





# ELEGANT LIVING IN AN HISTORIC CITY

Presenting an exceptional opportunity to acquire prime location living space in a lovingly restored, Edwardian period property in the heart of historic Cambridge. Elegant architecture paired with stunning interiors finished with impeccable taste.

This much sought-after property, is being lovingly developed by Cambridge-based Blues Property, into a range of 1 and 2 bedroom executive apartments due for completion Spring 2023.



## WELCOME TO WARKWORTH LODGE

A lovingly restored, Georgian period property in the heart of historic Cambridge. Elegant architecture paired with stunning interiors finished with impeccable taste.

Project Name	Warkworth Lodge
Developer	Blues Property
Location	Warkworth Terrace, Cambridge
Completion	2023 (Estimated)
Build Type	Restoration + New Build
Total No. Units	9 Units
Unit Types	1 & 2 Bedrooms

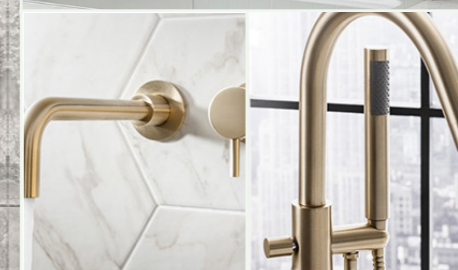
### Living + Kitchen

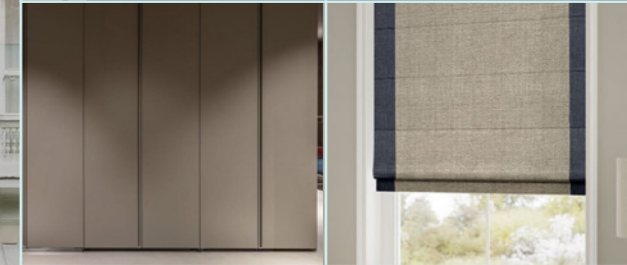
Living/Kitchen area with wooden floors and fully fitted contemporary kitchen with soft close to doors and drawers. Quartz worktops and integrated appliances.



## Bathroom

Luxury bathrooms with full height porcelain tiles, storage vanity units and prestige brass ware. Mirrored cabinet above basins and heated towel rails.





## Bedrooms

All bedrooms boast ample accommodation and will be fitted with carpet throughout.



**FLAT 1**  
BLOCK A 48.3M<sup>2</sup> / 520<sup>sq</sup> FT



**FLAT 2**  
BLOCK A 49.3M<sup>2</sup> / 530<sup>sq</sup> FT



**FLAT 4**  
BLOCK A 41.7M<sup>2</sup> / 449<sup>sq</sup> FT



**FLAT 3**  
BLOCK A 41.9M<sup>2</sup> / 451<sup>sq</sup> FT



**FLAT 5**  
BLOCK A 42.0M<sup>2</sup> / 452<sup>sq</sup> FT



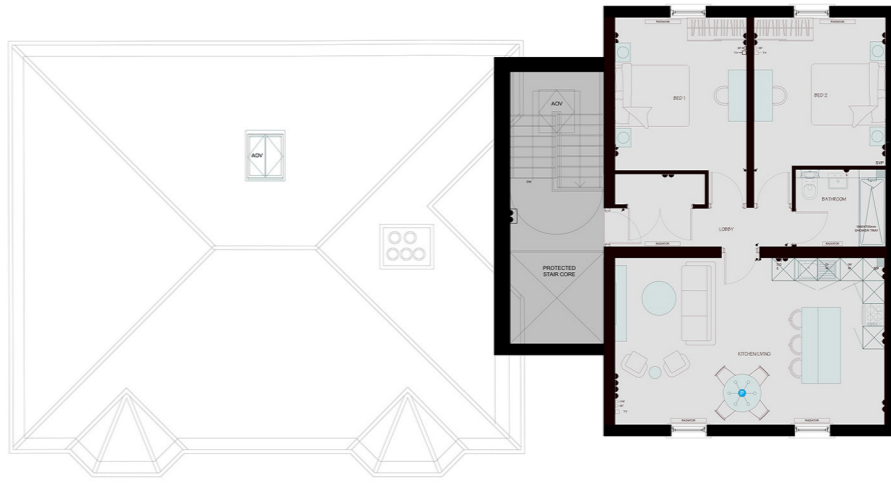
**FLAT 6**  
BLOCK A 49.1M<sup>2</sup> / 528<sup>sq</sup> FT



