



Knights Park

EDDINGTON
CAMBRIDGE

NEWSLETTER

AUTUMN/WINTER 2023



Rubicon

DATES FOR YOUR DIARY

Shopping and socialising at the Knights Park Festive Market this November

3

TWO-WHEELED TRAVEL

Discover some of the places to explore by bicycle from Knights Park

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NEW HOMES COMING SOON

The next chapter for Knights Park is on its way, with a brand new range of homes

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WHAT'S BEEN HAPPENING AT KNIGHTS PARK?

WITH MORE RESIDENTS MOVING IN AND FANTASTIC AMENITIES OPENING IN EDDINGTON, KNIGHTS PARK IS CONTINUALLY GROWING AS A COMMUNITY. HERE'S WHAT HAS BEEN GOING ON AT THE DEVELOPMENT RECENTLY.

FINAL HOMES RELEASED AT RUBICON

TO CELEBRATE THE LAST COLLECTION OF APARTMENTS NOW AVAILABLE AT RUBICON, WE'VE LAUNCHED A BEAUTIFULLY STYLED AND FULLY FURNISHED NEW SHOW HOME.

Plot 1 is a stunning and spacious two bedroom show apartment, situated on the ground floor of building A. Flooded with natural light from the industrial style, triple-glazed floor-to-ceiling windows, this home features an open plan kitchen, living and dining area that opens out onto a west-facing terrace - perfect for evening drinks.

The contemporary matt kitchen is finished with a quartz worktop, matching upstands and integrated appliances. Amtico flooring runs throughout the living spaces, while the entire apartment benefits from underfloor heating. Both double bedrooms have carpet, with an en-suite and fitted wardrobe completing the principal bedroom.

This release is now the final opportunity to buy at Rubicon, and enjoy life in this striking collection of homes with landscaped areas and unique co-working spaces.



NEW SHOW HOME THE BENNETT

COMING SOON

We're very excited about the forthcoming launch of The Bennett show home. This five bedroom, three bathroom house is built to impeccable standards and high levels of sustainability and energy efficiency. Designed and furnished with flair and finesse, it will really showcase the exceptional lifestyle on offer here, with its generous, light-filled rooms, flexible layout and private outdoor spaces. We anticipate this stunning new show home will launch in early January 2024.

Call us on **01223 607200** or visit the Sales Suite to find out more.

WHAT'S ON AT KNIGHTS PARK THIS AUTUMN/WINTER

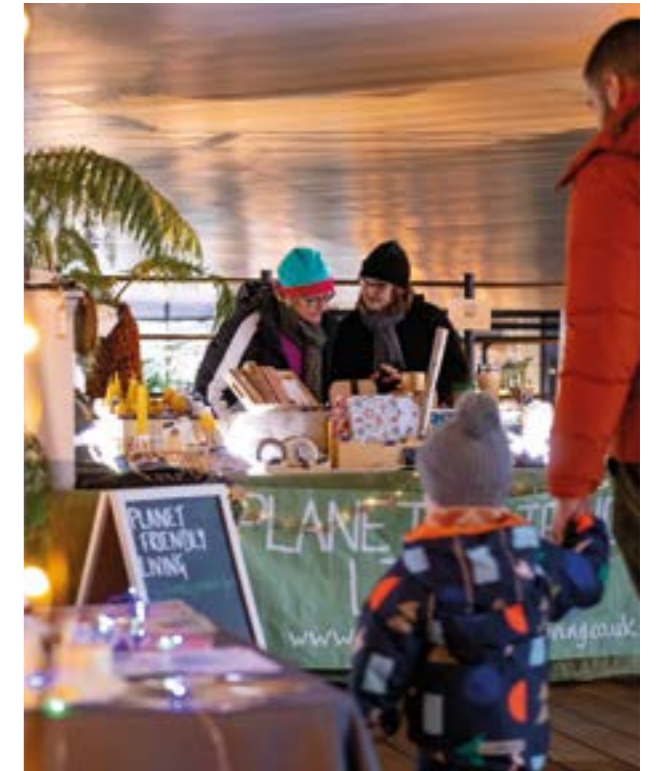
Festive Market

SATURDAY 25TH NOVEMBER, 12PM - 4PM
HYATT CENTRIC AND TURING LOCKE HOTEL,
EDDINGTON AVENUE, CB3 1SE

We're delighted to announce the return of the Knights Park Festive Market after the success of last year's event. There will be live music from Get Gospel to enjoy, and a range of market stalls selling crafts, gifts, food and drinks. It's the perfect opportunity for some Christmas shopping in a fun, festive environment, and to experience the Knights Park community.

We look forward to seeing you there!

