



*Knights Park*  
EDDINGTON  
CAMBRIDGE

**RUBICON**

*A new way of life*



A BOLD AND STRIKING  
*architectural vision*





LIVE LIFE  
*with flair*



Computer generated images of Rubicon

RUBICON, SITUATED IN THE HEART OF KNIGHTS PARK, IS A STRIKING AND DISTINCTIVE COLLECTION OF APARTMENTS, DESIGNED TO ENHANCE YOUR LIFESTYLE WITH EXCEPTIONAL INTERIORS AND PRIVATE OUTDOOR SPACE.

Leafy streets and natural landscapes create a tranquil setting for you to unwind in, while also being a central part of the thriving community of Eddington, Cambridge.

Conceived by the University of Cambridge, Eddington is an exciting new neighbourhood just 1.9 miles from the cultural treasures of the city centre. With beautiful open spaces, an Ofsted-rated outstanding school, sports facilities and amenities, it offers you a wonderful home and a fulfilling lifestyle.





EVERYTHING YOU WANT  
*for modern living*

WITH ITS SLOPED ROOFS, SHIMMERING BRICKS OF DIFFERENT HUES, DRAMATIC WINDOWS AND UNIQUE ARCHITECTURAL DESIGN, RUBICON BOTH CATCHES THE EYE AND COMPLEMENTS ITS SURROUNDINGS.

Its range of different apartment sizes, from studios to three bedroom duplexes, and expertly designed co-working spaces, provide a vibrant and stimulating community for you to enjoy. Landscaped green spaces run between the buildings, with places to sit and talk, a play area for children and quiet sanctuaries for contemplation. Trees, hedgerows and planting have been thoughtfully planned to echo nature and create moments of delight around each corner. Together, they form a tranquil green setting, which is only a short walk from the lively centre of Eddington with its shops, café, school, community centre and hotel bar and restaurant.

Like all homes at Knights Park, Rubicon apartments are built to exceptionally high levels of energy efficiency. Their eco-friendly features enable you to live more sustainably, as well as providing you with a more comfortable and cost effective home.





AN INSPIRING

# *working environment*



WHETHER YOU ARE RUNNING YOUR OWN BUSINESS OR SPENDING PART OF THE WEEK WORKING REMOTELY, RUBICON GIVES YOU THE FLEXIBILITY TO OPERATE IN A WAY THAT SUITS YOU.

There are a series of co-working spaces designed for different needs: a mix of private work areas for when you wish to hold calls, or focus without any distractions; and larger open spaces that offer the conviviality of working with others, and opportunities for collaboration to develop organically.

Contemporary and functional furniture, lush planting and lighting have all been carefully considered in the design of these spaces, creating areas that are comfortable to work in, and offer sociability and stimulation when you want them.



REMARKABLE DESIGN

*Breathtaking style*



Computer generated image of Rubicon

RUBICON'S INTERIOR IS JUST AS EXCITING AS ITS EXTERIOR. THESE ARE HOMES THAT MAKE AN IMPACT, FROM THE MOMENT YOU STEP THROUGH YOUR FRONT DOOR.

The apartments have their own sophisticated look, with black industrial-style glazing, and sleek finish. Top floor apartments feature high vaulted ceilings, adding to the sense of space and airiness. Natural materials and a cool colour palette make the most of the abundant light and enhance the modern aesthetic.

The finish throughout is of exceptional quality, with state-of-the-art fixtures and fittings, and meticulous attention to detail.



Computer generated image of Rubicon



## SUPERB QUALITY

*in every detail*

### KITCHEN

- Contemporary matt finish kitchen units with black handle trim
- Soft close to doors and drawers
- Quartz worktop with matching upstands and splashback behind hob (where applicable)
- Induction hob (with built in extractor where on island or peninsula)
- Cooker hood integrated in wall units where applicable
- Integrated single oven and microwave or compact combi oven/microwave to studios
- Integrated dishwasher
- Integrated fridge/freezer
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated pull out recycling bin
- Washer/dryer (freestanding in hallway cupboard)

### EN SUITES/SHOWER ROOM

- White sanitary ware with contemporary matt black brassware
- Low profile shower tray with glass shower screen
- Dark wood effect vanity top
- Feature mirror and cabinet with LED lighting (to shower room and master en suite only)
- Large format wall and floor tiles
- Heated black towel rail

