

# Oval Apartments Cambridge



**49 Pengover Avenue**  
Sales Information & Specifications

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## VIDA HOMES OVAL APARTMENTS

Vida Homes are offering four stylish two-bedroom apartments in sought after Cambridge Park, only minutes from the vibrant Cambridge Town Centre and Leamington shopping centre.

North facing and fronting directly onto the Cambridge Park two acre recreational Oval, these apartments cannot be beaten for location or value. Adjacent to a new cafe, and part of the existing Oval development of high-quality homes, the apartments provide a classic lock-and-leave while still maintaining a solid community base. Completion anticipated June 2022.

These apartments will not last.

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### CONSTRUCTION

#### Foundations & Floors

- Floor slab - 120mm thick reinforced concrete
- Inter-apartment mid-floor - 120mm reinforced concrete

#### Walls

- Inter-apartment walls - Litecrete 280mm precast concrete panels
- Inter-apartment walls - designed acoustically to meet NZ Building Code of STC55
- External walls - combination of Litecrete 280mm thick precast concrete panels, structural steel, timber framing with brick and aluminium weatherboard cladding

#### Windows, Doors, Balustrades

- External windows and doors : double glazed powder coated aluminium with fixed pane, sliding and opening windows as required.
- Apartment Doors : front entry fire rated doors with keyed locks
- Building Entry Door : double glazed powder coated aluminium with electronic (swipe/fob) access
- Balustrades : all powder coated aluminium

#### Roof

- Timber framed
- Coloursteel long run metal cladding
- External gutters

#### Insulation

- Insulation - Thermal  
Ceiling Batts – Pink Batts R3.2 CEILING  
Wall Batts – Pink Batts R2.2 WALL
- Insulation –Litecrete concrete panels  
Based on best industry practice, the 280 mm thick concrete intertenancy walls comply with the insulation requirements of the Building Code H1 Energy Efficiency. For intertenancy purposes the panels have a 4-hour fire resistance rating and achieve an acoustic rating of STC 55.

#### Common Features

- Tiled internal lobby and stairwell access to all apartments
- Precast concrete stairs with tile finish
- Powder coated balustrades
- Lobby entry via swipe or electronic access control

### FITOUT

#### General Interior

- 2.55m ceiling heights throughout
- All LED lighting
- Schlage door hardware
- Individual continuous flow gas water heating
- Heat pump
- Alarm system
- Ceiling and wall finishes to Level 4 finish
- Exposed concrete feature wall
- Quality Resene paint finishes
- Fitted wardrobe with top shelf and rail to each bedroom

#### Flooring

- Feltex Solution Dyed Nylon carpet to bedrooms (ACCS Rating Residential Extra Heavy Duty + Stairs)
- Godfrey Hirst Apollo Hybrid Vinyl Plank to kitchen and living areas

#### Bathroom

- Fully tiled - floor, walls, shower - 600 x 600 porcelain tile
- Shower 1000 x 1000
- Newtech Brooklyn Floor Standing Vanity; 2 drawer; Stonecast top
- Methven Waipouri/Wairere tapwear (including rain head shower combo)
- 3 Door mirror cabinet over vanity
- Robertson LINFA back to wall rimless toilet suite
- Heated towel rail in chrome

#### Kitchen

- Appliances  
Oven : F&P Under bench oven 85L 9 Function stainless  
Cooktop : F&P Gas hob 4 burner (including wok burner); stainless steel  
Dishwasher : F&P 15 place setting; stainless steel  
Rangehood : F&P chimney box rangehood; externally vented; stainless steel  
Waste Disposal : Insinkerator 66+ with air switch
- NZ manufactured kitchen cabinetry, soft close drawers
- 30mm engineered stone benchtop

#### Laundry

- Artusi Washing Machine/Drier Combo (8kg/4.5kg)
- Aquatica Slim Hub Tub (with drawers)
- Overhead shelf
- Porcelain tiles (600 x 600) floor and walls to 1200 high



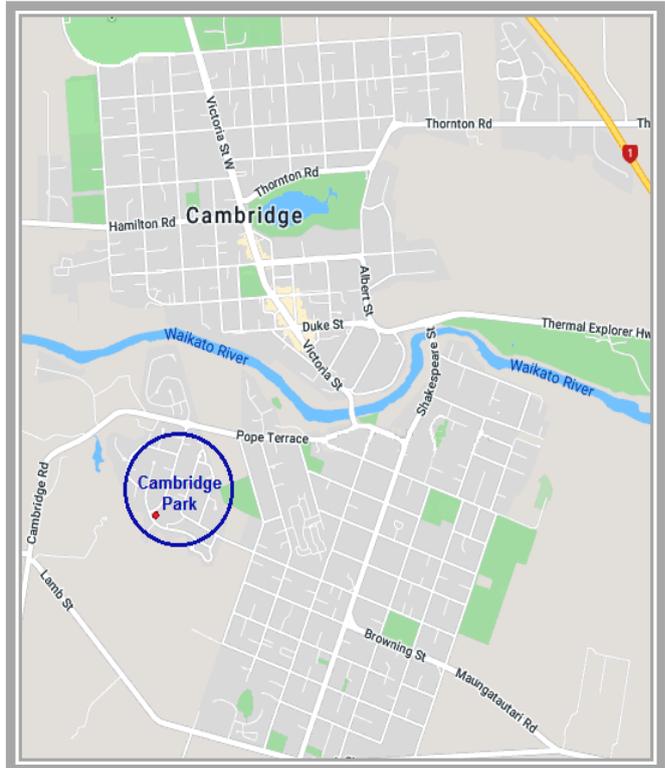
## 49 PENGOVER AVE, LEAMINGTON, CAMBRIDGE

- 1.6 km to Leamington shopping centre
- 2.0 km to Cambridge Town Centre
- 14 km to Hamilton Airport
- 24 km to Hamilton Central
- 140 km to Auckland Airport
- 155 km to Auckland Central

All apartments front directly to the Cambridge Park Oval two acre recreational park.



Cambridge Oval viewed from West Thompson Street



## ABOUT CAMBRIDGE

Cambridge is situated in the Waipa District of the Waikato region of the North Island of New Zealand. Situated 24 kilometres southeast of Hamilton, on the banks of the Waikato River, Cambridge is known as "The Town of Trees & Champions". The town has a population of over 19,000 making it the largest town in the Waipa District, and third largest urban area in the Waikato (after Hamilton and Taupo).

Cambridge was a finalist in the 2017 and 2019 New Zealand's Most Beautiful Large Town awards, run by Keep New Zealand Beautiful. It was awarded the title New Zealand's Most Beautiful Large Town in October 2019.



Images by: Hamilton & Waikato Tourism

## CONTACT

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**Your first choice for Cambridge real estate services including buying, selling, property management or renting.**

We are a passionate, professional team with comprehensive local knowledge and experience, and a focus on total customer satisfaction.

*Plans and dimensions shown are accurate as at August 2020. Minor variations may occur. Every effort has been made to be as definitive as possible in specification of the Oval Apartments construction and fitouts. However, should a product be unavailable or unsuitable to the final design, Vida Homes reserves the right to replace the product with an alternative that is of a similar, or better, standard.*