Please note there is no parking at this event. If needed, parking is available nearby at the Madingley Road Park and Ride.



Brew Monday

15TH JANUARY, 8AM - 10.30AM AND 3PM - 6PM
KNIGHTS PARK SALES SUITE,
EDDINGTON AVENUE, CB3 1SE

Join us for a cuppa as we celebrate positivity in January!

Known as 'Blue Monday', the third Monday in January is thought to be the saddest day of the year. The festivities are over, there's a long wait until payday, and the mornings are as dark and cold as ever. But help is at hand...

Beat Blue Monday by joining us for Brew Monday on 15th January. The Toco Coffee van will be parked outside the Knights Park Sales Suite serving complimentary teas and coffees. Seating and blankets are also provided and a mood boost is guaranteed!



On your BIKE

CYCLING IS SYNONYMOUS WITH CAMBRIDGE. THANKS TO ITS PROXIMITY TO THE CITY CENTRE AND FANTASTIC NETWORK OF CYCLEWAYS, KNIGHTS PARK IS PERFECTLY POSITIONED FOR TRAVEL ON TWO WHEELS.



University of Cambridge Sports Centre
 Philippa Fawcett Drive,
 Cambridge CB3 0AS
sport.cam.ac.uk

The sports centre is open to everyone, with both membership and casual user options available, and features a gym, strength and conditioning room, sports hall, squash and five courts, and fitness studios.

 7 minutes



Old Crown
 89 High Street, Girton
 Cambridge CB3 0GD
theoldcrowngirton.com

This charming country pub has an elegant dining room with a large open fireplace for cosy winter evenings, and a large terrace and garden perfect for summer days.

 9 minutes



The Station House
 118 Station Road, Histon,
 Cambridge CB24 9LF
histonstationhouse.com

Serving all-day brunch, scrumptious treats and locally roasted coffee, this café in the beautifully restored Histon Station is a great place to visit at the weekend.

 16 minutes



Grantchester

Home to thatched cottages, a medieval church, riverside meadows, several pubs and the Orchard Tea Garden, beloved of the literary Bloomsbury Group, Grantchester is a charming place to visit at any time of year.

 20 minutes



Cambridge Business Park
 Milton Road, Cambridge CB4 0WZ
cambridgebusinesspark.co.uk


This large complex is home to a variety of businesses across the professional, technology, innovation and Research & Development sectors, with a number of amenities for staff.

 21 minutes



Kettle's Yard
 Castle Street, Cambridge CB3 0AQ
kettlesyard.cam.ac.uk


Housed in a beautiful period building, this modern and contemporary gallery has a remarkable collection of art and hosts regular events and exhibitions.

 9 minutes



Corn Exchange
 2 Wheeler Street, Cambridge CB2 3QB
cambridgelive.org.uk/cornex


With an extensive line-up of live acts covering music, comedy, talks and dance, there is something to suit every taste at this leading venue.

 12 minutes



Cambridge Market Square
 Market Hill, Cambridge CB1 0SS
cambridge.gov.uk/markets


One of Cambridge's best shopping experiences, the historic Cambridge market is open every day, with stalls selling fresh food, art, plants, clothes, jewellery, books, music and much more.

 12 minutes



Cambridge Science Park
 Milton Road, Cambridge CB4 0FZ
cambridgesciencepark.co.uk


Established by Trinity College, Cambridge Science Park is the base for over 170 companies, from start-ups to some of the world's leading technology businesses, and a wide range of facilities for staff.

 23 minutes



Milton Country Park
 Cambridge Road, Milton,
 Cambridge CB24 6AZ
miltoncountrypark.org

With a café, water sports, lakes, playgrounds, off-road cycle course, pathways and visitor centre, this country park offers plenty to do on sunny autumn days.

 24 minutes



WHAT'S HAPPENING IN CAMBRIDGE?

THERE'S PLENTY GOING ON IN CAMBRIDGE THIS AUTUMN AND WINTER, ALL OF WHICH YOU CAN ENJOY WITH EASE FROM KNIGHTS PARK.

THE ASTRONOMER RESTAURANT IS NOW OPEN

Hyatt Centric and Turing Locke Hotels, Eddington Avenue

On Thursday 12th October, Cambridgeshire restaurant and pub group CambsCuisine brought an exciting new dining destination to Eddington. The Astronomer is a smart bar and brasserie, with an all-day dining menu focused on highly seasonal and predominantly local produce. With a programme of regular events too, it is set to be the new hotspot in Eddington.

cambscuisine.co.uk



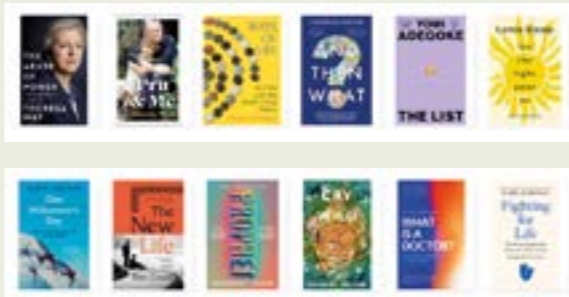
CAMBRIDGE LITERARY FESTIVAL WINTER WEEKEND

Thursday 16th – Sunday 19th November, 6pm – 9pm

Various venues

Cambridge Literary Festival returns this November with a range of talks to entertain, inspire, and shine a light on current issues. There are 26 events to choose from, featuring a variety of guests including Theresa May, Jonathan Coe, Sabastian Faulks, Deborah Moggach, Rick Stein and Grace Dent.

cambridgeliteraryfestival.com/whats-on/winter-festival-2023



 9 - 12 minutes (depending on venue)

CAMBRIDGE BOTANIC LIGHTS


Friday 1st – Friday 22nd December 2023, 5pm – 9.30pm

Cambridge University Botanic Garden

Bringing the garden to life after dark with stunning displays and artistic interventions, this winter lights trail highlights some of its most beloved features (such as the fountain, lake and glasshouses) and creates beautiful experiences around the rest of the landscape.

botanic.cam.ac.uk/cambridge-botanic-lights



 15 minutes

CAMBRIDGE CORN EXCHANGE AND ARTS THEATRE

THESE LEADING ARTS AND CONCERT VENUES HAVE AN EXCITING PROGRAMME OF EVENTS AND PERFORMANCES OVER THE NEXT FEW MONTHS.

CAMBRIDGE ARTS THEATRE

Macbeth

Wednesday 8th – Saturday 11th November 2023, 7.30pm

Wednesday 8th November, 3pm
Thursday 9th and Saturday 11th November, 2.30pm



CAMBRIDGE ARTS THEATRE

Mother Goose

Thursday 30th November 2023
until Sunday 7th January 2024
Various times



CAMBRIDGE CORN EXCHANGE

Symphony Orchestra of India

Thursday 7th December 2023, 7.30pm

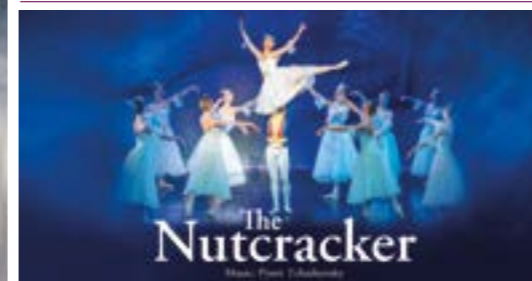


CAMBRIDGE CORN EXCHANGE

The Nutcracker

Wednesday 27th – Saturday 30th December 2023, 7.30pm

Thursday 28th – Saturday 30th December 2023, 2.30pm



CAMBRIDGE ARTS THEATRE

9 to 5 The Musical

Wednesday 17th – Saturday 20th January 2024, 7.30pm

Thursday 18th and Saturday 20th January 2024, 2.30pm



For more information or to buy tickets for these and any other events, visit cambridgelive.org.uk/cornex or cambridgeartstheatre.com





COMING SOON: THE NEXT CHAPTER AT KNIGHTS PARK

WE ARE ABOUT TO ENTER AN EXCITING NEW STAGE AT KNIGHTS PARK, WITH THE FORTHCOMING RELEASE OF THE FUSION APARTMENTS, AND THREE AND FOUR BEDROOM HOUSES AT ATHENA.

FUSION APARTMENTS

This stylish new collection features one, two and three bedroom apartments, all with their own private outdoor space.

Capturing the essence of contemporary city living, these apartments feature flexible, open plan spaces that are equally suited to entertaining friends as to relaxing after a day at work. Bedrooms are generous throughout with clever built-in storage, and offer space for a home office area if required.

Exceptional standards of energy efficiency and smart eco-features help to reduce energy usage, while creating a warm and comfortable sanctuary for you. Interiors are equally well considered, featuring kitchens with matt handleless units and Caesarstone worktops, contemporary bathrooms, high-quality fixtures and fittings, and Amtico flooring throughout the living areas.

With a leafy green setting and access to natural open spaces, the Fusion Apartments are the perfect place for you to make your new home.



