

Building homes

and growing communities

This floor plan and site plan guide is designed with detail to help you choose the perfect 2 or 3 bedroom Shared Ownership home situated within Phase 4B at L&Q at Darwin Green.

These contemporary homes will be finished to a fully inclusive specification at no extra cost and complete with allocated parking. Each house will have a private garden and the apartments will have access to shared communal gardens.

Darwin Green is also set to be home to a range of on-site amenities including retail units, a library and a health centre. This thriving neighbourhood is situated just 1.5 miles from historic Cambridge city centre, offering everything you need for everyday life and excellent transport links right on the doorstep.

## Phase 4B Site Plan



## Property Key

Shared Ownership and Affordable Rent Apartments

Shared Ownership Apartment over Garage

Shared Ownership Houses

Previous Phases Shared Ownership and Affordable Rent Homes

Market Sale Homes

Affordable Rent Homes

Build to Rent Homes



B - Bin Store

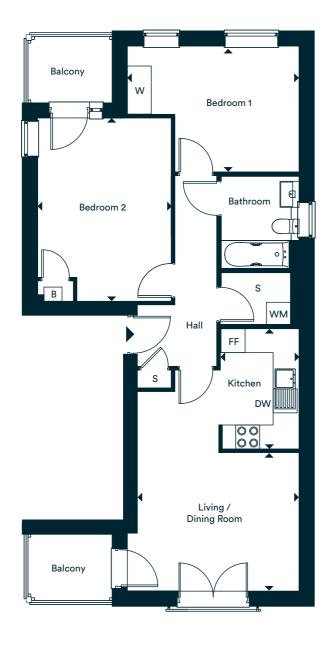
C - Cycle Store

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other

tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

## 2 Bedroom Apartment

Plot 94



First Floor

Living / Dining Room	4.35m x 3.50m	14' 3" x 11' 6"
Kitchen	3.03m x 1.96m	9' 11" x 6' 5"
Bedroom 1	4.35m x 3.19m	14' 3" x 10' 6"
Bedroom 2	4.63m x 3.39m	15' 2" x 11' 1"
Total	70.4 m <sup>2</sup>	758 ft <sup>2</sup>
Balcony	2.07m x 1.62m	6' 8" x 5' 3"

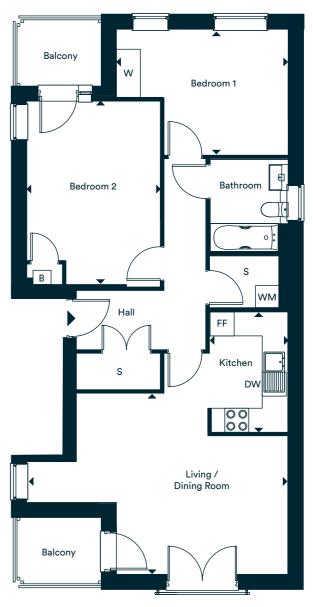
FF - Fridge/Freezer
WM - Washing Machine
DW - Dishwasher
W - Wardrobe

**S** - Storage **B** - Boiler

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. Computer generated image.

## 2 Bedroom Apartment

Plot 95



Second Floor

Bedroom 1	4.35m x 3.19m	14' 3" x 10' 6"
Bedroom 2	4.63m x 3.39m	15' 2" x 11' 1"
Total	77.5 m²	834 ft <sup>2</sup>
Balcony	2.07m x 1.62m	6' 8" x 5' 3"

FF - Fridge/Freezer

WM - Washing Machine

DW - Dishwasher

W - Wardrobe

S - Storage

**B** - Boiler

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## 2 Bedroom Apartment over Garage

Plot 205



Living Room	5.26m x 3.00m	17' 3" x 9' 10"
Kitchen / Dining Room	5.23m x 4.80m	17' 2" x 15' 9"
Bedroom 1	3.64m x 2.84m	11' 11" x 9' 4"
Bedroom 2	3.70m x 3.17m	12' 2" x 10' 5"
Total	76.4 m²	822 ft <sup>2</sup>
Terrace	5.92m x 3.95m	19' 4" x 13' 0"
Courtyard	5.80m x 3.50m	19' 0" x 11' 5"

Ground Floor

FF - Fridge/Freezer
WM - Washing Machine
DW - Dishwasher
W - Wardrobe
S - Storage

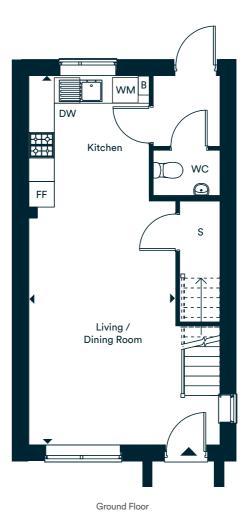
**B** - Boiler

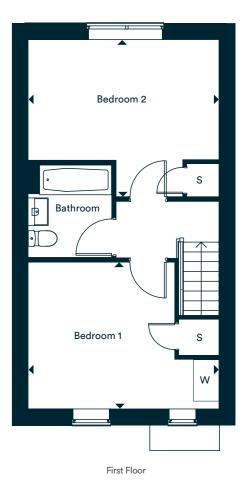
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### 2 Bedroom House

