



# TEEJA HOUSE

129 CAMBRIDGE ROAD | GREAT SHELFORD



# TEEJAHOUSE

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A select development of 7 contemporary apartments situated in this highly regarded village, and well placed for Addenbrookes Hospital and the Bio-medical campus.

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Built using carefully chosen materials to a striking architectural design, the development comprises seven individual 1 and 2 bedroom apartments; each offering well thought-out light and airy accommodation finished to a stylish specification throughout.

Great Shelford is a thriving village just 4 miles south of the City Centre centred around Woollards Lane. The village is ever popular due to its array of shops, local businesses, doctors surgery, dentist and artisans including the well-regarded Shelford Deli and Barker Bros butchers.

Teeja House is situated on Cambridge Road, Great Shelford halfway between the centre of Great Shelford and the centre of Trumpington. The location is approximately 3.6 miles to the south of the city centre, 2.5 miles from Addenbrookes Hospital and 2.2 miles from Cambridge Biomedical Campus.

Great Shelford railway station is close by, offering trains to London Liverpool Street in around 1 hour 18 minutes. Alternatively, Cambridge Central mainline railway station provides trains to London Kings Cross in around 52 minutes. The M11 (junction 11) is approximately 1.3 miles away, just beyond Waitrose and the Park and Ride.

# GROUND FLOOR

## APARTMENT 2

A ground floor 2 Bedroom apartment with private front door, offering accommodation of around 708 sq ft\*, featuring open-plan living, double bedroom with fitted wardrobes, en-suite and further bedroom. This apartment also benefits from a private garden.

Kitchen/Living	4.06m (max) x 7.31m 13'4" (max) x 24'0"
Bedroom 1	2.7m x 5.05m 8'11" x 16'7"
Bedroom 2	2.10m x 3.73m 6'11" x 12'3"

## APARTMENT 1

A ground floor 1 Bedroom apartment with private front door, offering accommodation of around 605 sq ft\*, featuring open-plan living, double bedroom with fitted wardrobes and master bathroom.

Kitchen/Living	5.89m (max) x 6.22m 19'4" (max) x 20'5"
Bedroom 1	3.27m x 3.93m 10'9" x 12'11"



## APARTMENT 3

A ground floor 2 Bedroom apartment to the rear with private front door, offering accommodation of around 732 sq ft\*, featuring open-plan living, two double bedrooms with fitted wardrobes and master bathroom. This apartment also benefits from a private garden.

Kitchen/Living	5.48m x 5.02m 18'0" x 16'6"
Bedroom 1	4.36m x 2.76m 14'4" x 9'1"
Bedroom 2	4.21m x 2.76m 13'10" x 9'1"

\*Gross internal areas taken from architects plans

# FIRST FLOOR

## APARTMENT 5

A first floor 2 Bedroom apartment, offering accommodation of around 708 sq ft\*, featuring open-plan living, double bedroom with fitted wardrobes, further bedroom and master bathroom.

Kitchen/Living	4.08m (max) x 7.34m 13'5" (max) x 24'1"
Bedroom 1	2.71m x 4.01m 8'11" x 13'2"
Bedroom 2 /Study	2.13m x 4.01m 7'0" x 13'2"



## APARTMENT 4

A first floor 1 Bedroom apartment, offering accommodation of around 519 sq ft\*, featuring open-plan living, double bedroom with fitted wardrobes and en-suite bathroom.

Kitchen/Living	4.87m (max) x 6.22m 16'0" (max) x 20'5"
Bedroom 1	3.14m x 3.40m 10'4" x 11'2"

## APARTMENT 6

A first floor 1 Bedroom apartment, offering accommodation of around 524 sq ft\* featuring open-plan living, double bedroom with fitted wardrobes and master bathroom.

Kitchen/Living	5.48m x 4.85m 18'0" x 15'11"
Bedroom 1	3.63m x 3.55m 11'11" x 11'8"

