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ADVERTISEMENT

Son or Daughter at University?

Why rent when it could be far cheaper to buy?

That's the question being asked by David Hughes, Managing Director of Dencora Homes.

One of East Anglia's leading developers, Dencora has come up with an excellent solution to a constant concern for almost every parent who's son or daughter is at University in Cambridge.

There is a severe shortage of Student accommodation in Cambridge explains David Hughes. This forces many parents into renting a room in a shared house, many of which fall outside of the Local Authority control. Up to now, only house's with six or more bedrooms are required to register as a house of Multiple Occupation. This shortage of accommodation often leads to parents paying up to £60 per week plus utilities for a single room with a shared bathroom, some of which are grotty to say the least.

The Dencora solution is quite simple, the Parent or Investor buys one or more of the rooms within a purpose built Student building.

All rooms could be sold with the benefit of a 999 year lease with a share in the freehold company, this company would own the kitchens and communal parts. Each room has It's own en-suite shower and toilet and shares one of the many kitchens, plus other communal rooms such as the on site launderette.

The accommodation is strictly controlled by the local Environmental Health Department to ensure that the property meets with the latest Fire, Health & Safety regulations.

Dencora Homes believes that this scheme would not only offer peace of mind, but also a shrewd financial investment.

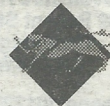
All this means that the parents, son or daughter could enjoy affordable accommodation finished to a very high standard whilst offering a safe haven.

For further information please telephone (01638) 663433 to register your interest.



DENCORA HOMES Ltd.

Dencora House 84-86 All Saints Road Newmarket CB8 8HF
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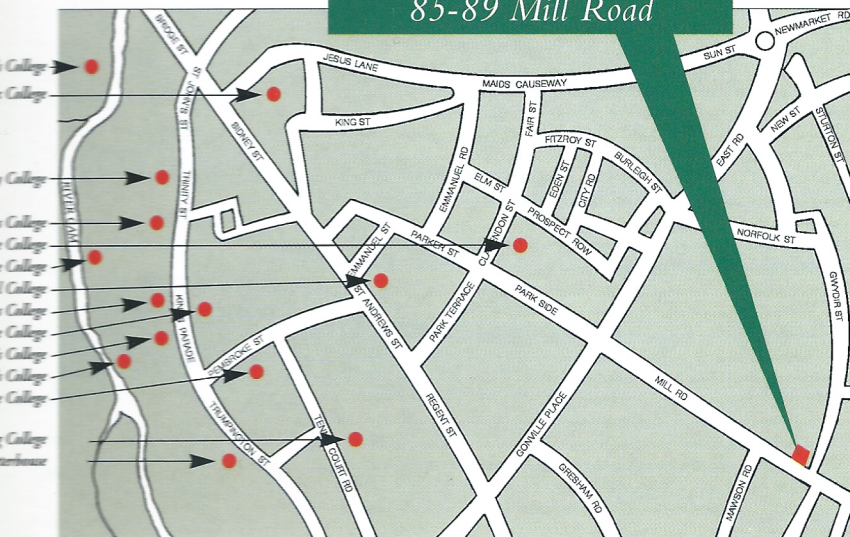
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The Development

The new building forms three sides of a landscaped courtyard. There is a formal entrance to the front, with discreet entrances from the courtyard. Student bedrooms are arranged in small groups around communal kitchen/dining rooms, with a separate entrance to each group or "flat", giving each its own identity.

Scholars House 85-89 Mill Road



A four storey block to the front and rear is joined by a three storey link, each with its own staircase and entrance into the courtyard. Parking spaces are provided for the warden and disabled students.

At ground floor level three rooms are provided for wheelchair disabled, with appropriate ensuite facilities. Also on the ground floor is a separate flat for a warden.

A typical kitchen is 17sqm. and the wardens flat is 40 sqm.

The development has full planning permission from Cambridge City Council.

Within twenty minutes walk of Cambridge's historic city centre, Mill Road is an ideal location for student accommodation. With the swimming pool and sports centre on the doorstep there is also access to a wide range of food and clothes shops, pubs and restaurants, local bus services and a short walk to the railway station and Anglia Polytechnic University.

