



LUTTON APARTMENTS

CALA AT WINTRINGHAM



WELCOME TO THE GOOD LIFE

CALA at Wintringham offers an exciting opportunity to become part of a blossoming Cambridgeshire community. Situated just a few miles from the historic town of St Neots, and surrounded by parks, cycle paths and open green spaces, our selection of contemporary 1 and 2 bedroom apartments is perfectly placed to encourage an active, sociable and healthy way of life.

From the latest built-in kitchen appliances to stylish en suites, each property boasts light and spacious interiors with a high quality specification throughout. Enjoy the added advantage of allocated off-street parking and the peace of mind that comes with a secured entry system.

Our low maintenance apartments are ideal for those looking to take their first step onto the property ladder and, just minutes from St Neots station and main transport routes, you can find yourself within an easy commute of Cambridge or the capital.

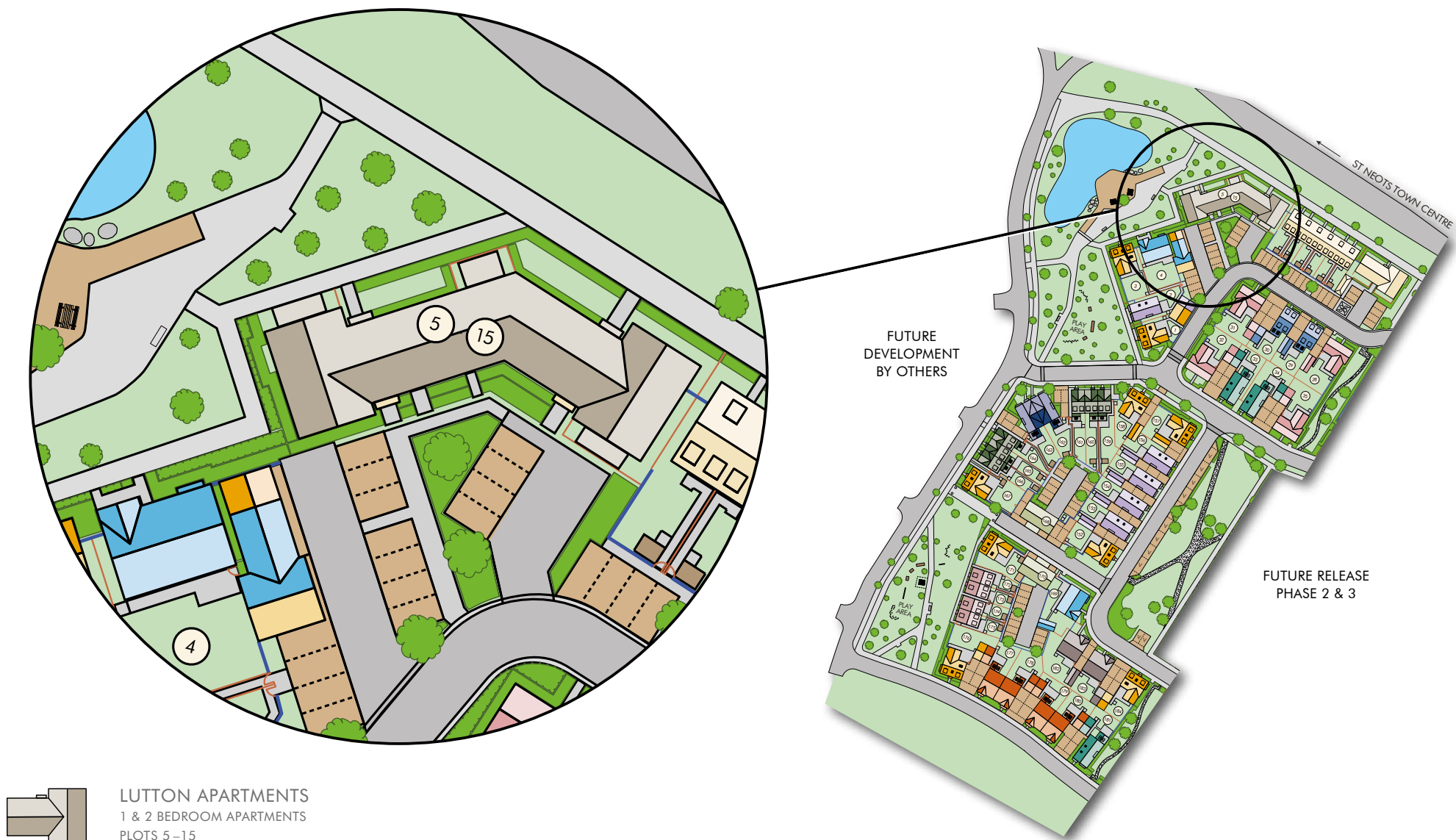
WINTRINGHAM
ST NEOTS



Local area photography



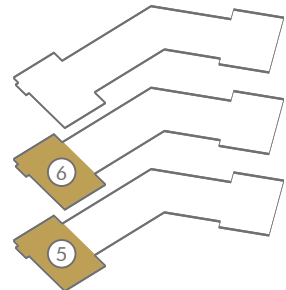
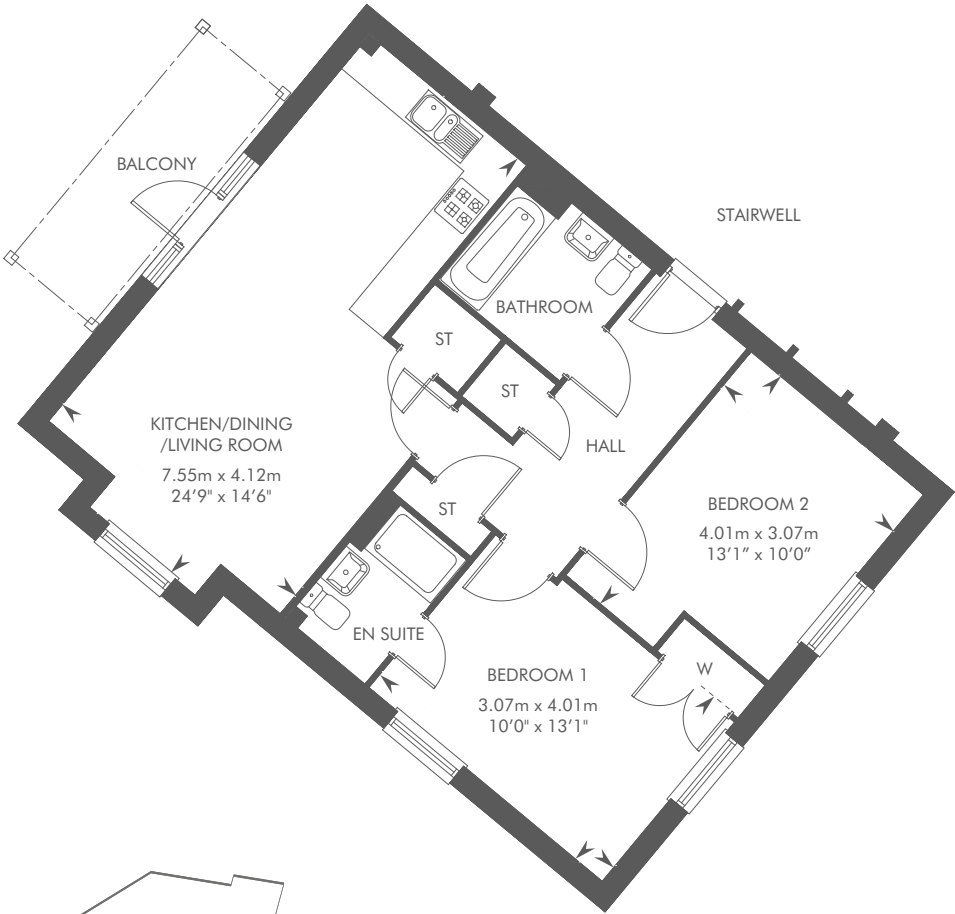
CALA AT WINTRINGHAM – THE DEVELOPMENT