Computer generated images of a Fusion lounge and bedroom

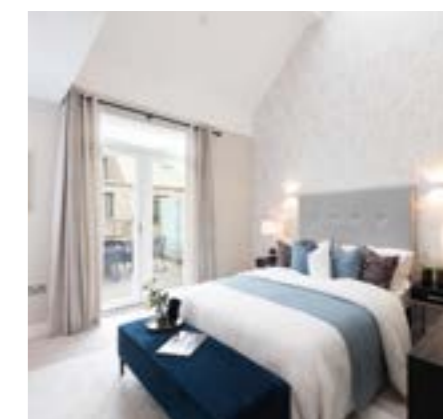
NEW HOMES AT ATHENA

Superbly located in the heart of Knights Park, this new collection of contemporary homes at Athena offers an exceptional lifestyle.

Attractive tree-lined streets welcome you to this flourishing community, while the striking architecture, high quality materials and carefully crafted features make a stunning first impression.

The new three and four bedroom homes come in a versatile mix of styles and layouts, all with their own private outdoor space – perfect for unwinding outside or socialising with friends and neighbours. Cleverly designed and highly energy efficient, they offer the best in modern living in a convivial and welcoming neighbourhood.

To register your interest on these new homes or see our current availability, visit knightspark-eddington.co.uk



SUSTAINABILITY AT KNIGHTS PARK

AT KNIGHTS PARK, SUSTAINABILITY IS NOT JUST AN ADD-ON BUT DESIGNED INTO ALL THE HOMES - AND THE SURROUNDING NEIGHBOURHOOD - FROM THE START.

Homes here are highly energy efficient with eco-friendly features, which not only benefit the environment but also make them more comfortable for you to live in and help to lower fuel bills. They have also been developed to meet the Code for Sustainable Homes Level 5, which means reducing their energy and carbon dioxide emissions by at least 85% from 2010 levels.

At Knights Park, you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style.



WINDOWS

The large windows used throughout Knights Park let in plenty of natural light, reducing the need to switch the lights on. Aluminium composite windows are also highly durable and low maintenance, while low solar gain glazing prevents rooms from getting too hot.



SMART METERS

Smart meters are provided so you can keep an eye on your electrical consumption.



TRIPLE GLAZING

Many of the windows are triple-glazed and incorporate special coatings that reflect heat back into the building. It means you lose about 80% less heat than single glazing and 50% less than typical double glazing.



ECO APPLIANCES

Energy-efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.



DOMESTIC RECYCLING

Kitchens have an integrated bin which are separated into sections for domestic recycling.



CYCLE STORAGE

All homes have a secure parking place for bikes - one for every person.



MECHANICAL VENTILATION HEAT RECOVERY (MVHR)

The MVHR ensures a constant flow of clean, fresh filtered air. It removes stale air from kitchens and bathrooms and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces.



LOW ENERGY/LED LIGHTING

Low energy lighting has been fitted throughout the homes, a simple and effective way to reduce energy consumption.



SOLAR PV PANELS

Create renewable energy for the homes.



WASTE AND RECYCLING

Underground chutes replace thousands of traditional wheelie bins in an innovative waste disposal system, the largest of its kind in the country. Under each stainless steel bin is an underground sealed container which collects the waste and recycling.



RAINWATER HARVESTING

Eddington is home to the UK's largest site-wide water recycling system. Rainwater is gathered and stored in underground tanks. It is then filtered and used as a renewable source of clean water for flushing toilets, washing machines and garden watering.



MEET THE TEAM

at Knights Park



LAURA HILLIAR

Customer Experience Executive

Laura is responsible for the Customer Journey of the new residents at Knights Park & Rubicon. Ensuring customers are settling in and enjoying their new Hill home.

What are your three favourite things about Knights Park?

I love that Knights Park is a beautiful, contemporary development with open green spaces. The neighbourhood feel that has been created by the new residents and it always feels peaceful and tranquil as soon as I drive into the development.

What are your three favourite things about Eddington?

The retail area in Eddington is starting to take shape, they already have a lovely café and often have pop-up businesses which I think always creates a lovely vibe. The bar at Turing Locke is a great spot to enjoy a glass of something or a bite to eat. Plus, it's super close to Cambridge where you can find some great restaurants and shops.

Where do you recommend as the top three places to visit in Cambridge?

The Varsity Bar has amazing views of Cambridge and is great in the summer. Cambridge's architecture is beautiful from Kings College Chapel to The Fitzwilliam Museum, well worth a visit for those alone. And I would highly recommend visiting La Margherita on Magdalene Street, it's the only place in the UK where I have found Ferrero Rocher ice cream, amazing!

Tell us a fun fact about yourself?

I make a mean cocktail, am renowned for my Espresso Martinis and Margaritas and was once related (by marriage) to Pierce Brosnan!



Follow us on social media for updates
[@knightsparkeddington](https://www.instagram.com/knightsparkeddington)

knightspark-eddington.co.uk
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