

NEXUS

MAXIMA

APARTMENTS

FLOORPLANS

WELCOME TO THE MAXIMA APARTMENTS

Computer generated image of The Maxima Apartments is indicative only

Elevate your lifestyle at this new collection of contemporary studio, 1, 2 and 3 bedroom apartments, with most featuring private outside space. The Maxima Apartments offer a fantastic opportunity to buy a stylish home with fast access to London, and enjoy life with shopping, fitness, entertainment and eating out all just a short walk away.

LOCAL LIVING

DISCOVER A DESTINATION WHERE EVERYTHING COMES TOGETHER.

1. Hotel Cromwell, Stevenage Old Town
2. Flagship M&S Store, Stevenage
3. The Lighterman, Regent's Canal, King's Cross
4. Rump and Wade restaurant, Stevenage Old Town



Whether you are going out locally or into London, the Phoenix Apartments are ideally located for living life to the full.

Stroll through the charming Old Town with its independent cafés and restaurants, traditional pubs, and unique boutiques and grocery stores; or walk into the New Town for high street brands, popular dining spots, and leisure and entertainment venues.

The town's numerous parks offer plenty of space to get active in the fresh air, while the surrounding countryside features rolling hills, woodland, fields and walking trails for you to explore. With Stevenage station just a seven minute walk away, you can reach London and other nearby towns and cities quickly and easily.

7

MINUTE WALK
to Stevenage Old Town

7

MINUTE WALK
to Stevenage Station

22

MINUTES
to London King's Cross

120

ACRES OF
GREEN SPACE
at Fairlands Valley Park

All travel times are approximate and taken from Google Maps and www.nationalrail.co.uk.

SITE PLAN



 AFFORDABLE APARTMENTS  LLOYDS LIVING APARTMENTS

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.

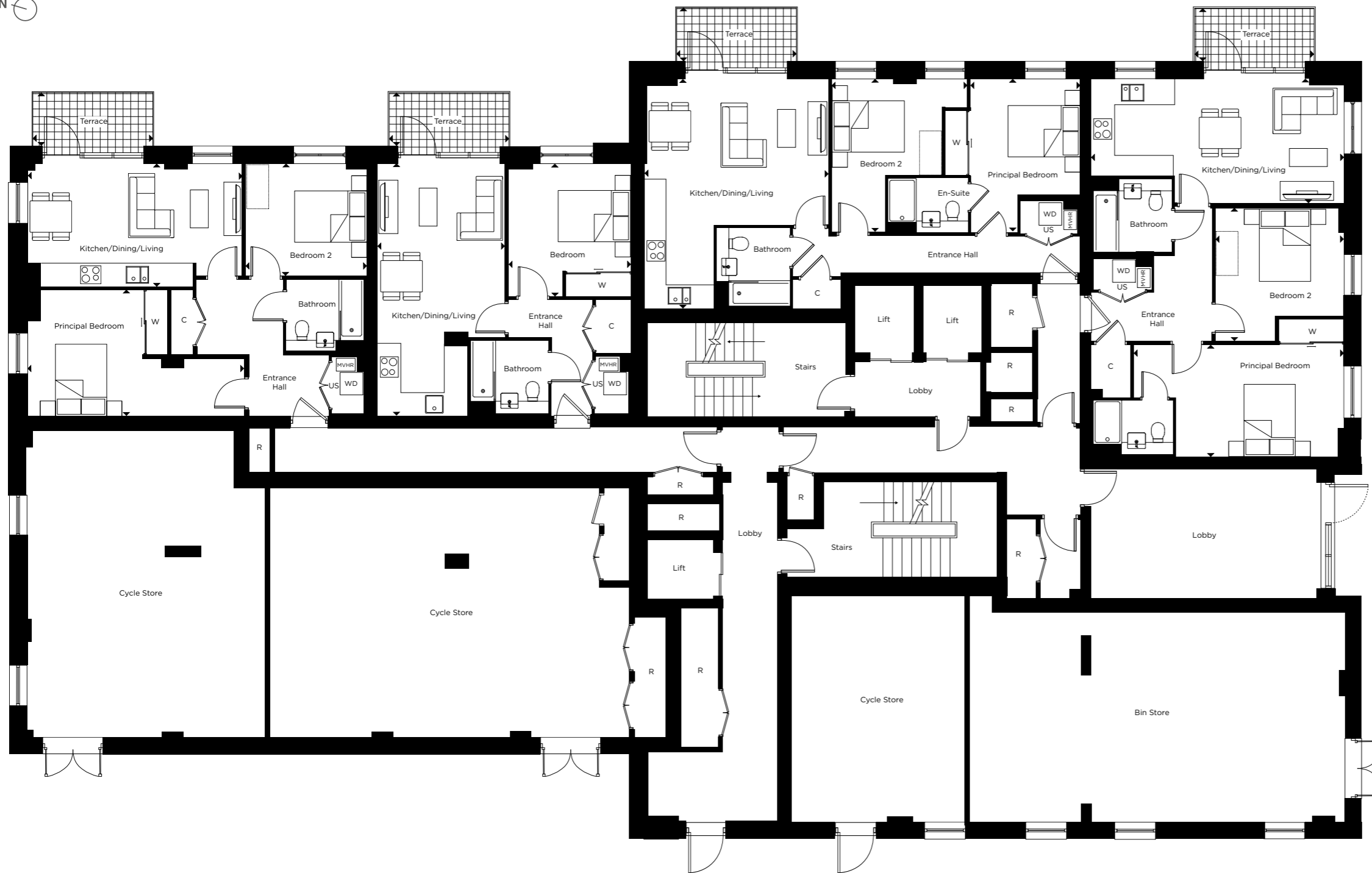
STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS

MAXIMA
APARTMENTS



GROUND FLOOR

MAXIMA APARTMENTS



2 BEDROOM APARTMENT - 166

INTERNAL AREA - 61.58 SQ M / 662.8 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.95m x 3.35m	19'6" x 10'11"
Principal Bedroom	6.00m x 3.45m	19'8" x 11'3"
Bedroom 2	3.35m x 3.05m	10'11" x 10'0"
Terrace	3.35m x 1.50m	10'11" x 4'9"

1 BEDROOM APARTMENT - 167

INTERNAL AREA - 50.43 SQ M / 542.8 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	3.50m x 7.00m	11'5" x 22'11"
Principal Bedroom	3.45m x 3.65m	11'3" x 11'11"
Terrace	3.35m x 1.50m	10'11" x 4'9"

2 BEDROOM APARTMENT - 168

INTERNAL AREA - 71.04 SQ M / 764.7 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.00m x 6.35m	16'4" x 20'10"
Principal Bedroom	3.05m x 4.20m	10'0" x 13'9"
Bedroom 2	3.75m x 4.20m	12'3" x 13'9"
Terrace	3.35m x 1.50m	10'11" x 4'9"

2 BEDROOM APARTMENT - 169

INTERNAL AREA - 74.18 SQ M / 798.5 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

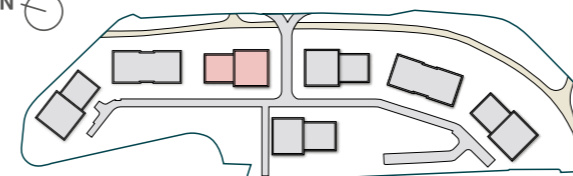
Kitchen/Dining/Living	7.00m x 3.45m	22'11" x 11'3"
Principal Bedroom	5.80m x 3.10m	19'0" x 10'2"
Bedroom 2	3.55m x 3.65m	11'7" x 11'11"
Terrace	3.35m x 1.50m	10'11" x 4'9"

GROUND



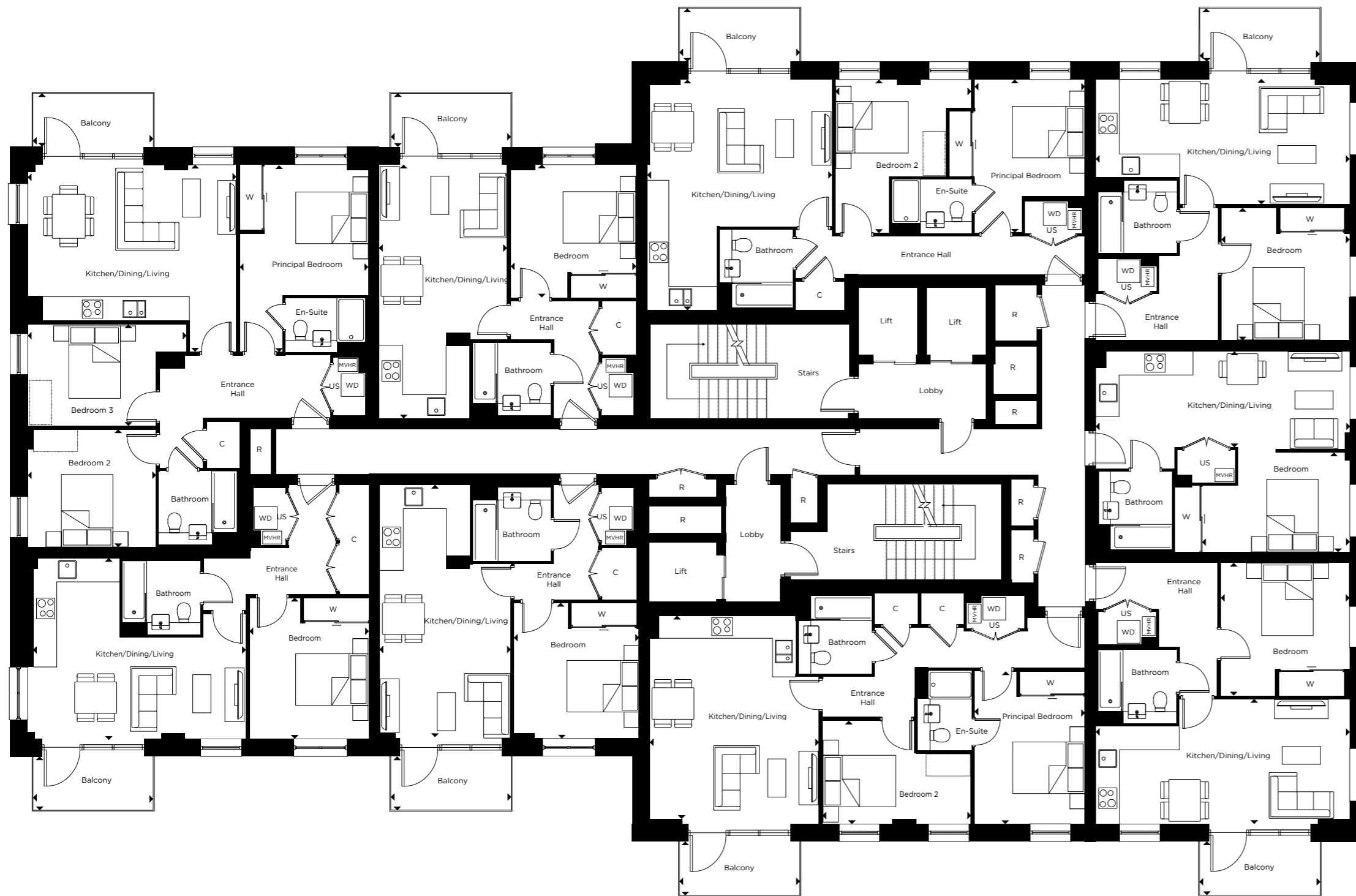
Key:
C = Cupboard W = Wardrobe R = Riser US = Utility store WD = Washer/Dryer MVHR = MVHR [dashed box] = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



