

L&Q at DARWIN GREEN

Floor plan and
Site plan Brochure
Phase 2



L&Q



L&Q at Darwin Green Show House

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 2 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 and a private garden to all houses.

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.

Site Plan

Each home in this impressive new development has been perfectly considered with allocated parking and a contemporary design inside and out, there is no better place to call home.

Property Key

- Shared Ownership 2 bedroom apartments
- Shared Ownership 2 bedroom houses
- Shared Ownership 3 bedroom houses
- Future Shared Ownership homes
- Market Sale Homes
- Affordable Rent Homes

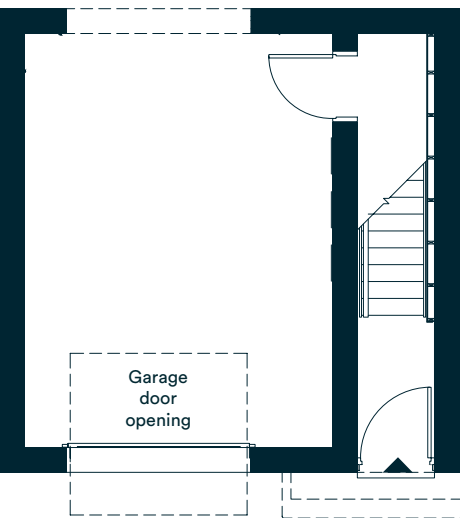
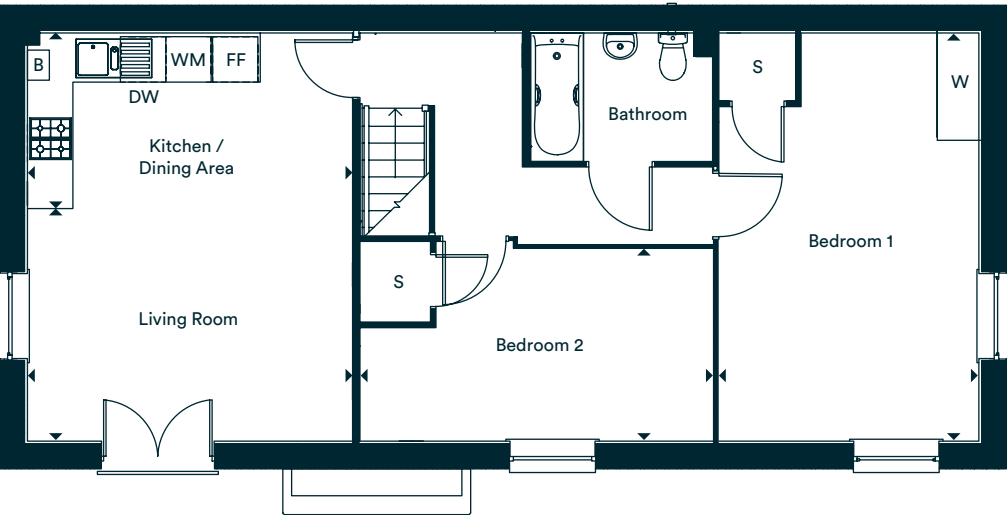


Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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 Coach House

Plot 306

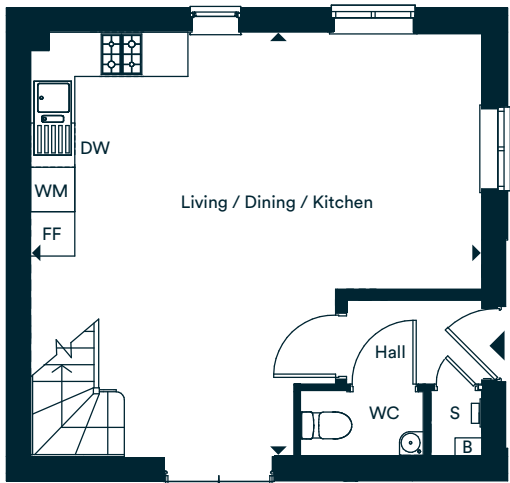


Kitchen / Living Room / Dining Area	5.43m x 4.30m	17' 8" x 14' 1"
Bedroom 1	5.43m x 3.45m	17' 8" x 11' 3"
Bedroom 2	4.64m x 2.50m	15' 2" x 8' 2"
Total	74.90 m²	806 ft²

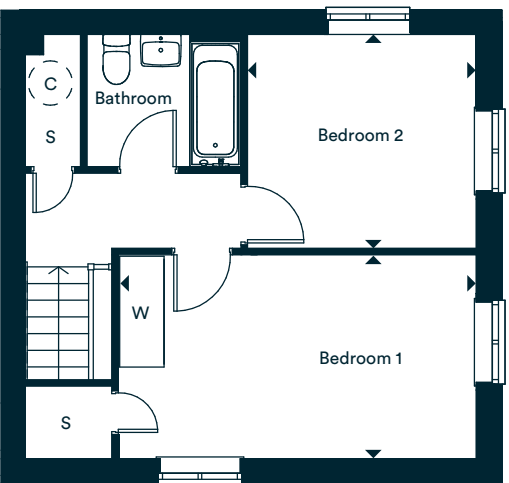
- FF - Fridge/Freezer
- WM - Washing Machine
- DW - Dishwasher
- W - Wardrobe
- S - Storage
- B - Boiler

2 Bedroom House

Plot 243



Ground Floor



First Floor

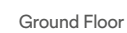
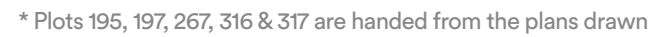
Living / Dining / Kitchen	6.11m x 5.75m	20' 0" x 18' 9"
Bedroom 1	4.83m x 2.75m	15' 8" x 9' 0"
Bedroom 2	3.09m x 2.88m	10' 1" x 9' 4"
Total	70 m²	756 ft²
Garden	9.69m x 9.09m	31' 8" x 29' 8"

- FF - Fridge/Freezer
- WM - Washing Machine
- DW - Dishwasher
- W - Wardrobe
- S - Storage
- B - Boiler
- C - Hot water cylinder

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.

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.

Plots 194, 195*, 196, 197*, 236, 237, 267*, 314, 315, 316* & 317*



† Only plots 236, 237 & 267 have this window

†† Plots 194, 195, 196 & 197 size window differs from plan drawn

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.





L&Q at Darwin Green Show Home

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, washing machine 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 for 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
- Carpet to living room, hallway, stairs, landing and bedrooms

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

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 negotiator 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: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



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



L&Q at Willow Grove –
Bedford
lqhomes.com/willowgrove



The Arbour, Beaulieu –
Chelmsford
lqhomes.com/beaulieuarbour

L&Q at Darwin Green
Cambridge, CB3 0LE

@ darwingreenso@lqgroup.org.uk

📞 0333 999 8387

🌐 lqhomes.com/darwingreen



All information in this document is correct at the time of publication going to print December 2024. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.