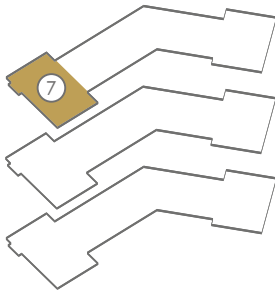
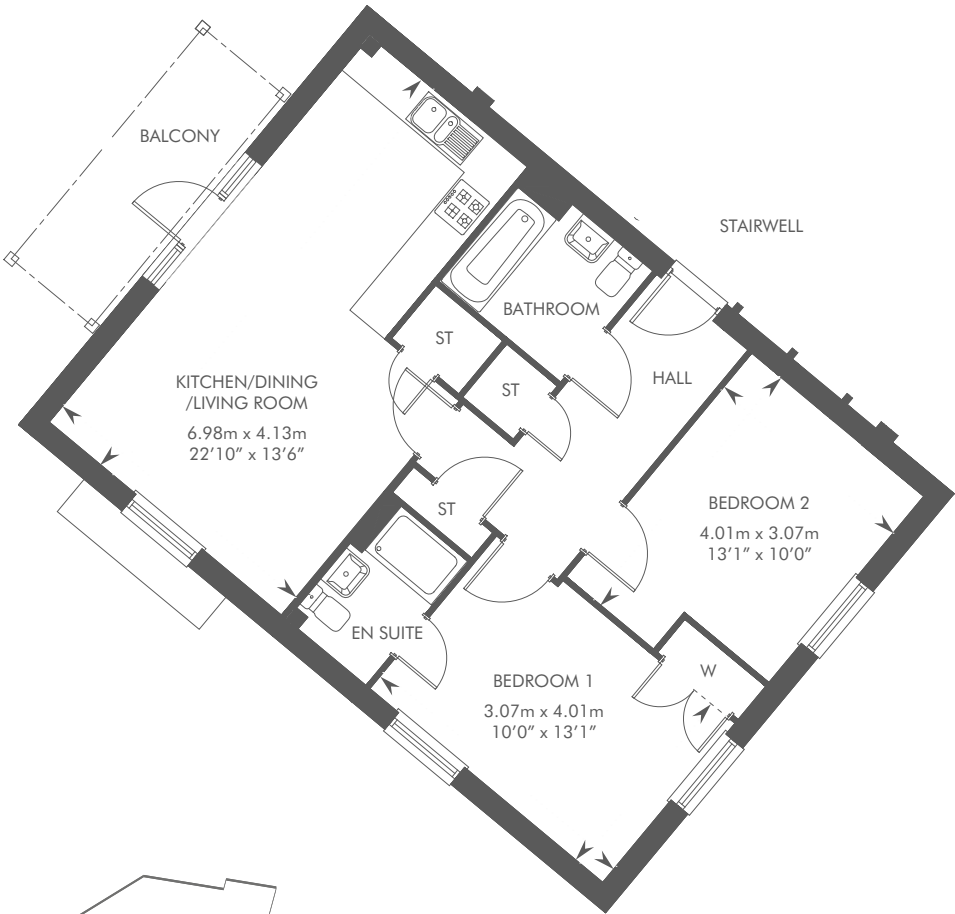
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station.



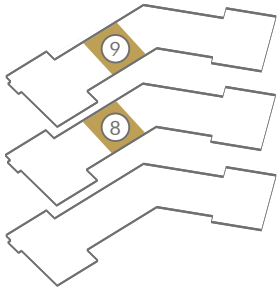
PLOT 5 – GROUND FLOOR
PLOT 6 – FIRST FLOOR