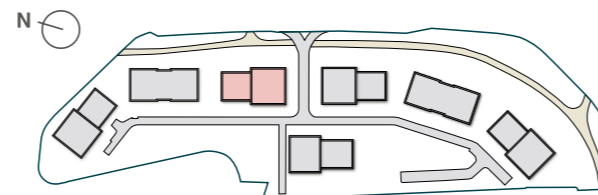
One Bedroom Two Bedroom

FLOORS 1, 3, 5, 7 & 9

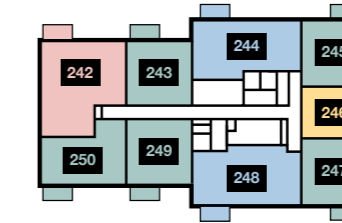


Key:
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FLOOR 9



3 BEDROOM APARTMENT – 170, 188, 206, 224 & 242

INTERNAL AREA – 87.52 SQ M / 942.1 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	5.75m x 5.15m 18'10" x 16'10"
Principal Bedroom	3.55m x 5.15m 11'7" x 16'10"
Bedroom 2	3.50m x 3.25m 11'5" x 10'7"
Bedroom 3	4.35m x 2.80m 14'3" x 9'2"
Balcony	3.35m x 1.50m 10'11" x 4'9"

1 BEDROOM APARTMENT – 171, 189, 207, 225 & 243

INTERNAL AREA – 50.43 SQ M / 542.8 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	3.50m x 7.00m 11'5" x 22'11"
Principal Bedroom	3.45m x 3.65m 11'3" x 11'11"
Balcony	3.35m x 1.50m 10'11" x 4'9"

2 BEDROOM APARTMENT – 172, 190, 208, 226 & 244

INTERNAL AREA – 71.08 SQ M / 765.1 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	5.00m x 6.35m 16'4" x 20'10"
Principal Bedroom	3.00m x 4.20m 9'10" x 13'9"
Bedroom 2	3.70m x 4.20m 12'1" x 13'9"
Balcony	3.35m x 1.50m 10'11" x 4'9"

1 BEDROOM APARTMENT – 173, 191, 209, 227 & 245

INTERNAL AREA – 51.24 SQ M / 551.5 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	7.00m x 3.45m 22'11" x 11'3"
Bedroom	3.50m x 3.65m 11'5" x 11'11"
Balcony	3.35m x 1.50m 10'11" x 4'9"

STUDIO APARTMENT – 174, 192, 210, 228 & 246

INTERNAL AREA – 39.07 SQ M / 420.5 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	7.00m x 2.65m 22'11" x 8'8"
Studio Bedroom	4.05m x 2.75m 13'3" x 9'0"

1 BEDROOM APARTMENT – 175, 193, 211, 229 & 247

INTERNAL AREA – 51.24 SQ M / 551.5 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	7.00m x 3.45m 22'11" x 11'3"
Bedroom	3.55m x 3.65m 11'7" x 11'11"
Balcony	3.35m x 1.50m 10'11" x 4'9"

2 BEDROOM APARTMENT – 176, 194, 212, 230 & 248

INTERNAL AREA – 74.01 SQ M / 796.6 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	4.65m x 5.75m 15'3" x 18'10"
Principal Bedroom	3.05m x 4.20m 10'0" x 13'9"
Bedroom 2	4.10m x 2.85m 13'5" x 9'4"
Balcony	3.35m x 1.50m 10'11" x 4'9"

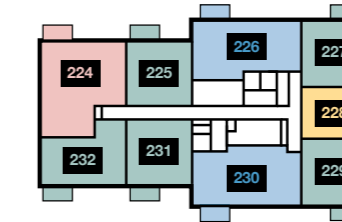
1 BEDROOM APARTMENT – 177, 195, 213, 231 & 249

INTERNAL AREA – 50.63 SQ M / 545.0 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	3.60m x 7.00m 11'9" x 22'11"
Principal Bedroom	3.45m x 3.75m 11'3" x 12'3"
Balcony	3.35m x 1.50m 10'11" x 4'9"

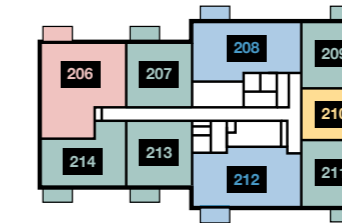
1 BEDROOM APARTMENT – 178, 196, 214, 232 & 250

INTERNAL AREA – 54.27 SQ M / 584.2 SQ FT	
EXTERNAL AREA – 4.92 SQ M / 53.0 SQ FT	
Kitchen/Dining/Living	6.00m x 5.00m 19'8" x 16'4"
Principal Bedroom	3.30m x 3.85m 10'9" x 12'7"
Balcony	3.35m x 1.50m 10'11" x 4'9"

