

NEXUS

STEVENAGE

FACTSHEET



A NEW LANDMARK

SITUATED RIGHT IN THE HEART OF STEVENAGE,
NEXUS IS A BOLD ADDITION TO THE SKYLINE

This striking collection of contemporary apartments combines modern design with views across Stevenage, landscaped green spaces, and a network of footpaths and cycleways that connect seamlessly with the local area.

At Nexus, everything is close at hand – stylish shopping and dining, health and wellness, swift links to London, and the tranquillity of nearby parks and countryside. Just a short walk from Stevenage station and the town centre, Nexus is a new destination designed for a sophisticated and connected urban lifestyle.

CONTEMPORARY STUDIO,
1, 2 AND 3 BEDROOM
APARTMENTS


Created for Living

REACH NEW HEIGHTS

NEXUS

STEVENAGE



Situated in the heart of the Golden Triangle between London, Oxford and Cambridge, Stevenage is full of opportunity – for careers, socialising and travel.

With its central location close to both the old and new town, Nexus is ideally placed for living life to the full. Walk to the station, go shopping, or meet friends for dinner – it's all just a few minutes away.



BY TRAIN

From Stevenage Station

TRAVELLING SOUTH

- WELWYN GARDEN CITY
11 mins
- FINSBURY PARK
19 mins
- LONDON KING'S CROSS
22 mins
- FARRINGDON
32 mins
- LONDON BLACKFRIARS
36 mins
- LONDON BRIDGE
42 mins

TRAVELLING NORTH

- HITCHIN
5 mins
- LETCHEWORTH GARDEN CITY
10 mins
- PETERBOROUGH
29 mins
- CAMBRIDGE
39 mins



BY CAR

From Nexus

- KNEBWORTH GOLF CLUB
8 mins
- ST ALBANS
26 mins
- LUTON AIRPORT
24 mins
- LUTON HOO COUNTRY CLUB AND SPA
31 mins
- STANSTED AIRPORT
45 mins



BY BIKE

From Nexus

- STEVENAGE SWIMMING CENTRE
3 mins
- HAMPSON PARK
8 mins
- FAIRLANDS VALLEY PARK
9 mins
- KNEBWORTH PARK
13 mins
- THE GREAT ASHBY DISTRICT PARK
21 mins



ON FOOT

From Nexus

- OLD TOWN HIGH STREET
7 mins
- KING GEORGE V RECREATION GROUND
7 mins
- STEVENAGE STATION
7 mins
- NEW TOWN CENTRE
9 mins
- WESTGATE SHOPPING CENTRE
11 mins

A PLACE OF OPPORTUNITY

REASONS TO BUY

FAST LONDON LINKS

Reach King's Cross Station in just 22 minutes via a direct train, with additional direct services to Farringdon and London Bridge

MAJOR EMPLOYMENT HUB

GSK Global R&D HQ & Europe's largest Cell & Gene Therapy Cluster outside the US

£1BN REGENERATION

Transforming Stevenage into a thriving destination[†]

PROVEN RENTAL GROWTH

46% increase in the past 5 years[†]

AMENITIES ON YOUR DOORSTEP

The town centre, leisure facilities and green spaces all within minutes walk

IDEALLY POSITIONED

Perfectly situated between the historic Old Town and vibrant New Town, offering easy access to amenities, leisure facilities, and green spaces