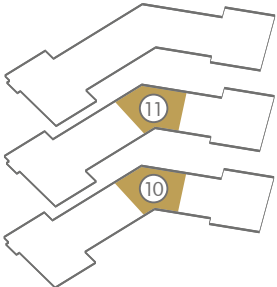
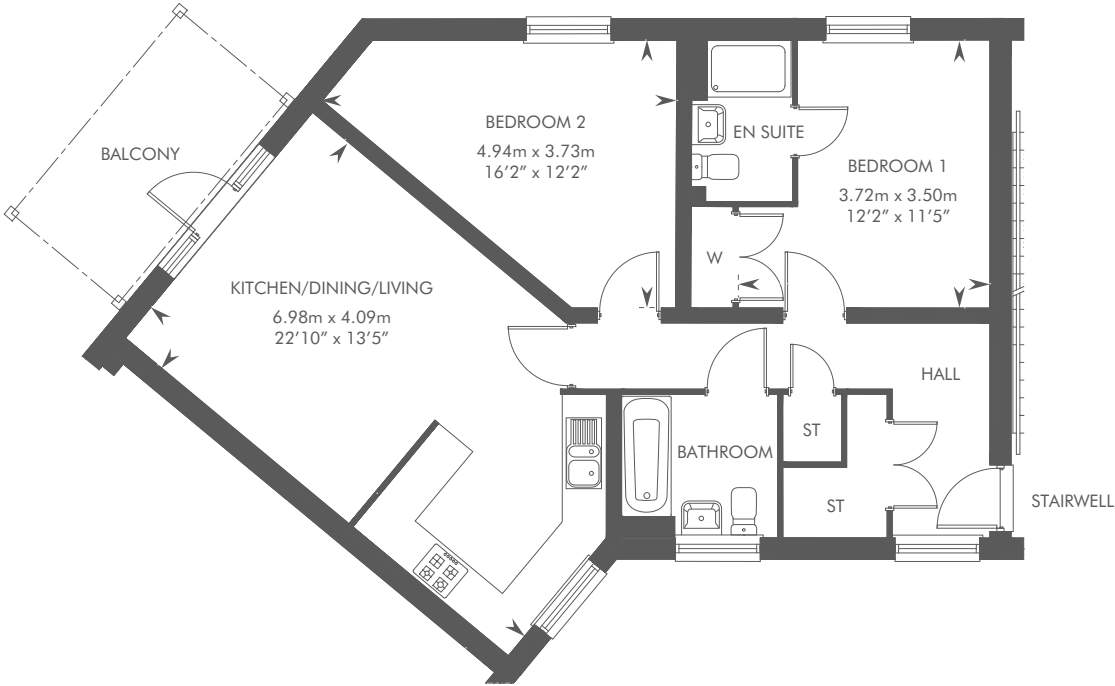
PLOT 7 – SECOND FLOOR



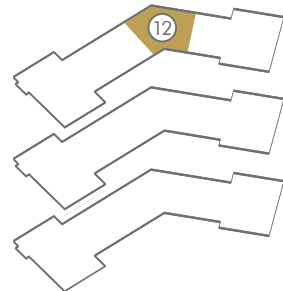
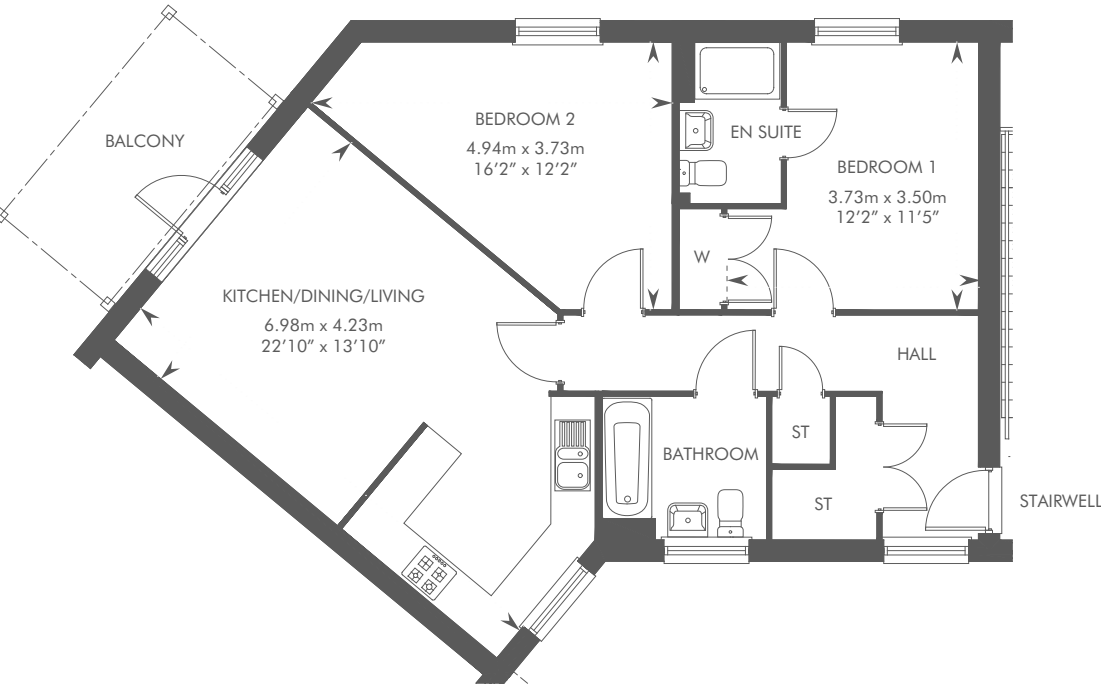
PLOT 8 – FIRST FLOOR
PLOT 9 – SECOND FLOOR