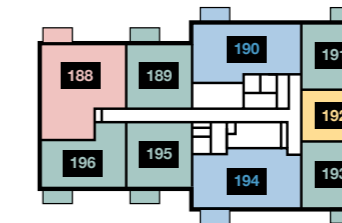
FLOOR 7



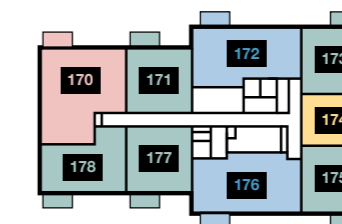
FLOOR 5



FLOOR 3



FLOOR 1



 Studio	 One Bedroom
 Two Bedroom	 Three Bedroom

3 BEDROOM APARTMENT – 179, 197, 215, 233 & 251			
INTERNAL AREA	– 87.52 SQ M / 942.1 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.75m x 5.15m	18'10" x 16'10"	
Principal Bedroom	3.55m x 5.15m	11'7" x 16'10"	
Bedroom 2	3.50m x 3.25m	11'5" x 10'7"	
Bedroom 3	4.35m x 2.80m	14'3" x 9'2"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

1 BEDROOM APARTMENT – 180, 198, 216, 234 & 252			
INTERNAL AREA	– 50.43 SQ M / 542.8 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.50m x 7.00m	11'5" x 22'11"	
Principal Bedroom	3.45m x 3.65m	11'3" x 11'11"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

2 BEDROOM APARTMENT – 181, 199, 217, 235 & 253			
INTERNAL AREA	– 71.08 SQ M / 765.1 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	5.00m x 6.35m	16'4" x 20'10"	
Principal Bedroom	3.00m x 4.20m	9'10" x 13'9"	
Bedroom 2	3.75m x 4.20m	12'3" x 13'9"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

1 BEDROOM APARTMENT – 182, 200, 218, 236 & 254			
INTERNAL AREA	– 51.24 SQ M / 551.5 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	7.00m x 3.45m	22'11" x 11'3"	
Bedroom	3.50m x 3.65m	11'5" x 11'11"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

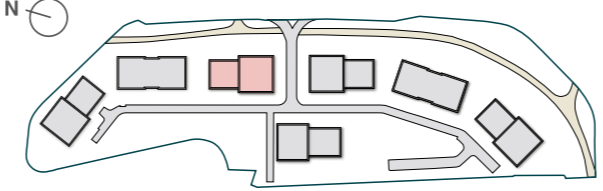
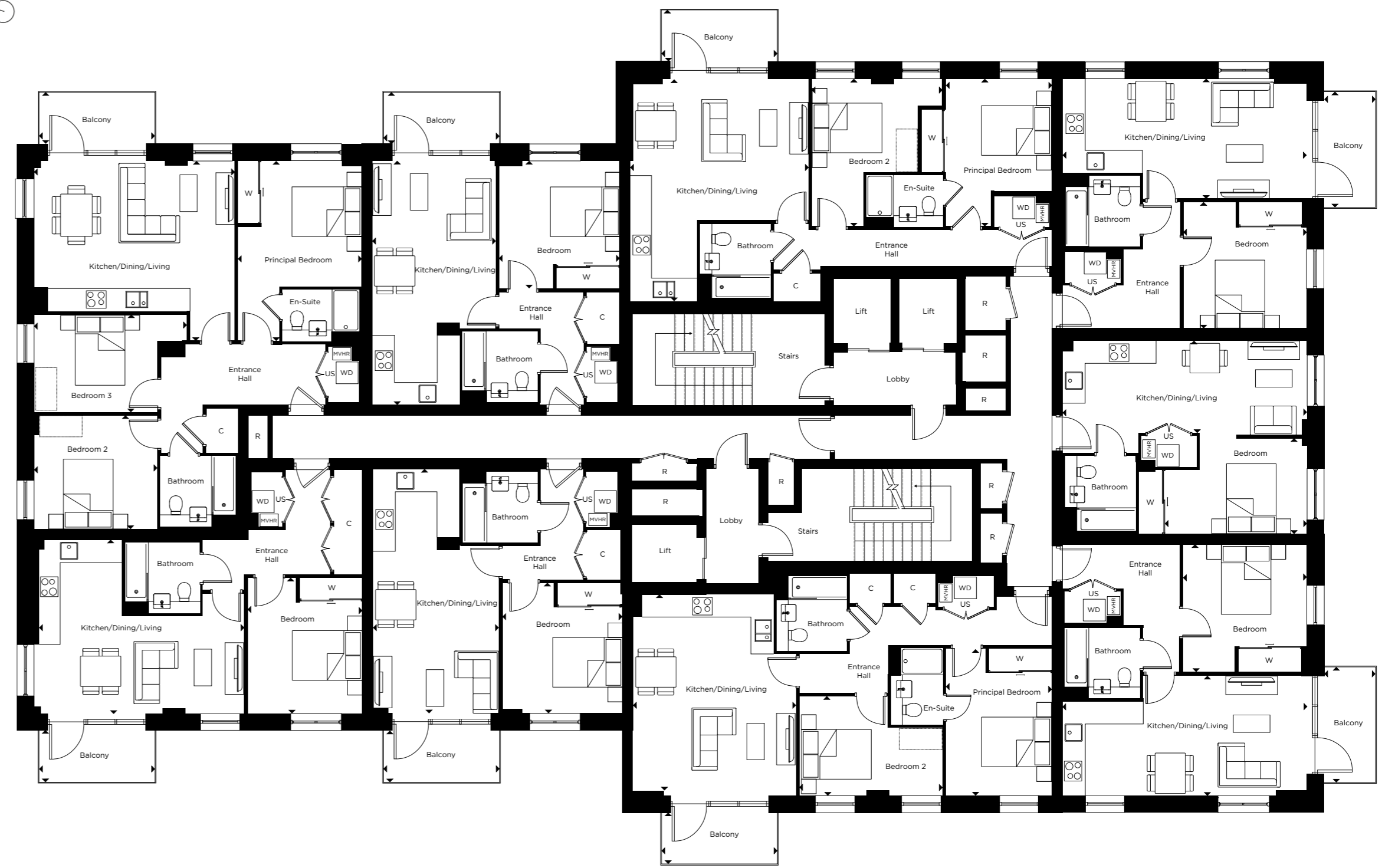
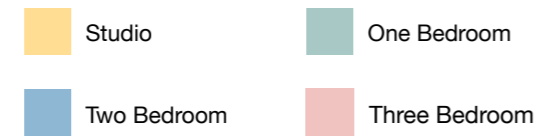
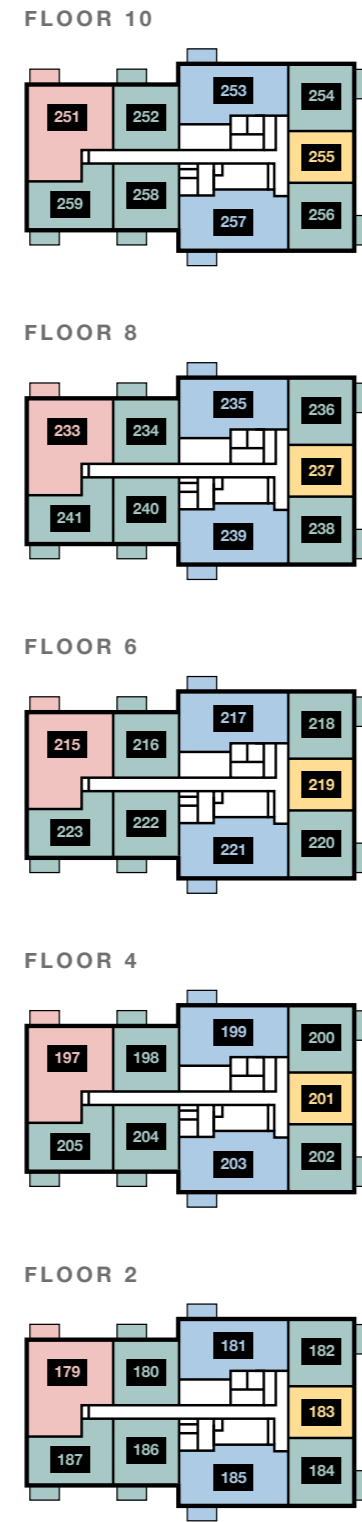
STUDIO APARTMENT – 183, 201, 219, 237 & 255			
INTERNAL AREA	– 39.07 SQ M / 420.5 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	7.00m x 2.65m	22'11" x 8'8"	
Studio Bedroom	4.05m x 2.75m	13'3" x 9'0"	

