



# Weston Gate at Cambridge Road

HITCHIN, HERTFORDSHIRE

A beautiful collection of one and two bedroom apartments  
and three bedroom homes nestled in the market town of Hitchin.

**Taylor**  
**Wimpey**

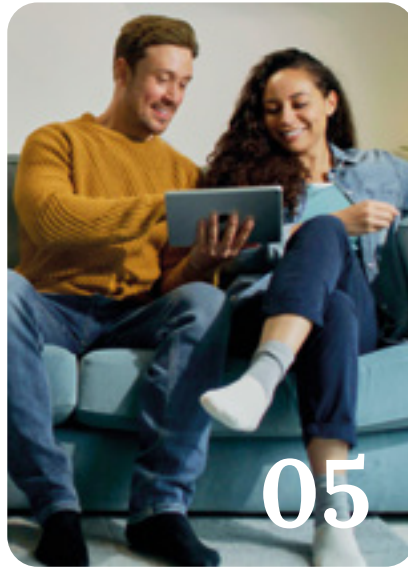
# Contents

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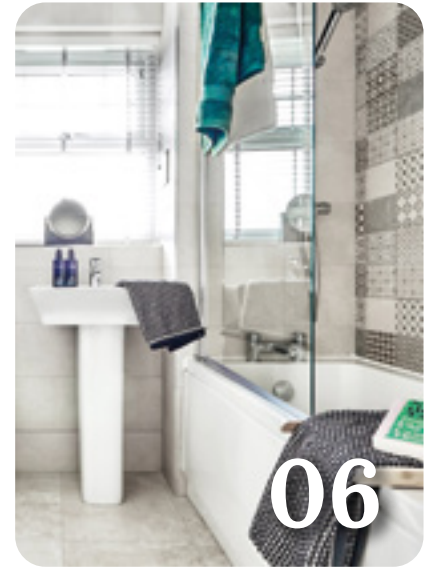
→ **Welcome to  
Weston Gate**



→ **Personalise  
your home**



→ **Included  
as standard**



→ **Our homes**



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# Welcome to Weston Gate at Cambridge Road



Surrounded by rolling countryside, in the historic market town of Hitchin, Weston Gate at Cambridge Road is a brand new community in Hertfordshire.

This small collection of homes combines traditional and contemporary features, while reflecting the local character of Hitchin.

[→ View the site plan](#)

# Love town life

Hitchin boasts picturesque small-town living, ideal for young professionals, couples and families.

On the doorstep of the Hertfordshire countryside, yet equipped with the essentials needed for modern living, Hitchin offers the best of both worlds.

Perfect for commuting, Hitchin offers direct links to the capital and other cities, and is well-served by road, with the A1(M) just three miles away.

Local countryside





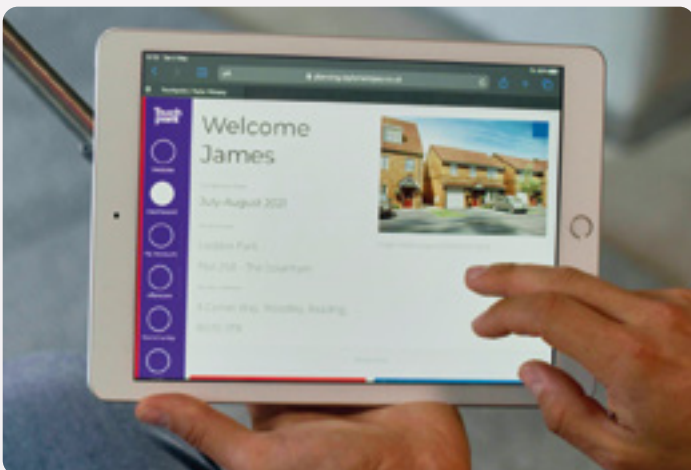
# Personalise your apartment

A new Taylor Wimpey apartment is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our apartments is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our apartments are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your apartment below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Bathrooms and en suites†

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose\* from to make your bathroom and en suite stand out from the crowd.



## Internal doors

Modern, Newark-style doors, complete with polished chrome handles give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.

## Electrics

An intercom system will finish the exterior of your apartment, while inside you can choose if your plug sockets come with or without USB ports. Optical heat and smoke alarms will also be fitted.



All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

\* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable.

# Specification of our apartments

General	
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors†	✓
Sound secure flat entrance door	✓
PVCu fascia and soffit	✓
White emulsion to walls	✓
Audio door entry system	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Flooring included throughout from a selected range	✓
Combination gas boiler & heating system to radiators	✓
Kitchen	
'Symphony' kitchen with a selection of doors and worktop choices from our 'Standard Range'	✓
1.5 bowl sink (finish to be confirmed by Sales Executive)	✓
Zanussi 'A Rated' single oven	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Living room	
TV socket/Sky enabled & Telecom point	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our apartments

Bathroom	
Roca white bathroom suite	✓
Ideal Standard brassware	✓
Thermostatic shower over bath as standard with full-height tiling to bath area + splashback tiling to basin.	✓
En suite†	
Roca white bathroom suite	✓
Ideal Standard brassware	✓
Full-height tiling to shower enclosure and splash back to basin	✓
Shower tray & 'Roman' Chrome finish glass shower cubicle	✓
Thermostatic shower	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

 [Find out more](#)

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# Our homes

→ Imperial Court



→ Vanity Court



→ Immersive Court



→ 3 bedroom homes

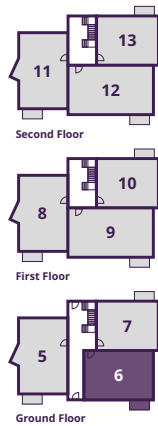


→ [View the site plan](#)