Local Amenities

The City of Cambridge provides a wide array of amenity facilities.

Finance

Practically all the major high street banks are available with cashpoint facilities and a host of other services available to students, all within a short walk from the proposed site.

Food

A good selection of shops are located in the nearby Grafton Centre and Burleigh Street, coupled with a variety of fast food restaurants located along East Road and within the Grafton Centre. There are also halal butchers in Mill Road which is adjacent to the APU campus.

Health

Most students register with the medical centre in Rusking Building, which offers a full branch surgery under the NHS. A comprehensive range of services is provided with information on all aspects of health care including dental and optical treatment.

Multi-faith

Cambridge welcomes members of all faiths and there are christian churches within walking distance of the proposed site and also a mosque where students can go for daily prayers.

Leisure, Arts and Sports

A vast array of clubs and societies are available covering the arts, sports and hobbies. A large city run sports hall and swimming pool are within a short walk, (to which students can have privileged access). There is a nearby sports field for rugby, football, cricket and Fenner's hockey pitch.

Much arts activity is centred on the Mumford Theatre, which has established an excellent reputation covering music, dance, drama, opera and literary readings.

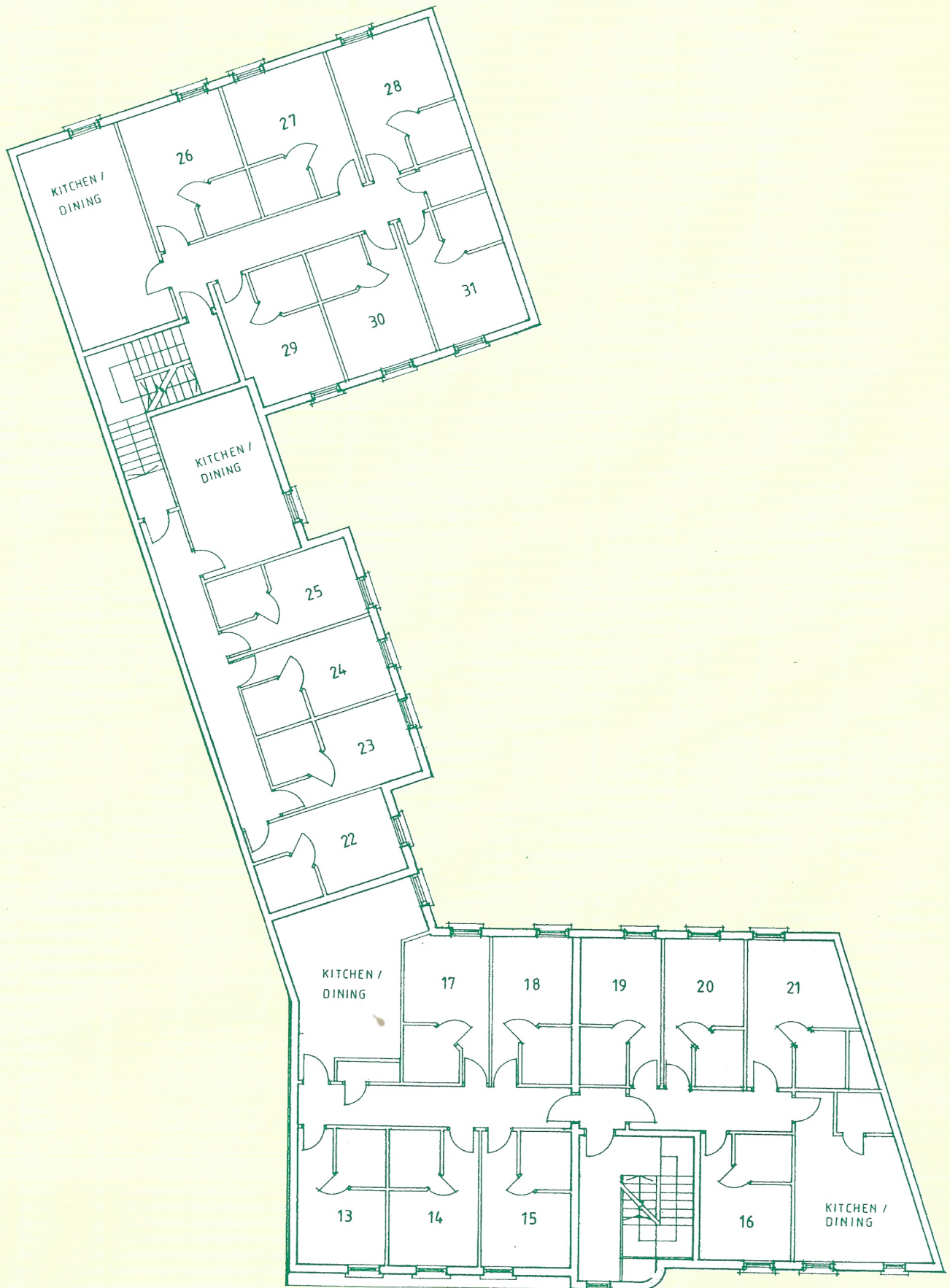
It is our view that the proposed scheme will provide easy and quick access to practically every convenience that students are likely to require. The close proximity to the APU's campus at the opposite end of East Road must surely be the biggest asset and comfort to students residing in this location.