1 BEDROOM APARTMENT – 184, 202, 220, 238 & 256			
INTERNAL AREA	– 51.24 SQ M / 551.5 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	7.00m x 3.45m	22'11" x 11'3"	
Bedroom	3.55m x 3.65m	11'7" x 11'11"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

2 BEDROOM APARTMENT – 185, 203, 221, 239 & 257			
INTERNAL AREA	– 74.01 SQ M / 796.6 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	4.65m x 5.75m	15'3" x 18'10"	
Principal Bedroom	3.05m x 4.20m	10'0" x 13'9"	
Bedroom 2	4.10m x 2.85m	13'5" x 9'4"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

1 BEDROOM APARTMENT – 186, 204, 222, 240 & 258			
INTERNAL AREA	– 50.63 SQ M / 545.0 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	3.60m x 7.00m	11'9" x 22'11"	
Principal Bedroom	3.45m x 3.75m	11'3" x 12'3"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

1 BEDROOM APARTMENT – 187, 205, 223, 241 & 259			
INTERNAL AREA	– 54.27 SQ M / 584.2 SQ FT		
EXTERNAL AREA	– 4.92 SQ M / 53.0 SQ FT		
Kitchen/Dining/Living	6.00m x 5.00m	19'8" x 16'4"	
Principal Bedroom	3.30m x 3.85m	10'9" x 12'7"	
Balcony	3.35m x 1.50m	10'11" x 4'9"	