\*Gross internal areas taken from architects plans

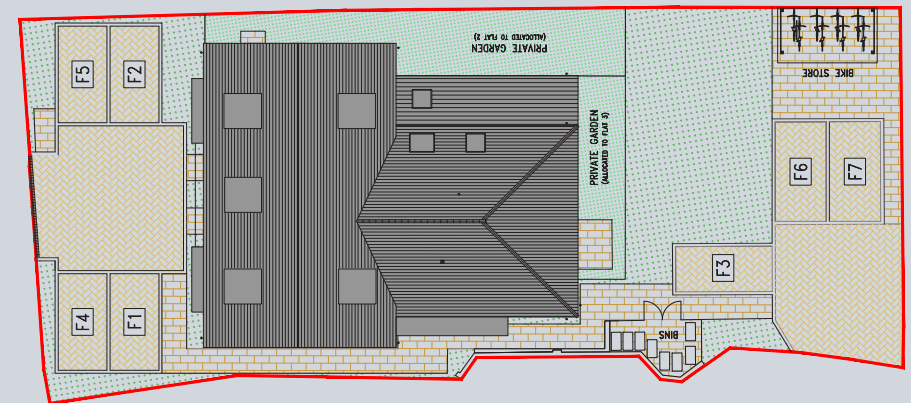
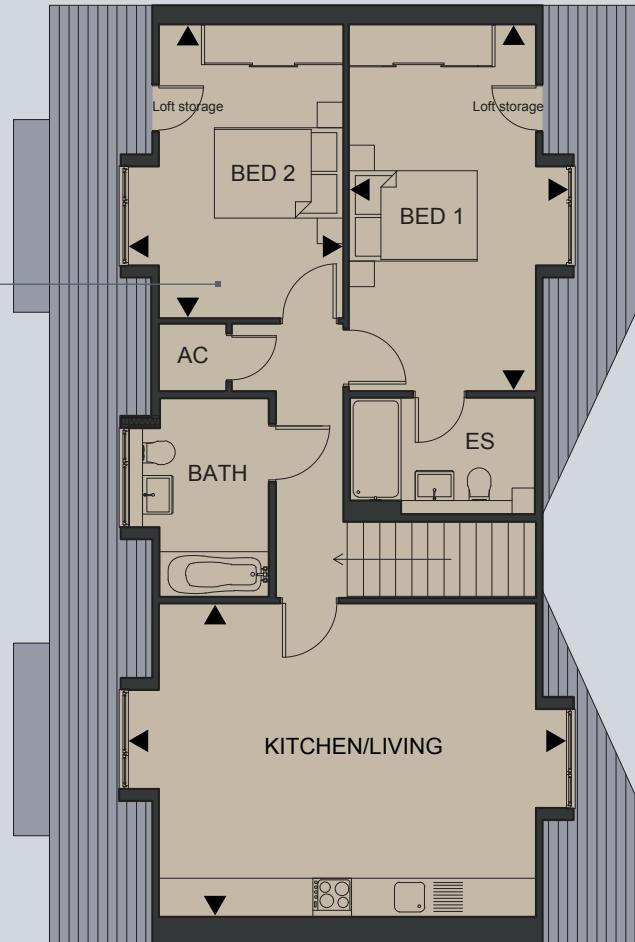
# SECOND FLOOR



# SITE PLAN

## APARTMENT 7

Penthouse 2 Bedroom apartment, offering accommodation of around 931 sq ft\* featuring open-plan living, two double bedrooms both with fitted wardrobes, en-suite to bedroom 1 and master bathroom.

Kitchen/Living	6.73m (max) x 4.80m 22'1" (max) x 15'9"
Bedroom 1	3.32m (max) x 5.63m 10'11" (max) x 18'6"
Bedroom 2	3.27m (max) x 4.52m 10'9" (max) x 14'10"



-  COMMUNAL GARDENS
-  PRIVATE GARDENS

\*Gross internal areas taken from architects plans



# SPECIFICATION

## KITCHEN

- Contemporary handleless kitchen units
- Composite worktop and upstand
- Ceramic sink with contemporary mixer tap
- Bosch hob
- Bosch integrated oven
- Bosch integrated microwave
- Washing machine
- Dishwasher
- Fridge/freezer

## BATHROOM/SHOWER ROOMS

- Fitted furniture from local independent family run business, Royston Kitchen and Bathrooms Ltd
- Combi shower
- Porcelain fully tiled walls
- Chrome heated towel rail
- Large fitted mirrors
- Shaver socket

## HEATING

- Gas wall mounted Vaillant combi boiler
- Zoned underfloor heating system throughout

## ELECTRICAL

- Television points to principle rooms and all bedrooms
- LED downlights to living areas and bathrooms
- Pendant lighting for bedrooms
- Hardwired Virgin cabling throughout apartments
- USB sockets
- Audio entry system

## INTERNAL FINISHES

- Fitted wardrobes
- Karndean vinyl strip wood effect flooring to living areas
- Carpet to bedrooms
- Solid oak doors throughout
- Contemporary textured satin and chrome door handles
- Scrub-resistant diamond matt paint throughout

## EXTERNAL

- High quality handmade bricks
- Velfac aluminium powder coated windows and doors
- Covered and secure bike storage
- Permeable Block Paved driveways
- 1 parking space per apartment
- Landscaped throughout
- Private gardens to apartments 2 and 3

## COMMUNAL AREAS

- Carpeted to communal areas
- Concrete staircases with handrail

## WARRANTY

- 10 year ICW Warranty

## SERVICE CHARGES

Apartment 1	£448
Apartment 2	£524
Apartment 3	£542
Apartment 4	£384
Apartment 5	£524
Apartment 6	£388
Apartment 7	£689

Service charges per annum.

## TENURE

Leasehold on a 999 year lease with a share of the freehold



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