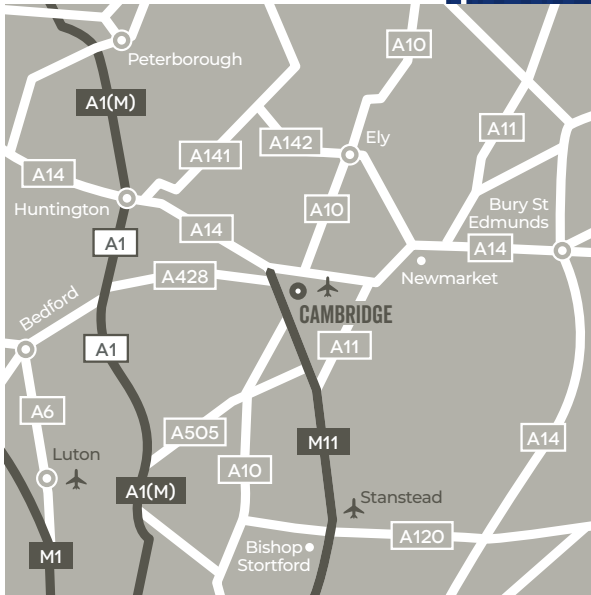
The Aspire Brand represents high standards along with both desirable and innovative products and services. Our properties are unique and interesting, our systems are efficient and we have a strong sense of integrity in both our business to business and customer facing interactions and transactions.



| | Metric | Imperial | Ensuite |
|---------------------------|---------------|---------------------|---------|
| Living Room | 4.21m x 3.09m | 13'9.74" x 10'1.65" | |
| Kitchen / Dining / Family | 6.47m x 4.01m | 21'2.72" x 13'1.87" | |
| Master Bedroom | 3.45m x 2.84m | 11'3.83" x 9'8.11" | ✓ |
| Bedroom 2 | 3.40m x 2.36m | 11'1.86" x 7'8.91" | |
| Bedroom 3 | 3.45m x 2.25m | 11'3.83" x 7'4.58" | |

Disclaimer:

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