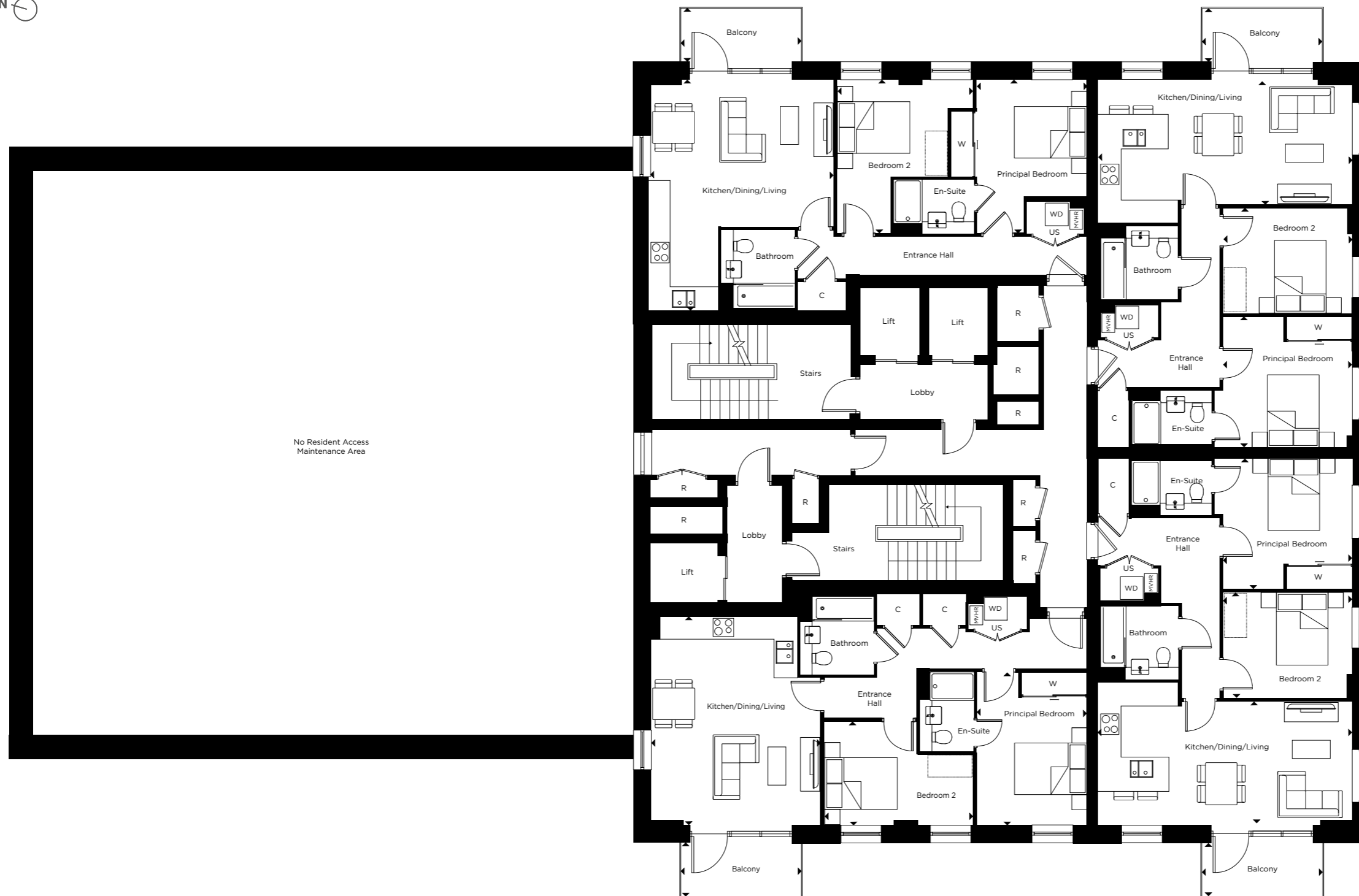


Key:
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FLOOR 11

MAXIMA APARTMENTS



No Resident Access
Maintenance Area

2 BEDROOM APARTMENT - 260

INTERNAL AREA - 70.80 SQ M / 762.1 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	5.00m x 6.20m	16'4" x 20'4"
Principal Bedroom	3.05m x 4.20m	10'0" x 13'9"
Bedroom 2	3.70m x 4.20m	12'1" x 13'9"
Balcony	3.35m x 1.50m	10'11" x 4'9"

2 BEDROOM APARTMENT - 261

INTERNAL AREA - 71.84 SQ M / 773.3 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

Kitchen/Dining/Living	7.00m x 3.30m	22'11" x 10'9"
Principal Bedroom	3.55m x 3.60m	11'7" x 11'9"
Bedroom 2	3.55m x 2.90m	11'7" x 9'6"
Balcony	3.35m x 1.50m	10'11" x 4'9"

2 BEDROOM APARTMENT - 262

INTERNAL AREA - 71.84 SQ M / 773.3 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

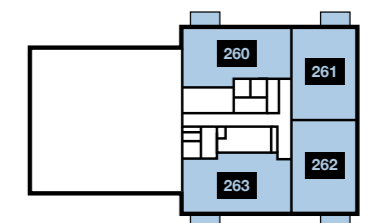
Kitchen/Dining/Living	7.00m x 3.40m	22'11" x 11'1"
Principal Bedroom	3.55m x 3.60m	11'7" x 11'9"
Bedroom 2	3.55m x 2.90m	11'7" x 9'6"
Balcony	3.35m x 1.50m	10'11" x 4'9"

2 BEDROOM APARTMENT - 263

INTERNAL AREA - 74.01 SQ M / 796.6 SQ FT
EXTERNAL AREA - 4.92 SQ M / 53.0 SQ FT

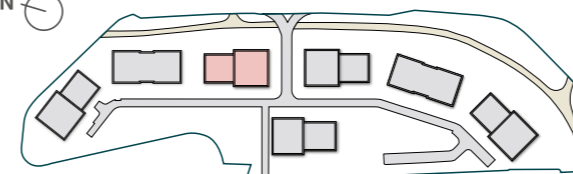
Kitchen/Dining/Living	4.65m x 5.75m	15'3" x 18'10"
Principal Bedroom	3.00m x 4.20m	9'10" x 13'9"
Bedroom 2	4.10m x 2.85m	13'5" x 9'4"
Balcony	3.35m x 1.50m	10'11" x 4'9"