Plots 146, 147\*, 148, 149\*, 150 & 151\*

<sup>\*</sup> Plots 147, 149 & 151 are handed from the plans drawn





Living / Dining / Kitchen	8.73m x 3.56m	28' 8" x 11' 8"
Bedroom 1	4.54m x 3.49m	14' 11" x 11' 25"
Bedroom 2	4.54m x 3.73m	14' 11" x 12' 3"
Total	78.1 m <sup>2</sup>	840 ft <sup>2</sup>
Plot 151 Garden	7.30m x 6.80m	23' 11" x 22' 4"
Plot 150 Garden	8.80m x 5.60m	28' 10" x 18' 4"
Plot 149 Garden	8.80m x 5.60m	28' 10" x 18' 4"
Plot 148 Garden	8.80m x 5.50m	28' 10" x 18' 1"
Plot 147 Garden	8.80m x 5.70m	28' 10" x 18' 8"
Plot 146 Garden	8.80m x 5.00m	28' 10" x 16' 5"

FF - Fridge/Freezer

WM - Washing Machine

DW - Dishwasher

S - Storage

W - Wardrobe

**B** - Boiler

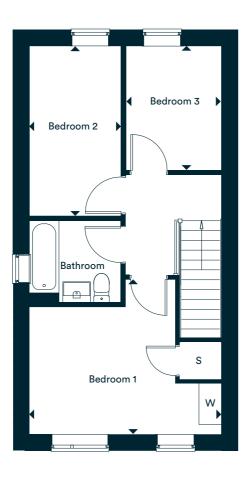
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### 3 Bedroom Houses

Plots 118\*, 119, 206, 207\*, 208

\* Plots 118  $\&\,207$  are handed from the plans drawn





Ground Floor

First Floor

Living Room	4.32m x 3.47m	14' 2" x 11' 5"
Kitchen / Dining Room	4.78m x 3.32m	15' 8" x 10' 11"
Bedroom 1	4.57m x 3.04m	15' 0" x 10' 0"
Bedroom 2	4.04m x 2.21m	13' 3" x 7' 3"
Bedroom 3	2.97m x 2.28m	9' 9" x 7' 6"
Total	82.2 m²	885 ft²
Total Garden Plot 118	<b>82.2 m</b> <sup>2</sup> 9.30m x 8.60m	885 ft <sup>2</sup> 30' 6" x 28' 3"
Garden Plot 118	9.30m x 8.60m	30' 6" x 28' 3"
Garden Plot 118 Garden Plot 119	9.30m x 8.60m 9.00m x 8.60m	30' 6" x 28' 3" 29' 6" x 28' 3"

FF - Fridge/Freezer

WM - Washing Machine

**DW** - Dishwasher

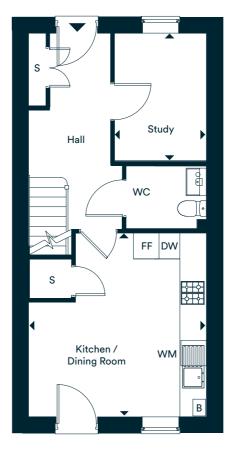
**S** - Storage **W** - Wardrobe

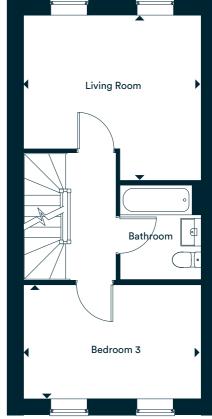
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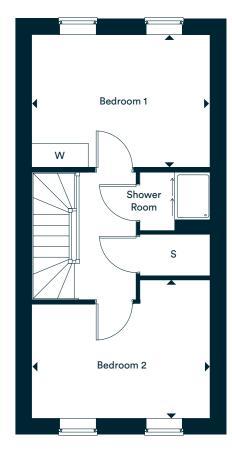
**B** - Boiler

### 3 Bedroom House

Plot 232







Ground Floor

First Floor

Second Floor

Living Room	4.23m x 3.92m	13' 11" x 12' 10"
Kitchen / Dining Room	4.36m x 4.23m	14' 4" x 13' 11"
Study	3.03m x 2.20m	9' 11" x 7' 3"
Bedroom 1	4.23m x 3.16m	13' 11" x 10' 5"
Bedroom 2	4.23m x 3.29m	13' 11" x 10' 10"
Bedroom 3	4.23m x 2.72m	13' 11" x 8' 11"
Total	113.1 m²	1217 ft²
Garden	8.20m x 7.00m	26' 11" x 23' 0"