PLOT 10 – GROUND FLOOR
PLOT 11 – FIRST FLOOR



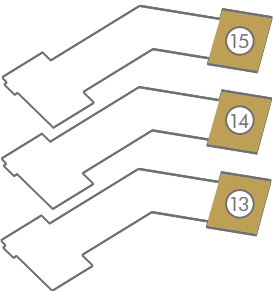
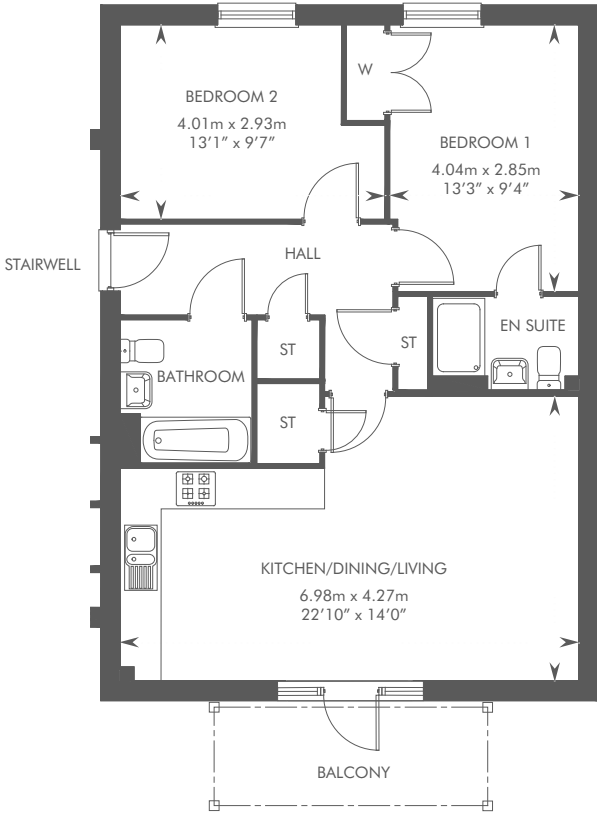
PLOT 12 – SECOND FLOOR



PLOT 13 – GROUND FLOOR

PLOT 14 – FIRST FLOOR

PLOT 15 – SECOND FLOOR





SPECIFICATION

KITCHEN*

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Indesit 4-ring ceramic hob
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Indesit built-in dishwasher
- Indesit built-in washer/dryer
- Quality Amtico Spacia flooring

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit when there is no separate shower cubicle (1 bed apartments)
- Full height tiling to separate shower cubicle within en suite and half height tiling around the bath with low level handheld shower attachment in main bathroom** (2 bed apartments)
- Vado mixer chrome taps
- Vado Gallo thermostatically controlled showers
- Shaving point to bathroom and en suite

- Vado pillar mixer taps
- Gallo thermostatically controlled showers
- White wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets throughout
- Downlights to kitchen, bathroom & en suite*
- Pendant lighting to all other rooms
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) to bedroom one and sitting room
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in sitting room for fireplace



Photography from a previous CALA development

*Plot specific detail. For more information please speak to a Sales Consultant.

Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



INTERNAL FINISHES

- Purpose-made softwood white doors to all rooms
- PVCu windows and French doors
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finishes

EXTERNAL AND COMMUNAL AREA FINISHES

- Allocated off-street parking
- Audio entry phone system with handset
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes to inside of communal entrance
- Key fob access and digital entry keypad
- Steel balcony with composite decked floors
- PIR activated bulkhead lights in bin stores
- PIR activated lamp to all doors leading outside of apartment block
- Street lighting with dusk-to-dawn sensors located in parking and footpath areas

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- A-rated kitchen appliances to reduce water and energy use (where applicable)
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development



CALA.CO.UK

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