

VARITY HOUSE - PETERBOROUGH

Varity House will comprise 97 one and two bedroom apartments with parking. Set within landscaped grounds, this stylish conversion development is conveniently located just a mile from Peterborough citycentre.

All homes will offer contemporary open plan living and dining space with oversized windows (where possible) ensuring maximum natural light. With hard wood veneer floors and stainless steel sockets throughout, these high grade specifications combined with custom built kitchens, integral appliances and stylish bathroom designs come as standard, offering a home with style, luxury and comfort.

Varity House will offer a number of benefits to residents; not least the broad range of local amenities within walking distance but also the excellent

transport links close at hand. Just a 10 minute walk from the development lies Peterborough Train Station, where direct trains run on the hour to London's Kings Cross in 45 minutes. Further services include Cambridge in 49 mins, Leeds in 1hr 20 mins, Birmingham in 1hr 20 mins, and Edinburgh in under 4 hours. A 10 minute drive from the A1 links Peterborough with the wider road network, accessing the A47 and A14 (East /West)

A number of grammar, comprehensive, independent schools and colleges can be found close by, with Varity House sitting within the catchment area of many.

BENEFITS:

- Close to all main shopping, retail and leisure areas
- 10 minutes to Peterborough's main line train station
- Excellent commuter location – 45 mins direct train to central London
- Yields of over 7%
- 97 high specification one and two bedroom apartments - all with parking
- Properties starting from just 24 payments of £1025 per month (+reservation fees)
- Excellent schools and colleges in the local catchment area
- Strong capital appreciation predictions

Close, convenient pedestrian access to the Frank Perkins Gateway offering a short commute to the nearby Lychwood Business Park. Employers here and in the local area include :

BGL Group
Bauer
Diligenta

Norwich and Peterborough
Building Society
Caterpillar

Ideal World TV
Tesco Distribution Centre



Proposed Street View



Proposed Courtyard

LOCATION PETERBOROUGH

East of England, Peterborough sits just 80 miles north of London and continues to capitalise on its reputation as a long term sustainable growth area. Already a key player within the 'London-Stanstead-Cambridge-Peterborough Corridor'- a priority growth area defined by CLG, Peterborough's investment opportunities have been widely documented

on an international scale, with a number of high profile businesses relocating to the area. Eight years into a fifteen year, £1 billion redevelopment, the city's transformation grows from strength to strength; its efforts validated by a massive rental demand - currently outweighing supply by 2:1.

Located just off Junction 17 of the A1M, access to businesses, schools, leisure facilities –not to mention its close proximity to London make Varity House exceptionally well positioned to capitalise on this demand offering a first rate hands off investment to clients on a global scale.

Google's new £1 billion UK headquarters at London's King's Cross will open its doors in 2016 to over 4,500 employees. Alongside these, this highly attractive employment destination will demand a further wealth of facilities management and peripheral service resource, in total attracting a vast number of young professionals, executives and families to the area. With its high speed rail line linking to King's Cross in just 45 minutes, Peterborough is now a major contender for those commuters seeking more affordable living outside of London.

Described as one of England's 'most interesting places to live', Peterborough is a vibrant and dynamic city which is building a reputation as a city with long-term sustainable growth capability. As one of the UK's fastest growing, greenest and most historic cities, it has an incredibly vibrant arts, culture and heritage community with levels of activity not typically found in communities of comparable size. This is thanks to a year-round events and festival calendar. Peterborough's city centre offers the total shopping experience from top designer brands to independent retailers, high street favourites as well as the famous Farmers Market held once a week in the city centre. Its fantastic eateries, relaxing cafés and stylish restaurants mean there is always a huge choice; a culinary scene truly reflecting the city's multiculturalism.



Anglia Ruskin University (ARU) is one of the largest universities in the East of England. It is just one of the institutions contributing to the 30,000 young academics living and working in the area. Peterborough's excellent transport links makes it an attractive proposition for overseas students, with ARU campuses in Cambridge and Chelmsford, University Centres in King's Lynn, Peterborough and Harlow and collaborative partnerships with institutions in a variety of locations throughout the world. These include London, Berlin, Budapest, Athens, Basel, Kuala Lumpur, Singapore and Trinidad.