### BATHROOM

- White sanitary ware with contemporary matt black brassware
- Bath with shower over and glass screen
- Dark wood effect vanity top with matching bath panel
- Feature mirror and cabinet with LED lighting
- Large format wall and floor tiles
- Heated black towel rail

### DOORS AND WINDOWS

- Painted front entrance door with multi-point locking system
- High efficiency industrial style triple glazed aluminium timber composite windows
- White painted flush internal doors with matt black ironmongery

### DECORATIVE FINISHES

- Built-in sliding door wardrobe with LED lighting to master bedroom
- White timber staircase with carpeted treads and risers to duplex apartments
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion



Computer generated images of Rubicon

### FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/dining/living room, WCs where applicable and throughout studio apartments
- Carpet to bedrooms, stairs and upper hallways to duplexes
- Large format tiles to bathroom, shower room and en suites

### HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated towel rails to bathroom, shower room and en suite
- District heating, metered to each property

### ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom, shower room, en suites, WC and master bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Integrated USB port to selected sockets
- Shaver sockets to bathroom, shower room and en suite
- TV, BT and data points to selected locations
- Wiring for customer's own connection to super-fast broadband, up to 100MB\*
- Pre-wired for customer's own Sky subscription

- Video entry system linked to main entrance door
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

### EXTERNAL FINISHES

- Porcelain tiles to balcony/terrace
- Exterior finishes comprise glazed brickwork in a variety of colours, combined with aluminium cladding to selected areas
- PV panels to each block



### COMMUNAL AREAS

- Fully furnished co-working space to each block, with a selection of open and private working areas
- Fob controlled access system to entrance lobby
- Lift access to all floors including basement
- Cycle storage space
- Letterboxes provided for all apartments within communal area

### PARKING

- Secure basement parking space to each apartment
- Electric car charging points

### GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



Kitchen designs and layouts vary; please speak to our Sales Executives for further information. \*Broadband speed information provided by BT/Virgin.

A Block Management Company has been formed at Rubicon and will be responsible for the management and maintenance of communal areas and shared facilities in the apartment blocks. All homeowners will become members of the Management Company when they purchase their property at Rubicon. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

Estate Management services at Knights Park will be provided by the University of Cambridge's own estate management company Portal Estate Management. Portal's services cover the management and maintenance of the external communal areas for the wider estate including the estate roads, landscaped areas, site wide drainage, play equipment and lighting on the estate. A separate estate charge will be payable to Portal for their estate management services.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.





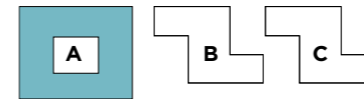


PLANNED FOR SUSTAINABLE  
*modern living*



# Building A

## GROUND FLOOR



001 - 2 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.30m	18'8" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"

002 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 7.85m	12'7" x 25'8"
Bedroom 1	5.40m x 3.25m	17'8" x 10'7"
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"

003 - 2 bedroom apartment		
Kitchen/Dining/Living	5.65m x 6.20m	18'6" x 20'4"
Bedroom 1	3.25m x 2.95m	10'7" x 9'8"
Bedroom 2	4.45m x 2.80m	14'7" x 9'2"

004 - 1 bedroom apartment		
Kitchen/Dining/Living	7.95m x 4.55m	26'0" x 14'11"
Bedroom	4.60m x 2.75m	15'1" x 9'0"

005 - 3 bedroom apartment		
Kitchen/Dining/Living	9.10m x 3.55m	29'10" x 11'7"
Bedroom 1	5.85m x 2.65m	19'2" x 8'8"
Bedroom 2	4.75m x 2.75m	15'6" x 9'0"
Bedroom 3	4.80m x 2.70m	15'8" x 8'10"

006 - 2 bedroom apartment		
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"

007 - 2 bedroom apartment		
Kitchen/Dining/Living	5.65m x 6.30m	18'6" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"

