

*A Collection of 9 Brand New Homes*

**150 Cobden Avenue | Peterborough | PE1 2NU**



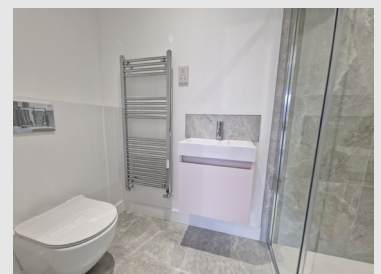


A unique development of 9 Spacious Homes located in the heart of the city. A large kitchen and open-plan dining area with bi-fold doors, spacious sitting room & wide entrance hallway are signature features across this development.

With underfloor heating as standard and energy efficient Air Source Heat Pumps you can expect to enjoy lower energy bills in your brand new home. The smart heating can be controlled from your phone and with every house being connected to high speed BT fibre broadband you can work smarter from home and enjoy faster streaming for your entertainment.

Every home comes with wired internet connections to all main rooms and bedrooms, USB-C sockets supporting fast charging, integrated kitchen appliances, washing machine & tumble drier, wireless thermostat and security camera, video doorbell, 2 parking spaces, an EV car charger and dedicated bicycle store in the garden.

*Cobden Avenue*







The Westbourne is the first property you see as you arrive at this modern city centre development.

Three Bedrooms, lounge, kitchen / dining room, utility, ground floor cloakroom, bathroom and en-suite shower room complete this modern detached home, with parking and all the mod-cons.

The Westbourne  
Plots 1 & 2  
(approx. 118.4 m<sup>2</sup> / 1274 ft<sup>2</sup>)



The Westbourne







# The Farrington

With all the benefits of a family sized home and the convenience of being located close to the city centre, The Farrington is already a great choice.

It's three generous bedrooms, family bathroom and en-suite plus the addition of a study / fourth bedroom makes this property both versatile and spacious.

The Farrington  
Plots 3, 4, 5 & 6  
(approx. 125.8 m<sup>2</sup> / 1354 ft<sup>2</sup>)



 **3/4**  **2**  **2**

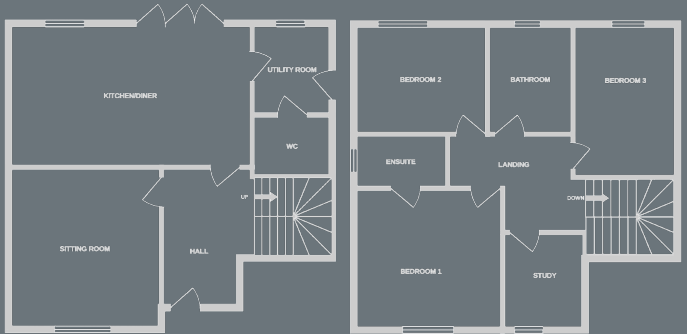




The largest detached house on the development, **The Chelsea** is a unique property with a bespoke feel.

In addition to the three generous double bedrooms, there is a study which could also serve as a useful 4<sup>th</sup> bedroom. There is also the added benefit of a generous first floor landing which could function well as a work from home space or an occasional seating area.

The Chelsea  
Plot 7  
(approx. 123.3 m<sup>2</sup> / 1327 ft<sup>2</sup>)



 **3/4**  **2**  **2**



The Belsize is the largest home on the development at approx 1700 sq. ft. and enjoys a generous family sized garden.

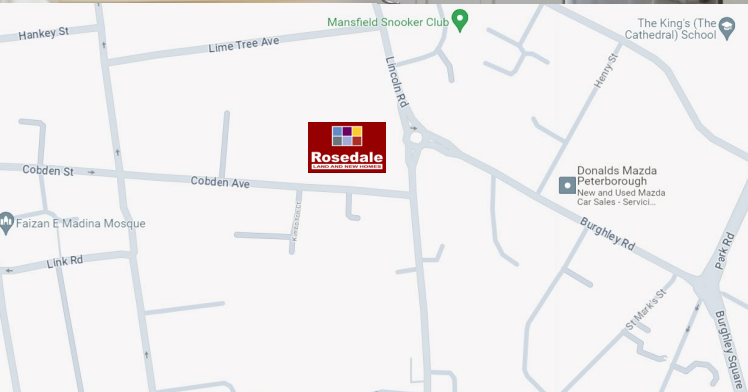
In addition to three double bedrooms there is a study which could make an ideal 4<sup>th</sup> bedroom. A family bathroom, en-suite shower room, ground floor cloakroom and utility complete the spacious accommodation.



The Belsize  
Plots 8 & 9  
(approx. 139.1 m<sup>2</sup> / 1497 m<sup>2</sup>)







Cobden Avenue is walking distance from the city centre and only a 15 minute walk from the train station providing services to London King's Cross in under an hour.

Central Park and Stanley Park are close by with Kings School also on your doorstep.

Disclaimer: While we take reasonable steps to provide accurate marketing information, this general brochure does not constitute specific property particulars for contractual purposes and could be subject to change. Any square footage stated is provided by the developer and an indication of gross external area; intended for comparable purposes between plots on this development. Floorplans may not reflect specific plots and could be a mirror image. Interested parties should check the full specification and information with the developer, before entering into any contract or committing to or incurring any possible expenses.

**CALL 01733 574969 TO REGISTER YOUR INTEREST IN**  
**150 COBDEN AVENUE, PETERBOROUGH PE1 2NU**

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