FLOOR 11



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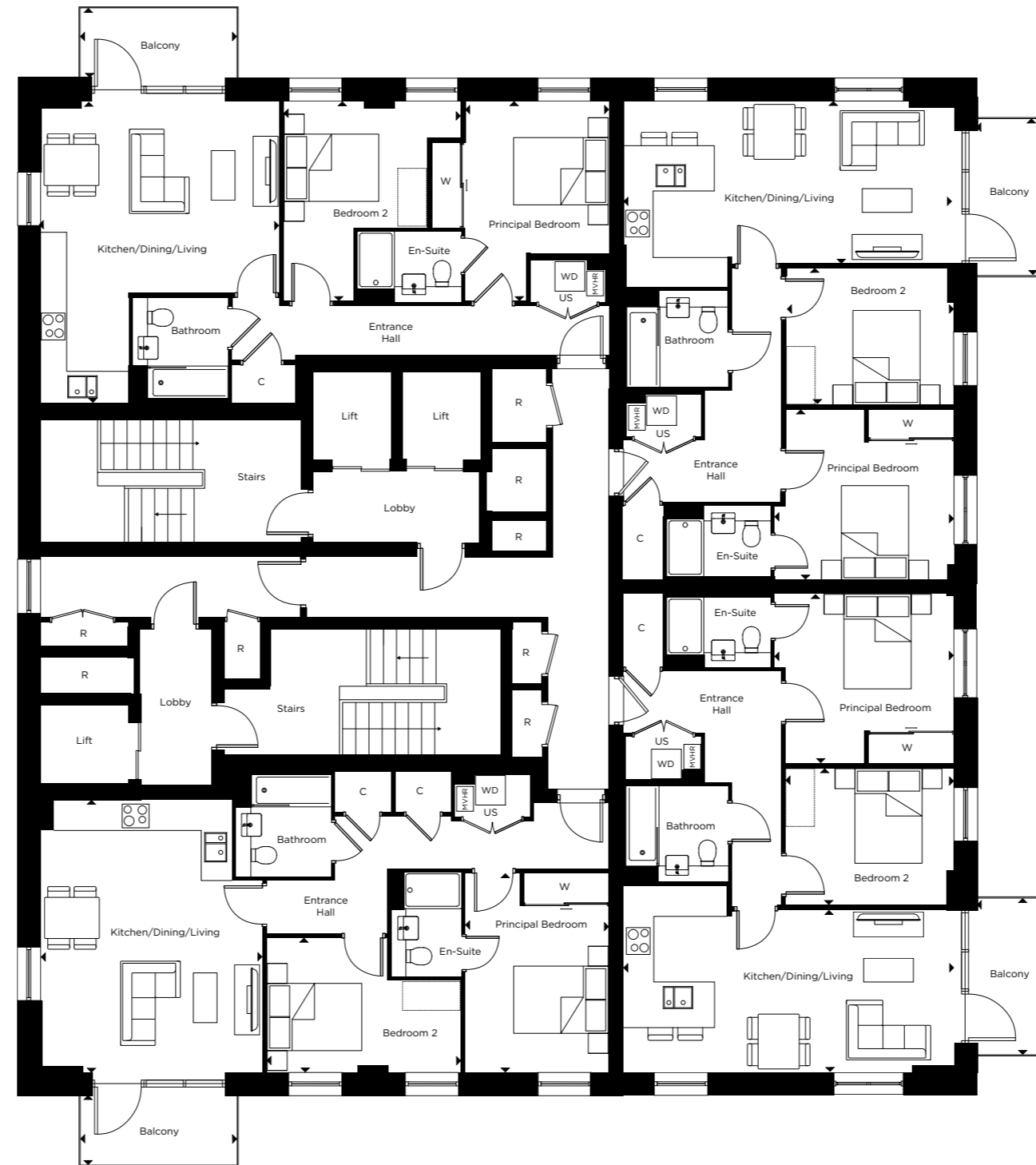
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Two Bedroom

FLOOR 12

MAXIMA APARTMENTS



2 BEDROOM APARTMENT - 264

INTERNAL AREA	70.80 SQ M / 762.1 SQ FT
EXTERNAL AREA	4.92 SQ M / 53.0 SQ FT
Kitchen/Dining/Living	5.00m x 6.20m 16'4" x 20'4"
Principal Bedroom	3.05m x 4.20m 10'0" x 13'9"
Bedroom 2	3.70m x 4.20m 12'1" x 13'9"
Balcony	3.35m x 1.50m 10'11" x 4'9"

2 BEDROOM APARTMENT - 265

INTERNAL AREA	71.84 SQ M / 773.3 SQ FT
EXTERNAL AREA	4.92 SQ M / 53.0 SQ FT
Kitchen/Dining/Living	7.00m x 3.30m 22'11" x 10'9"
Principal Bedroom	3.55m x 3.60m 11'7" x 11'9"
Bedroom 2	3.55m x 2.90m 11'7" x 9'6"
Balcony	3.35m x 1.50m 10'11" x 4'9"

2 BEDROOM APARTMENT - 266

INTERNAL AREA	71.84 SQ M / 773.3 SQ FT
EXTERNAL AREA	4.92 SQ M / 53.0 SQ FT
Kitchen/Dining/Living	7.00m x 3.40m 22'11" x 11'1"
Principal Bedroom	3.55m x 3.60m 11'7" x 11'9"
Bedroom 2	3.55m x 2.90m 11'7" x 9'6"
Balcony	3.35m x 1.50m 10'11" x 4'9"

2 BEDROOM APARTMENT - 267

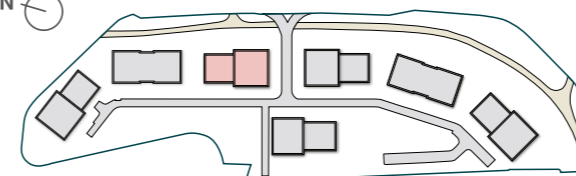
INTERNAL AREA	74.01 SQ M / 796.6 SQ FT
EXTERNAL AREA	4.92 SQ M / 53.0 SQ FT
Kitchen/Dining/Living	4.65m x 5.75m 15'3" x 18'10"
Principal Bedroom	3.00m x 4.20m 9'10" x 13'9"
Bedroom 2	4.10m x 2.85m 13'5" x 9'4"
Balcony	3.35m x 1.50m 10'11" x 4'9"

FLOOR 12



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Two Bedroom



CONTEMPORARY OPEN-PLAN LIVING

Computer generated image is indicative only.