FF - Fridge/Freezer

WM - Washing Machine

DW - Dishwasher

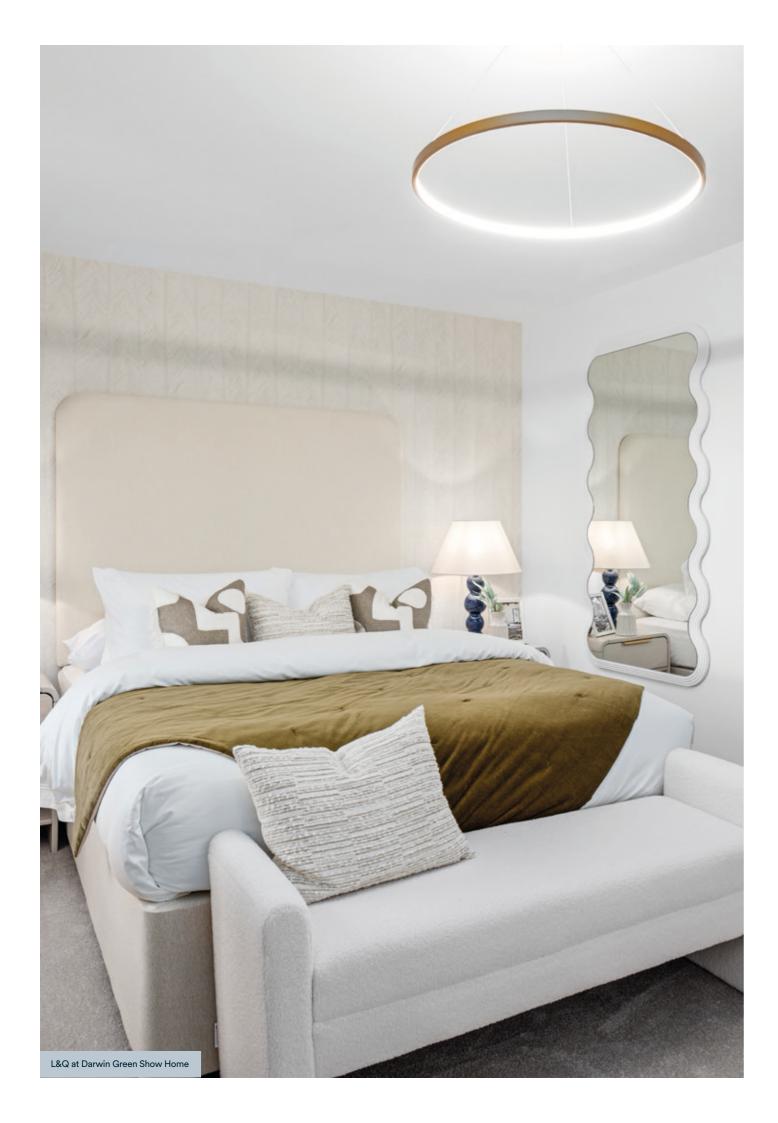
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**B** - Boiler

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## **Specification**

All homes located within L&Q at Darwin Green have a fully inclusive specification throughout and will be covered by NHBC warranty.

#### Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, gas hob, fridge/freezer, dishwasher and integrated extractor

#### Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate fo water efficiency
- Mirror
- Steel bath with bespoke path panel
- Chrome towel radiator
- Steel bath with glass shower screen, chrome bath mixer tap and thermostatic shower valve with overhead shower attachment
- White shaver point

#### Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Vinyl flooring to kitchen, dining room and bathrooms. Apartments to have vinyl flooring to hallway
- Carpet to living room and bedrooms. Houses to have carpet to hallway, stairs and landing
- Full height ceramic tiling around bath

### **Bedroom**



- Fitted carpet
- Fitted wardrobe to master bedrooms

### Heating, Electrical and Lighting



- Combination boiler
- Low energy white LED downlights to kitchen/ dining areas and bathrooms
- Pendant lighting to living rooms, bedrooms, hallways and store cupboards
- White switches and sockets. Double sockets to include USB charging where applicable
- Mains operated ceiling mounted smoke/ heat detector

#### General



- White internal doors
- NHBC 12-year Warranty
- Allocated parking to every home
- Washing machine to all homes
- Solar panels to all houses

The specification of these properties is correct at time of print and may change as the building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the property. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract, warranty or representation and should not be relied upon as a statement or representation of fact.



## We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

#### The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: Iqgroup.org.uk







#### L&Q achievements











#### A selection of other L&Q developments



L&Q at Marleigh – Cambridge Iqhomes.com/marleigh



**L&Q at Bankside Gardens –**Reading
Iqhomes.com/banksidegardens



Barking Riverside –
Barking
Iqhomes.com/barkingriverside

# L&Q at Darwin Green Cambridge, CB3 0LE

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