**FLAT 8**  
BLOCK B 76.8M<sup>2</sup> / 826<sup>sq</sup> FT



**FLAT 7**  
BLOCK B 64.6M<sup>2</sup> / 695<sup>sq</sup> FT



**FLAT 9**  
BLOCK B 76.8M<sup>2</sup> / 826<sup>sq</sup> FT





THE COUNTRY'S MOST  
BEAUTIFUL HISTORIC CITY

## C A M B R I D G E

Few cities in the world can match Cambridge for its heritage, opportunity and vibrancy. The world-renowned University City lies on the River Cam, about 50 miles north of London.

It provides an attractive combination of ancient and modern buildings, winding lanes, green open spaces, the famous colleges, excellent shopping facilities and the tree-lined River Cam. For many years, Cambridge has been a key city of focus for investors.

Property values have historically outperformed other UK cities – prices have increased by 75% in just a decade. More recently, the city has also solidified its position as a property hot-spot. The property market is incredibly resilient, with a robust economy driven by continued growth in research and technology companies, exceptionally low unemployment, fine schooling and ever-improving rail and road links.

# CONNECTIVITY

Cambridge puts everything you expect from a world-class city on your doorstep. A huge choice of restaurants are a short walk away, as are a choice of theatres, cinemas, and music venues. Cambridge Railway Station is less than a 10 minute journey by bicycle. For international travel, Stansted Airport is a 30 minute direct train journey and Heathrow is easily accessible due to the fast rail services into London.



WORLD CLASS UNIVERSITIES



3 mins : Jesus College  
7 mins : Trinity College  
8 mins : Kings College

RELAX IN THE SERENITY



3 mins : Jesus Green  
7 mins : Parker's Piece  
8 mins : Botanical Garden

SHOP IN EVERY CORNER

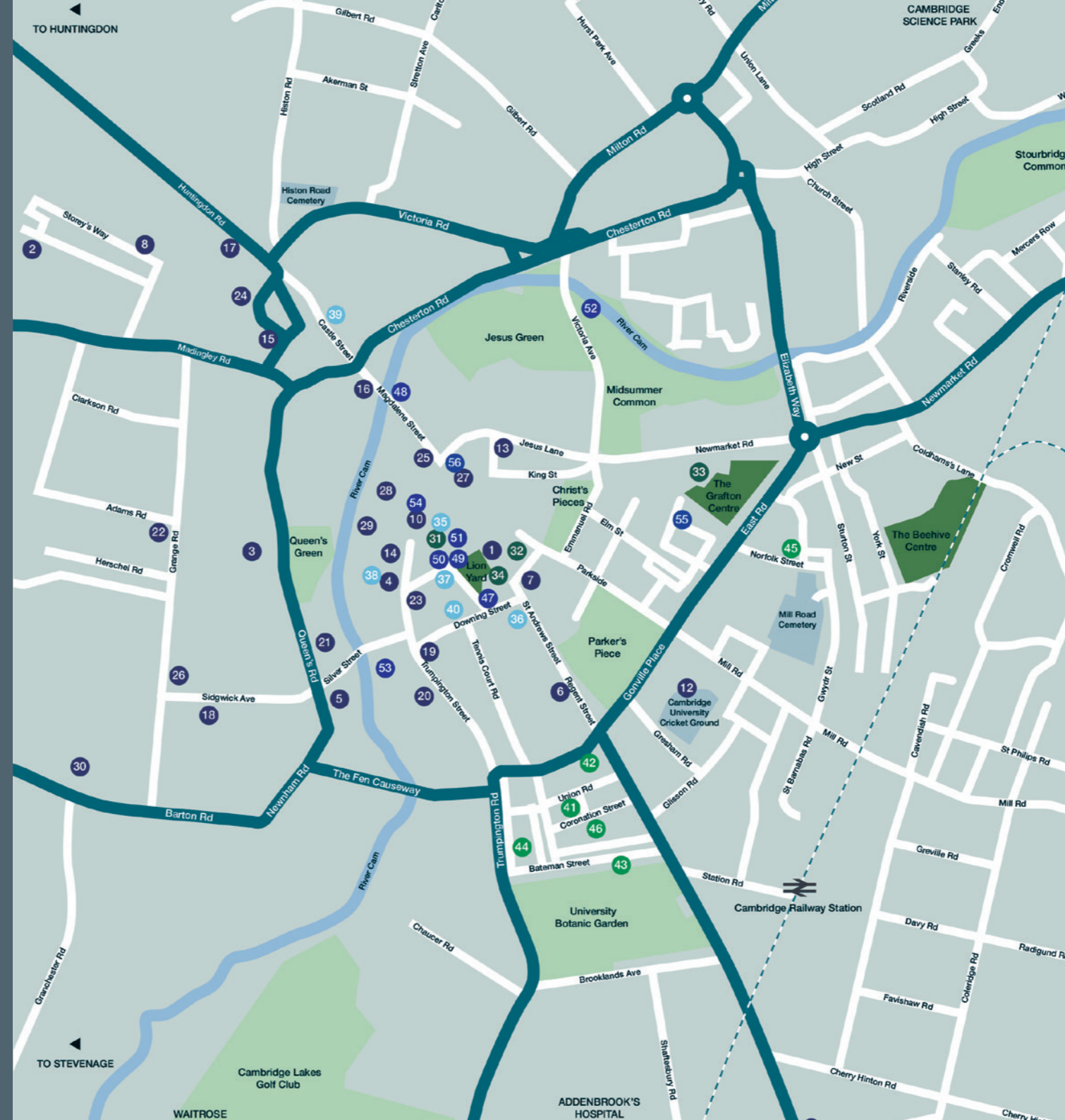


7 mins : Grafton Centre  
8 mins : Grand Arcade  
9 mins : Cambridge Retail Park

ONE HOUR TO LONDON VIA TRAIN



10 mins : Cambridge North Station  
13 mins : Cambridge Station  
15 mins : Airport



## CAMBRIDGE COLLEGES

- 1 Christ's College
- 2 Churchill's College
- 3 Clare College
- 4 Corpus Christi College
- 5 Darwin College
- 6 Downing College
- 7 Emmanuel College
- 8 Fitzwilliam College
- 9 Girton College
- 10 Gonville & Caius College
- 11 Homerton College
- 12 Hughes Hall College
- 13 Jesus College
- 14 King's College
- 15 Lucy Cavendish College
- 16 Magdalene College
- 17 Murray Edwards College
- 18 Newnham College
- 19 Pembroke College
- 20 Peterhouse
- 21 Queen's College
- 22 Robinson College
- 23 St Catharine's College
- 24 St Edmund's College
- 25 St John's College
- 26 Selwyn College
- 27 Sidney Sussex College
- 28 Trinity College
- 29 Trinity Hall College
- 30 Wolfson College

## ATTRACTIONS

- 35 All Saints Church
- 36 Arts Picturehouse
- 37 Cambridge Corn Exchange
- 38 Corpus Christi Clock
- 39 Kettle's Yard
- 40 University Museum of Zoology

## SCHOOLS

- 41 Perse School for Girls
- 42 St Alban's Catholic Primary School
- 43 St Mary's School
- 44 St Mary's Junior School
- 45 St Matthew's Primary School
- 46 St Paul's C of E Primary School

## RESTAURANTS

- 47 Bloomsbury Restaurant
- 48 Wildwood Restaurant
- 49 Carluccio's
- 50 Loch Fyne Seafood Bar & Grill
- 51 Sticks and Sushi
- 52 Midsummer House
- 53 Riverside Restaurant
- 54 The Ivy

## RETAIL

- 31 Cambridge Market Square
- 32 Christ's Lane Centre
- 33 Grafton Centre
- 34 Grand Arcade

## SUPERMARKETS

- 55 Marks & Spencer
- 56 Sainsburys



## DEVELOPER

Blues Property is an independent developer with a strong reputation for creating desirable bespoke homes in prime locations. Established in 2005, the business has facilitated a wide variety of new builds in Cambridge and the surrounding villages. The company is passionate about the future of Cambridge and its thriving economy and use the best local contractors, architects, designers and planners. Blues Property have a reputation for building a range of properties from stylish apartments through to large family homes.

INTERIOR DESIGN BY SARA SLADE LTD | STUDIO@SARASLADE.CO.UK



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