AMENITIES

SCHOOLS & UNIVERSITIES

Orton Goldhay Primary School
Peterborough PE2 5RF

Orton Longueville Playgroup
Lakeside Centre, Orton Longueville,
Peterborough PE2 7EA

Antler Languages Ltd - Language School

The Old Town Hall, Market Place
Oundle, Peterborough PE8 4B

University of Peterborough
Park Crescent, Peterborough PE1 4DZ

Peterborough Regional College
Park Crescent, Peterborough PE1 4DZ

Laxton Junior School
E Road, Oundle, Peterborough PE8 4BX

Oundle School
Church Street, Oundle,
Peterborough PE8 4EE

The Peterborough School
Thorpe Road, Peterborough PE3 6AP

Anglia Ruskin University (ARU)
Guild House, Swain Court, Oundle Road,
Peterborough PE2 9PW



Peterborough Cathedral Square

ARTS & ATTRACTIONS

Key Theatre
Embankment Road, Peterborough PE1 1EF

Stamford Arts Centre
27 St. Mary's Street, Peterborough PE9 2DL

Stahl Theatre
West Street, Peterborough PE8 4EJ

Stamford Corn Exchange Theatre
Broad Street, Peterborough PE9 1PX

Peterborough Museum & Art Gallery
Priestgate, Peterborough PE1 1LF

Thorney Heritage Museum
The Tank Yard, Station Road,
Peterborough PE6 0QE



Peterborough Centre

PUBS & BARS

Greyfriars Taverns Ltd
The Eldern, Peterborough PE2 5NQ

The Dragon Fly
Herlington Centre, Peterborough PE2 5PN

Cross Keys
279 Oundle Road, Peterborough PE2 9QS

The Woodston
Belsize Avenue, Peterborough PE2 9HX

Cherry Tree
9 Oundle Road, Peterborough PE2 9PB

Posh Pub
London Road, Ground, Peterborough PE2 8AL

RESTAURANTS

Fusion Bistro Ltd
Bistro restaurant, 23 Chisenhale, Orton
Peterborough PE2 5FP

Candlesticks Restaurant
Speciality cuisine, 1 Church Lane,
Peterborough PE9 2JU

Prezzo Restaurant
Italian cuisine, 2 Cowgate,
Peterborough PE1 1NA

Beijing Rendezvous
Chinese cuisine, 59 Napier Place,
Peterborough PE2 6XN

Taj Mahal Restaurant
Indian cuisine, 37-39 Lincoln Road,
Peterborough PE1 2RH

Antonino's Pizzeria
Speciality & traditional pizzas
149 Main Street, Peterborough PE7 3LD

Fishtastic
Fish cuisine, 23 Oakleigh Drive,
Peterborough PE2 7BG

Carluccio's
52-53 Cumbergate, Peterborough PE1 1YR

The Bull Hotel and Restaurant
Westgate, Peterborough PE1 1RB

The Talbot Hotel
1 New Street, Oundle Peterborough PE8 4EA



Talbot Hotel

LOCAL AMENITIES

Designers Unisex Hairdressers
1a Market Place, Oundle,
Peterborough PE8 4BA

Ethos Hair & Beauty
44 New Road, Woodston
Peterborough PE2 9HA

Judith Day Optometrist
5 Market Place, Oundle
Peterborough PE8 4BA

Definition Gym
Unit 10-11 Maxwell Road
Peterborough PE2 7HU

Fengate Health & Fitness Centre
Fengate, Peterborough PE1 5XB

Fitness First Health Centre
Lime Kiln Close, Peterborough PE3 9TA

Stanground Library
Southfields Avenue, Peterborough PE2 8RZ

Peterborough City Hospital
Edith Cavell Campus, Bretton Gate,
Peterborough PE3 9GZ