Scholars
House

Ground Floor



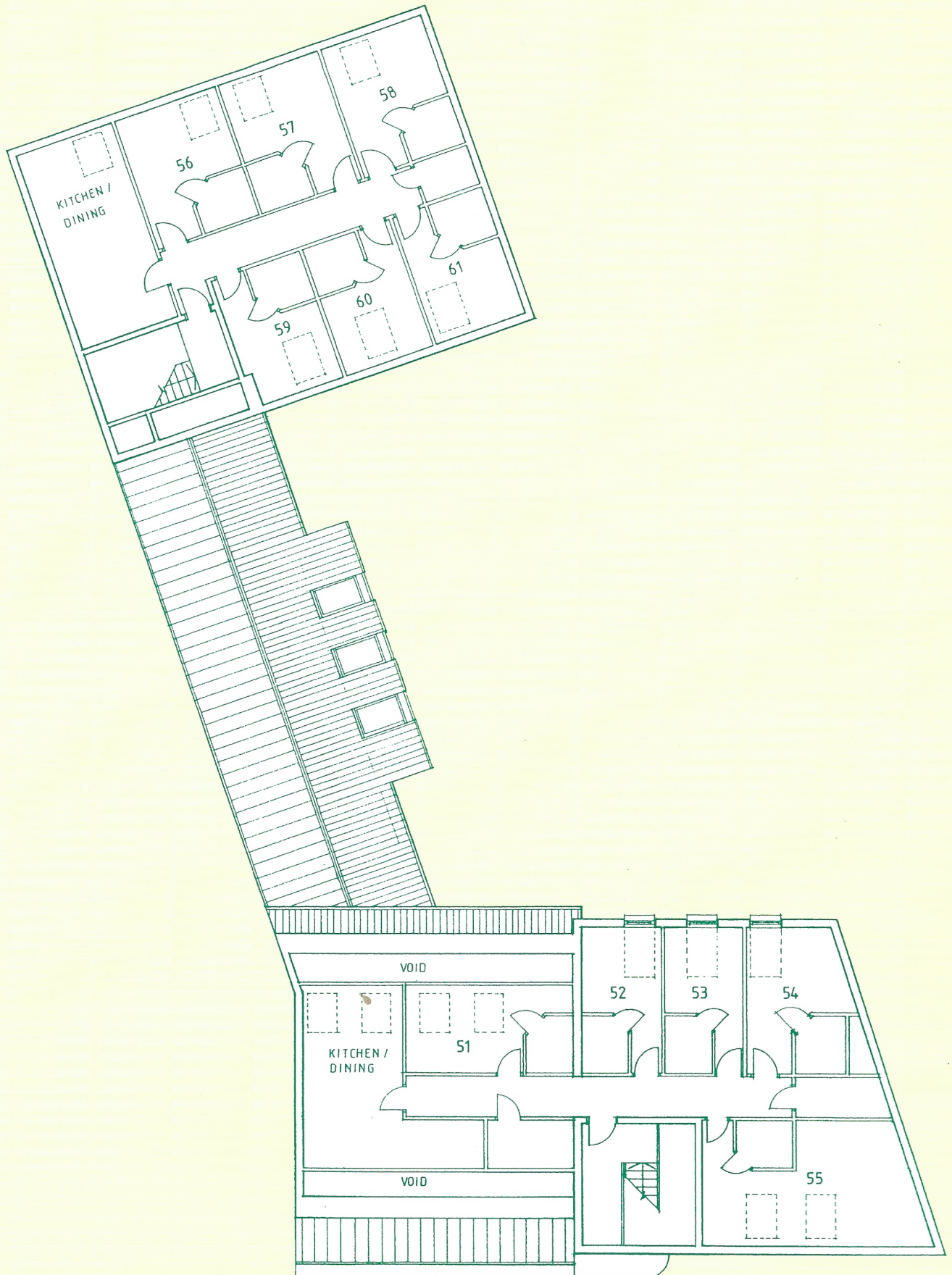
First Floor



Second Floor



Third Floor



Specification

Structure and Fabric

Traditional construction incorporating external walls with a mixture of buff stock bricks and stone detailing.

Internal partitions to be blockwork. Stairs to be pre-cast concrete. The roof finish is to be natural slate with proprietary hips and valleys.

Windows to be double glazed softwood casement types with a stained finish.

Opening lights at ground floor to have lockable restrictors.

Common entrance doors are to be purpose made joinery items finished to match the windows.

Finishes

All internal walls to be finished with either plaster or plasterboard and painted.

Kitchen to have three courses of 150 x 150mm white ceramic tiles above worktops or to underside of cupboards.

Bathrooms to have full height tiling to shower cubicle and splashback to wash hand basin in white ceramic tiles.

Internal doors to be prefinished veneer. Window boards to be painted softwood, skirting to be painted softwood.

All floors to have 65mm reinforced screed finished in shower rooms, kitchens and stores with non-slip vinyl sheet and with heavy duty contract carpet in corridors, lobbies and circulation areas.

Ceilings to be painted plasterboard.

Fixtures and Fittings

Ironmongery to be satin anodised aluminium.

En-suite shower to contain the following fittings:

2 shelves, mirror, toilet roll holder, soap dish and sanitaryware.

Kitchens to be fitted with a range of base units and wall cupboards.

Sink to be stainless steel with drainer and pillar taps.

Electrical Services

Lighting

Switches to be white plastic. Each study bedroom to have a florescent light fitting and bulkhead fitting in the bathroom.

Light fittings in corridors and communal areas to be compact florescent diffuses.

Power

Each study bedroom to have two twin switched socket outlets. Each kitchen to have four switched socket outlets for appliances. Common areas and corridors to have provision of SSO for cleaning.

Heating

Heating by way of electric panel heaters controlled by a timer system.

Water heated by means of an unvented mains hot water unit.

Fire Alarm

An L1 fire alarm system will be fitted in accordance with current regulations.

Door Entry

Access to the buildings will be via a keystroke security system with entryphone points in communal areas for visitors to use.

Communications

Telephone and television points will be situated in each communal area. A television aerial will be fitted.

External Works

Stone effect paving slates form a courtyard surrounding a grassed area.

Soft landscaped areas to be planted with low maintenance shrubs.

There are car parking spaces at the rear of the building for the use of disabled residents only, bicycle racks are also available.

Scholars House

Cambridge

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photographs depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph. No assumptions should be made with regards to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements and distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact.
7. Please make further specific enquiries to ensure that the descriptions are likely to match any expectations you may have of the property before viewing.
8. Viewing by appointment only.



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