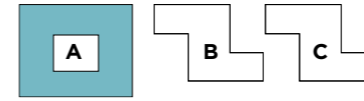
008 - 2 bedroom apartment		
Kitchen/Dining/Living	8.10m x 4.65m	26'6" x 15'3"
Bedroom 1	3.70m x 3.55m	12'1" x 11'7"
Bedroom 2	3.70m x 3.40m	12'1" x 11'1"

009 - 2 bedroom apartment		
Kitchen/Dining/Living	6.70m x 5.35m	21'11" x 17'6"
Bedroom 1	4.35m x 3.05m	14'3" x 10'0"
Bedroom 2	2.95m x 3.85m	9'8" x 12'7"

- 1 bed
- 2 bed
- 3 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building A

## FIRST FLOOR



010 - 3 bedroom apartment		
Kitchen/Dining/Living	8.45m x 4.35m	27'8" x 14'3"
Bedroom 1	4.45m x 2.75m	14'7" x 9'0"
Bedroom 2	2.95m x 3.65m	9'8" x 11'11"
Bedroom 3	3.35m x 3.25m	10'11" x 10'7"

011 - 1 bedroom apartment		
Kitchen/Dining/Living	5.05m x 6.60m	16'6" x 21'7"
Bedroom	4.90m x 3.10m	16'0" x 10'2"

012 - 2 bedroom apartment		
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"

013 - 1 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.95m	12'5" x 9'8"

014 - Studio apartment		
Living Space	7.20m x 3.85m	23'7" x 12'7"

015 - 2 bedroom apartment		
Kitchen/Dining/Living	8.10m x 3.50m	26'6" x 11'5"
Bedroom 1	2.75m x 4.30m	9'0" x 14'1"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

016 - 2 bedroom apartment		
Kitchen/Dining/Living	8.00m x 3.55m	26'2" x 11'7"
Bedroom 1	2.75m x 4.30m	9'0" x 14'1"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

017 - Studio apartment		
Living Space	7.25m x 3.85m	23'9" x 12'7"

018 - 1 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.85m x 2.95m	12'7" x 9'8"

019 - 2 bedroom apartment		
Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"

020 - 2 bedroom apartment		
Living	4.20m x 3.35m	13'9" x 10'11"
Kitchen/Dining	4.40m x 3.00m	14'5" x 9'10"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.10m	16'0" x 10'2"

021 - 2 bedroom apartment		
Kitchen/Dining/Living	8.10m x 4.65m	26'6" x 15'3"
Bedroom 1	3.70m x 3.55m	12'1" x 11'7"
Bedroom 2	3.70m x 3.40m	12'1" x 11'1"

022 - 2 bedroom apartment		
Kitchen/Dining/Living	6.70m x 5.35m	21'11" x 17'6"
Bedroom 1	4.40m x 3.05m	14'4" x 10'0"
Bedroom 2	3.05m x 3.85m	10'0" x 12'7"

- Studio
- 1 bed
- 2 bed
- 3 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building A

## SECOND FLOOR



023 - 3 bedroom duplex apartment (lower floor)		
Kitchen/Dining	11.80m x 3.25m	38'8" x 10'7"
Living	4.40m x 3.95m	14'5" x 12'11"

024 - 2 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.30m	18'8" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.95m x 3.10m	16'2" x 10'2"

025 - 2 bedroom apartment		
Kitchen/Dining/Living	6.00m x 7.90m	19'8" x 25'10"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"

026 - 1 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.85m x 2.95m	12'7" x 9'8"

027 - Studio apartment		
Living Space	7.25m x 3.85m	23'9" x 12'7"

028 - 2 bedroom apartment		
Kitchen/Dining/Living	8.00m x 4.05m	26'2" x 13'3"
Bedroom 1	2.75m x 4.30m	9'0" x 14'12"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

029 - 2 bedroom apartment		
Kitchen/Dining/Living	8.00m x 4.05m	26'2" x 13'3"
Bedroom 1	2.75m x 4.30m	9'0" x 14'1"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

030 - Studio apartment		
Living Space	7.25m x 3.85m	23'9" x 12'7"

031 - 1 bedroom apartment		
Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.85m x 2.95m	12'7" x 9'8"

032 - 2 bedroom apartment		
Kitchen/Dining/Living	6.05m x 7.90m	19'10" x 25'10"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"

033 - 2 bedroom apartment		
Kitchen/Dining/Living	5.65m x 6.30m	18'6" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.10m	16'0" x 10'2"

034 - 2 bedroom apartment		
Kitchen/Dining/Living	8.00m x 4.65m	26'2" x 15'3"
Bedroom 1	3.70m x 3.55m	12'1" x 11'7"
Bedroom 2	3.70m x 3.40m	12'1" x 11'1"

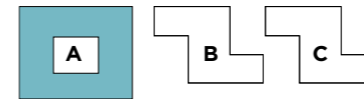
  

035 - 2 bedroom apartment		
Kitchen/Dining/Living	6.70m x 5.35m	21'11" x 17'6"
Bedroom 1	4.40m x 3.05m	14'5" x 10'0"
Bedroom 2	3.05m x 3.80m	10'0" x 12'5"

- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void

# Building A

## THIRD FLOOR



### 023 - 3 bedroom duplex apartment (upper floor)

Bedroom 1	5.55m x 2.85m	18'2" x 9'4"
Bedroom 2	4.40m x 3.50m	14'5" x 11'5"
Bedroom 3	3.30m x 3.85m	10'9" x 12'7"

### 036 - 2 bedroom apartment

Kitchen/Dining/Living	4.40m x 6.30m	14'5" x 20'7"
Bedroom 1	5.05m x 3.10m	16'6" x 10'2"
Bedroom 2	4.90m x 3.85m	16'0" x 12'7"

### 037 - 2 bedroom apartment

Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.25m	17'10" x 10'7"
Bedroom 2	4.10m x 2.75m	13'5" x 9'0"

### 038 - 1 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.75m	12'5" x 9'0"

### 039 - Studio apartment

Living Space	7.25m x 3.80m	23'9" x 12'5"
--------------	---------------	---------------

### 040 - 2 bedroom apartment

Kitchen/Dining/Living	8.00m x 4.05m	26'2" x 13'3"
Bedroom 1	2.75m x 4.25m	9'0" x 13'11"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

### 041 - 2 bedroom apartment

Kitchen/Dining/Living	8.10m x 3.50m	26'6" x 11'5"
Bedroom 1	2.75m x 4.25m	9'0" x 13'11"
Bedroom 2	3.70m x 3.10m	12'1" x 10'2"

### 042 - Studio apartment

Living Space	7.25m x 3.80m	23'9" x 12'5"
--------------	---------------	---------------

### 043 - 1 bedroom apartment

Kitchen/Dining/Living	5.70m x 6.10m	18'8" x 20'0"
Bedroom	3.80m x 2.95m	12'5" x 9'8"

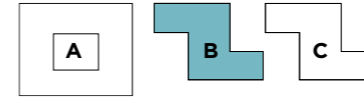
### 044 - 2 bedroom apartment

Kitchen/Dining/Living	3.90m x 7.85m	12'9" x 25'8"
Bedroom 1	5.45m x 3.20m	17'10" x 10'5"
Bedroom 2	4.20m x 2.75m	13'9" x 9'0"

- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void

# Building B

## GROUND FLOOR



045 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

046 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

047 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"
Bedroom 2	4.50m x 2.75m	14'9" x 9'0"

048 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

049 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

050 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

051 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

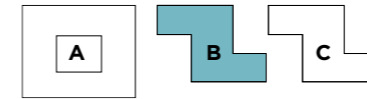
052 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

053 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.40m x 3.05m	11'1" x 10'0"
Bedroom 2	4.00m x 2.80m	13'1" x 9'2"

- Studio
- 1 bed
- 2 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void

# Building B

## FIRST FLOOR



054 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 6.75m	11'9" x 22'1"
Bedroom	3.40m x 4.30m	11'1" x 14'1"

055 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

056 - 1 bedroom apartment		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

057 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.75m	14.11" x 9'0"

058 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

059 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

060 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

061 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

062 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

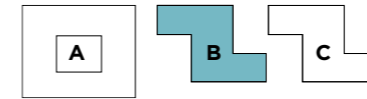
063 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.40m x 3.05m	11'1" x 10'0"
Bedroom 2	4.00m x 2.80m	13'1" x 9'2"

- Studio
- 1 bed
- 2 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void



# Building B

## SECOND FLOOR



064 - 2 bedroom apartment		
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"