# Imperial Court

## 1 BEDROOM APARTMENTS



### PLOT 6

#### Kitchen/Dining Area

3.51m × 2.0m      11'7" × 6'8"

#### Living Room

4.22m × 4.2m      14'1" × 13'9"

#### Bedroom

4.5m × 3.0m      15'1" × 10'2"



### PLOTS 7, 10 & 13

#### Kitchen/Dining Area

3.3m × 2.0m      11'0" × 6'8"

#### Living Room

4.2m × 3.0m      14'0" × 13'2"

#### Bedroom

3.9m × 3.0m      12'9" × 10'2"



[Discover more about this home](#)



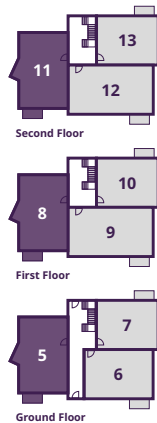
[View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please speak to our Sales Executives regarding the tenure of our new homes. 54785/September 2023.



# Imperial Court

## 2 BEDROOM APARTMENTS



### PLOTS 5, 8 & 11

#### Kitchen/Dining/Living Area

6.2m × 3.3m      20'7" × 11'3"

#### Bedroom 1

3.7m × 3.0m      10'2" × 8'9"

#### Bedroom 2

3.0m × 2.6m      10'2" × 8'9"

### PLOTS 9 & 12

#### Kitchen/Dining/Living Area

6.2m × 4.0m      20'8" × 13.3"

#### Bedroom 1

3.7m × 3.0m      12'3" × 11'0"

#### Bedroom 2

3.2m × 3.0m      10'8" × 10'2"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# Vanity Court

## 2 BEDROOM APARTMENTS



Second Floor



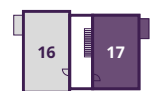
First Floor



Ground Floor



Second Floor



First Floor



Ground Floor

### PLOTS 14, 16 & 18

#### Kitchen/Dining/Living Area

6.29m × 4.01m      20'8" × 13'2"

#### Bedroom 1

3.71m × 3.31m      12'2" × 10'10"

#### Bedroom 2

3.26m × 3.08m      10'8" × 10'1"

### PLOTS 15, 17 & 19

#### Kitchen/Dining/Living Area

6.2m × 3.4m      20'4" × 11'1"

#### Bedroom 1

3.5m × 3.0m      11'5" × 9'10"

#### Bedroom 2

3.0m × 2.8m      9'10" × 9'2"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# Immersive Court

## 1 & 2 BEDROOM APARTMENTS



### PLOTS 20, 23 & 26

#### Kitchen

3.3m × 2.0m      10'9" × 6'6"

#### Dining/Living Area

4.2m × 3.9m      13'9" × 12'9"

#### Bedroom

3.9m × 3.0m      12'9" × 9'10"

### PLOTS 22, 25 & 28

#### Kitchen/Dining Area

4.0m × 3.1m      13'1" × 10'2"

#### Living Room

3.5m × 3.1m      11'5" × 10'2"

#### Bedroom 1

3.7m × 3.0m      12'1" × 9'10"

#### Bedroom 2

3.7m × 3.0m      12'1" × 9'10"

[→ Discover more about this home](#)

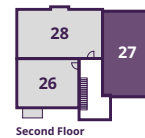
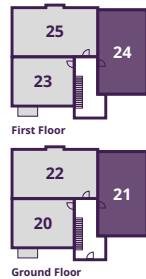
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# Immersive Court

## 2 BEDROOM APARTMENTS



### PLOTS 21 & 24

#### Kitchen

3.6m × 2.0m      11'9" × 6'6"

#### Dining/Living Area

4.7m × 4.2m      15'5" × 13'9"

#### Bedroom 1

4.6m × 3.1m      15'1" × 10'2"

#### Bedroom 2

3.4m × 3.1m      11'1" × 10'2"

### PLOTS 27

#### Kitchen

3.6m × 2.0m      11'9" × 6'6"

#### Dining/Living Area

4.7m × 4.2m      15'5" × 13'9"

#### Bedroom 1

4.6m × 3.1m      15'1" × 10'2"

#### Bedroom 2

3.4m × 3.1m      11'1" × 10'2"



[Discover more about this home](#)



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# The Cambridge

3 BEDROOM HOME, TOTAL 1037 sq ft / 96m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.85m × 3.31m      15'9" × 10'8"

### Living Room

5.19m × 3.43m      17'0" × 11'2"



## FIRST FLOOR

### Bedroom 1

4.85m × 3.04m      15'9" × 10'0"

### Bedroom 2

4.91m × 2.60m      16'1" × 8'5"

### Bedroom 3

3.93m × 2.21      12'9" × 7'2"



[Discover more about this home](#)



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# The Hampden

3 BEDROOM HOME, TOTAL 1083sq ft / 101m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.85m × 3.31m      15'9" × 10'8"

### Living Room

5.64m × 3.43m      18'5" × 11'2"



## FIRST FLOOR

### Bedroom 1

4.12m × 2.59m      13'5" × 8'4"

### Bedroom 2

4.85m × 2.30m      15'9" × 7'5"

### Bedroom 3

4.12m × 2.21m      13'5" × 7'2"



[Discover more about this home](#)



[View our current availability](#)

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01462 354097**.



Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**WESTON GATE AT CAMBRIDGE ROAD Hitchin, Hertfordshire SG4 0JN**

**CONTACT US ON 01462 354097**

# Taylor Wimpey