SPECIFICATION



Computer generated images are indicative only.



KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated compact combi oven/microwave to studios
- Integrated dishwasher
- Integrated fridge/freezer or undercounter fridge with freezer compartment to studios
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

EN-SUITES

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Framed feature mirror with shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating and hot water via communal air source heat pump

ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Aluminium decking to balcony
- Paved terraces to ground floor apartments

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

CONSTRUCTION

- Steel reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of red, grey, yellow and buff facing bricks
- Aluminium rain-water goods
- PV panels serving communal areas

GENERAL

- 10 year NHBC warranty
- 999 year leasehold
- A service charge will be payable for the maintenance of the shared facilities and communal areas

The apartment buildings and non-adopted areas at Nexus will be maintained by a management company of which every homeowner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

CREATING EXCEPTIONAL PLACES TO LIVE



1.

1. Athena at Knight's Park, Cambridge
2. Canalside Quarter, Oxford
3. Kew Bridge Rise, London



2.



3.

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

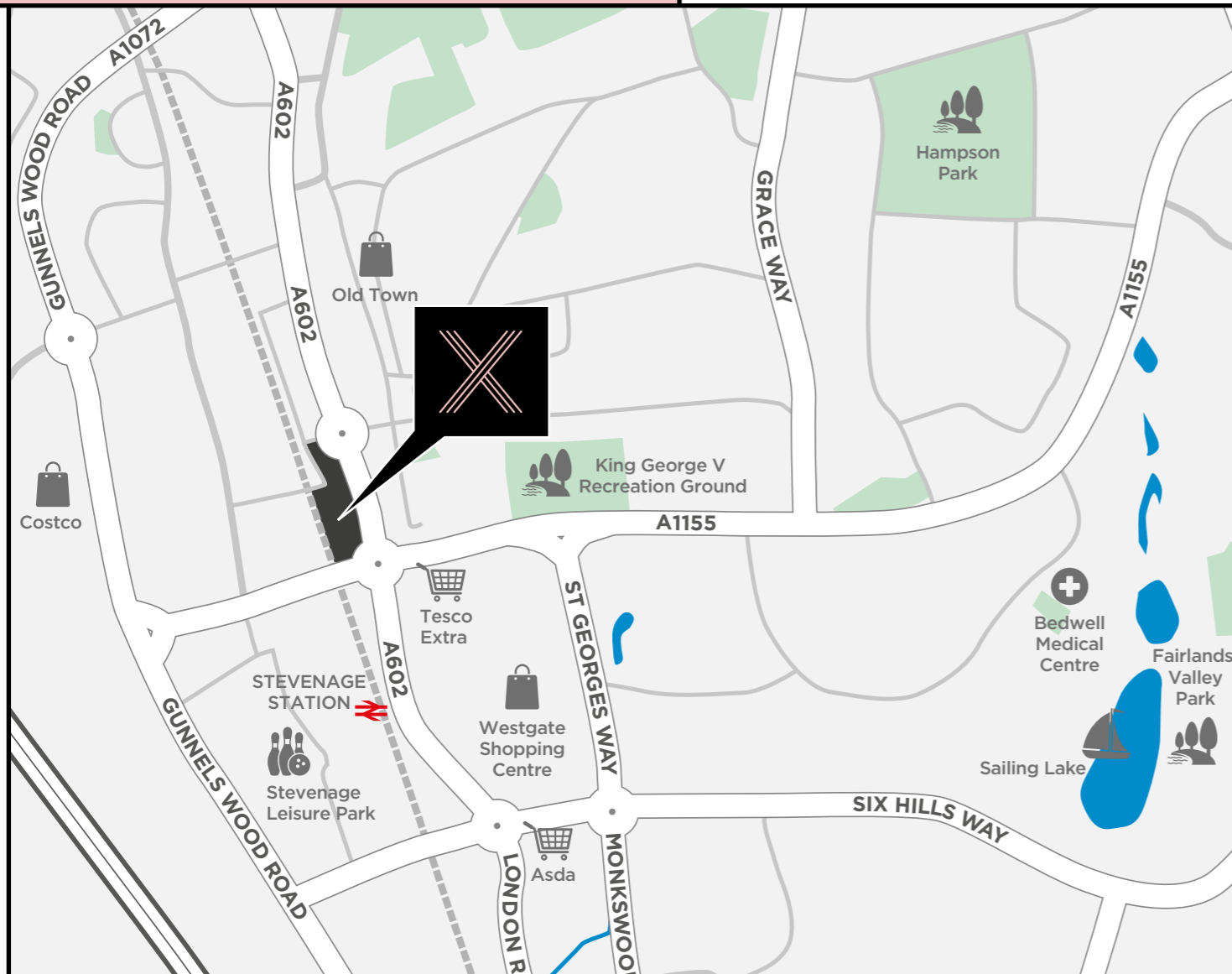
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