065 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

066 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

067 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14'11" x 8'10"

068 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

069 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

070 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

071 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

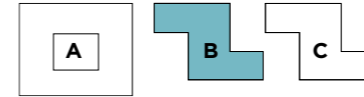
072 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

073 - 3 bedroom duplex apartment (lower floor)		
Kitchen/Dining	7.45m x 4.15m	24'5" x 13'7"
Living	3.05m x 5.25m	10'0" x 17'2"

- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building B

## THIRD FLOOR



074 - 2 bedroom apartment		
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"

075 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

076 - 1 bedroom apartment		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

077 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14'11" x 8'10"

078 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

079 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

080 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

081 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

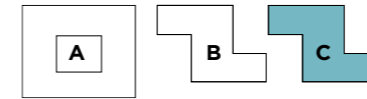
082 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

073 - 3 bedroom duplex apartment (upper floor)		
Bedroom 1	3.85m x 4.25m	12'7" x 13'11"
Bedroom 2	3.50m x 3.30m	11'5" x 10'9"
Bedroom 3	4.10m x 2.70m	13'5" x 8'10"

- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building C

## GROUND FLOOR



083 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

084 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

085 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"
Bedroom 2	4.50m x 2.75m	14.9" x 9'0"

086 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

087 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

088 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

089 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

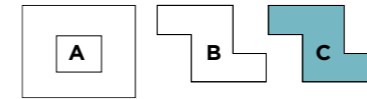
090 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

091 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.05m	11'7" x 10'0"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"

- Studio
- 1 bed
- 2 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void

# Building C

## FIRST FLOOR



092 - 1 bedroom apartment		
Kitchen/Dining/Living	3.70m x 6.75m	12'1" x 22'1"
Bedroom	3.40m x 4.30m	11'1" x 14'1"

093 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

094 - 1 bedroom apartment		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

095 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14.11" x 8'10"

096 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

097 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

098 - 2 bedroom apartment		
Kitchen/Dining/Living	6.60m x 3.20m	21'7" x 10'5"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"

099 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

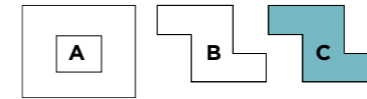
100 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

101 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.05m	11'7" x 10'0"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"

- Studio
- 1 bed
- 2 bed
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building C

## SECOND FLOOR



102 - 2 bedroom apartment		
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.30m x 3.55m	10'9" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"

103 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'5"

104 - 1 bedroom apartment		
Kitchen/Dining/Living	3.60m x 8.00m	11'9" x 26'2"
Bedroom	2.80m x 4.40m	9'2" x 14'5"

105 - 2 bedroom apartment		
Kitchen/Dining/Living	5.10m x 8.70m	16'8" x 28'6"
Bedroom 1	3.80m x 5.20m	12'5" x 17'0"
Bedroom 2	4.55m x 2.70m	14'11" x 8'10"

106 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

107 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

108 - 3 bedroom duplex apartment (lower floor)		
Kitchen/Dining/Living	6.55m x 6.05m	21'5" x 19'10"
Bedroom 3	3.60m x 4.10m	11'9" x 13'5"

109 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

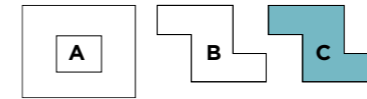
110 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

111 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.05m	11'7" x 10'0"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"

- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- X = Void

# Building C

## THIRD FLOOR



112 - 2 bedroom apartment		
Kitchen/Dining/Living	7.15m x 4.70m	23'5" x 15'4"
Bedroom 1	3.20m x 3.55m	10'5" x 11'7"
Bedroom 2	3.75m x 3.10m	12'3" x 10'2"

113 - 1 bedroom apartment		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

114 - 1 bedroom apartment		
Kitchen/Dining/Living	3.55m x 8.00m	11'7" x 26'2"
Bedroom	2.80m x 4.50m	9'2" x 14'9"

115 - 2 bedroom apartment		
Kitchen/Dining/Living	5.15m x 8.70m	16'10" x 28'6"
Bedroom 1	3.80m x 5.15m	12'5" x 16'10"
Bedroom 2	4.50m x 2.75m	14'9" x 9'0"

116 - Studio apartment		
Living Space	4.90m x 6.60m	16'0" x 21'7"

117 - 1 bedroom apartment		
Kitchen/Dining/Living	6.05m x 4.55m	19'10" x 14'11"
Bedroom	3.10m x 3.55m	10'2" x 11'7"

108 - 3 bedroom duplex apartment (upper floor)		
Bedroom 1	4.50m x 3.60m	14'9" x 12'7"
Bedroom 2	4.50m x 3.85m	14'9" x 11'9"

118 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

119 - Studio apartment		
Living Space	4.90m x 5.80m	16'0" x 19'0"

120 - 2 bedroom apartment		
Kitchen/Dining/Living	3.85m x 6.55m	12'7" x 21'5"
Bedroom 1	3.55m x 3.10m	11'7" x 10'2"
Bedroom 2	4.05m x 2.80m	13'3" x 9'2"

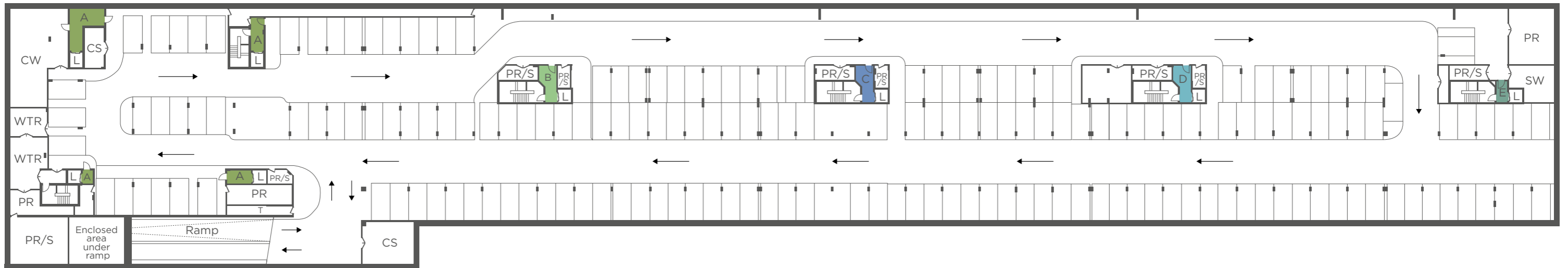
- Studio
- 1 bed
- 2 bed
- 3 bed duplex
- US = Utilities Store
- HIU = Heat Interface Unit
- W = Wardrobe
- = Indicative wardrobe location
- W/D = Washer/Dryer
- = Reduced ceiling height
- = Void



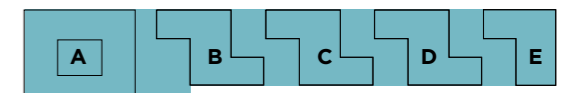
# Well designed

## PARKING

UNDERGROUND PARKING IS CLEVERLY INCORPORATED INTO ALL THE APARTMENT BUILDINGS, PROVIDING CONVENIENCE FOR RESIDENTS AND HELPING TO KEEP THE STREETS CLEARER FOR PEDESTRIANS.



■ = Building A Lobby  
 ■ = Building B Lobby  
 ■ = Building C Lobby  
 ■ = Building D Lobby  
 ■ = Building E Lobby  
 CS = Cycle Store  
 CW = Cycle Wash  
 L = Lift  
 PR = Plant Room  
 PR/S = Plant Room/Storage  
 T = Telecoms  
 WTR = Water Tank Room  
 SW = Switch Room





BROUGHT TO YOU BY AN  
*award-winning housebuilder*



Fish Island Village



Ninewells



Harrow One



Mosaics



HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021.

Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards in 2020. Hill, with joint-venture partners Peabody, also received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

Follow us on Facebook and Instagram @CreatedbyHill





# RUBICON



## *Knights Park* EDDINGTON CAMBRIDGE

Knights Park Sales and Marketing Suite  
Eddington Avenue  
Cambridge CB3 1SE

01223 607200  
enquiries@knightspark-eddington.co.uk

[KnightsPark-Eddington.co.uk](http://KnightsPark-Eddington.co.uk)



This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Knights Park properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print.



HILL.CO.UK