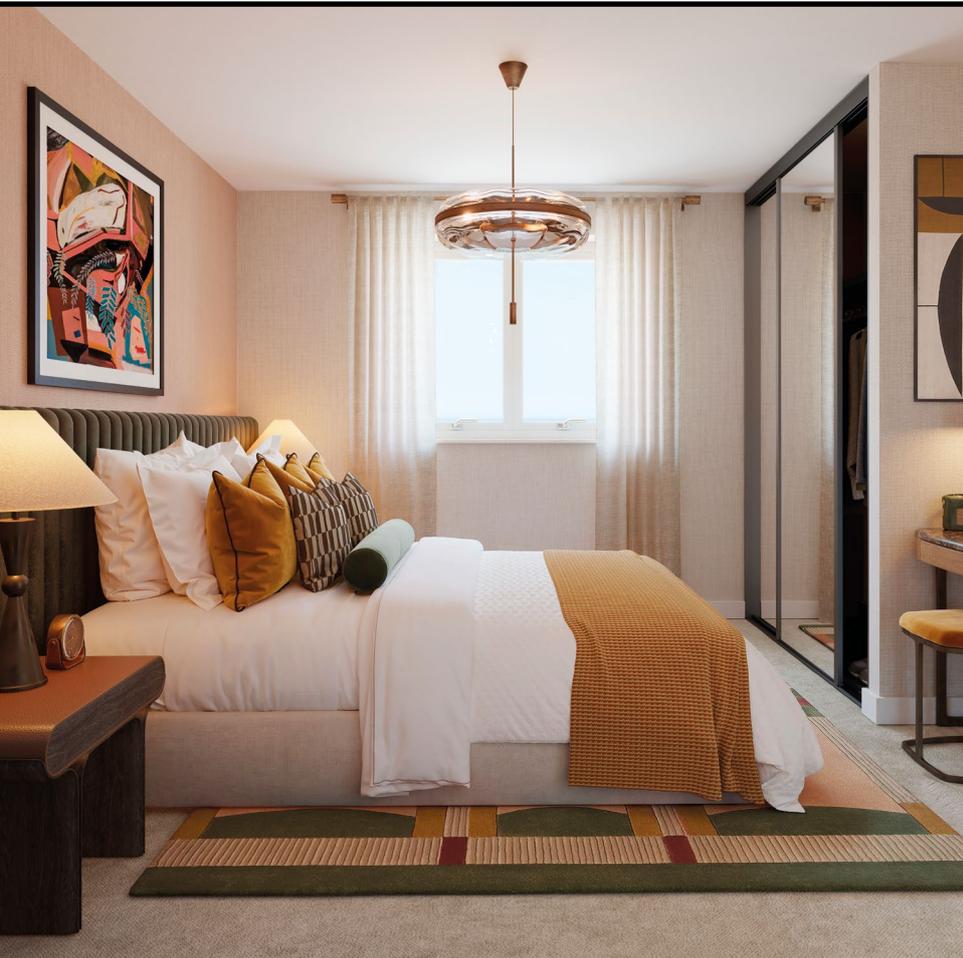
EXCEPTIONAL SPECIFICATION

with every detail included as standard

STRONG LOCAL ECONOMY

and thriving employment sectors

[†]Source: PriceHubble | DataLoft Report



ABOUT HILL

The Hill Group is a top 10 housebuilder* and the second-largest family-owned housebuilder in the UK. Established in 1999, it has now won over 500 industry awards.

Projects range from landmark, mixed-use regenerations and inner-city apartment developments to homes in rural communities.

Dedicated to delivering the highest quality homes and exceptional customer service has earned Hill its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years.

* 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.

PROPERTY INFORMATION

Apartment mix:

	Phoenix	Maxima
Studio apartment	-	10
1 bedroom apartment	8	51
2 bedroom apartment	53	31
3 bedroom apartment	-	10
Total	61	102

Tenure:	999 year lease from 28 November 2024
Ceiling height (approx.):	2.5m
Service charge:	Phoenix – £2.48 per sq ft per annum Maxima – £2.36 per sq ft per annum
Estate charge:	£165 per annum
Ground rent:	No charge
Car parking:	Car parking with EV charging points available, additional charges will apply. Speak to a sales consultant for more information. Parking service charge £57 per annum
Cycle parking:	Cycle Stores located on Ground Floor of each Block
Anticipated completion:	Phoenix: From Q4 2026/Q1 2027 Maxima: From Q2/Q3 2027
Warranty:	2 years Hill warranty and 10 years NHBC warranty

Stevenage Council Tax:

Band	2025/26 Charges (pa)	Band	2025/26 Charges (pa)
A	£1,520.85	E	£2,778.24
B	£1,774.32	F	£3,248.48
C	£2,027.81	G	£3,748.25
D	£2,281.28	H	£4,497.90



Payment terms:

1. A £2,000 reservation fee is required.
2. A further deposit of 10% of purchase price (minus reservation fee) is payable on exchange of contracts.
- 3a. For those buying over 12 months prior to completion, a stage payment of 5% is payable 12 months after exchange of contracts.

The balance of 85% of the purchase price will be payable upon legal completion.
- 3b. For those buying under 12 months prior to completion the balance of 90% of the purchase price will be payable upon legal completion.

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