Queensgate Shopping Centre
Peterborough PE1 1NT

Park Medical Centre
164 Park Road, Peterborough PE1 2UF

Peterborough Dental Access Centre
5 Midgate, Peterborough PE1 1TN



Carluccio's Restaurant

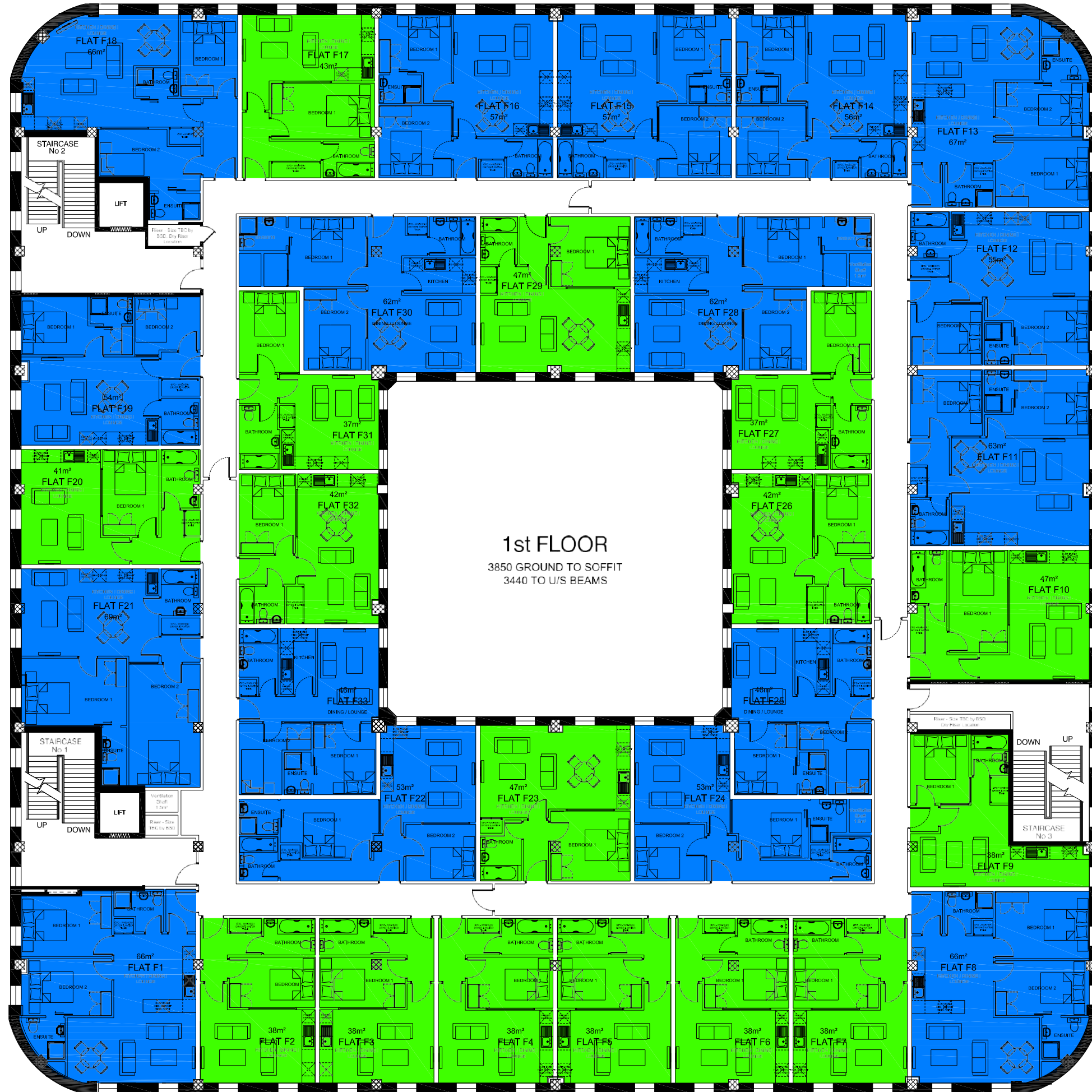
FLOOR PLANS

GROUND FLOOR



FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR

