L&Q at DARWIN GREEN

L&Q

CGI view of Darwin Green

Thriving city *and convenient living*

L&Q at Darwin Green presents a new collection of Shared Ownership homes in a desirable and leafy neighbourhood just minutes from the shops, restaurants and entertainment of Cambridge city centre's charming and historic streets.

This collection of contemporary homes is the perfect choice for couples, small families and young professionals looking for a home that offers everything on the wish list – a great location, speedy transport links and plenty of space.

Each brand-new home is ready to move into, with sleek fully-equipped fitted kitchens and bathrooms, and bright living spaces designed for getting together.

If it's connectivity, character and a close-knit community atmosphere you're looking for, you've come to the right place.

Close to London yet with the great outdoors and vibrant Cambridge on your doorstep, L&Q at Darwin Green is an address that really does tick all the boxes. From L&Q at Darwin Green you can have the best of city life and country charm, all within an easy reach of your front door.

Image is a CGI and is for indicative purpose only

The essentials you need
and all close at hand

Homes with plenty of space to grow

Beautiful countryside in the surrounding area

Paths and cycle routes on your doorstep

14 Riverside restaurants and bars close by

In the catchment of Ofsted Outstanding primary school

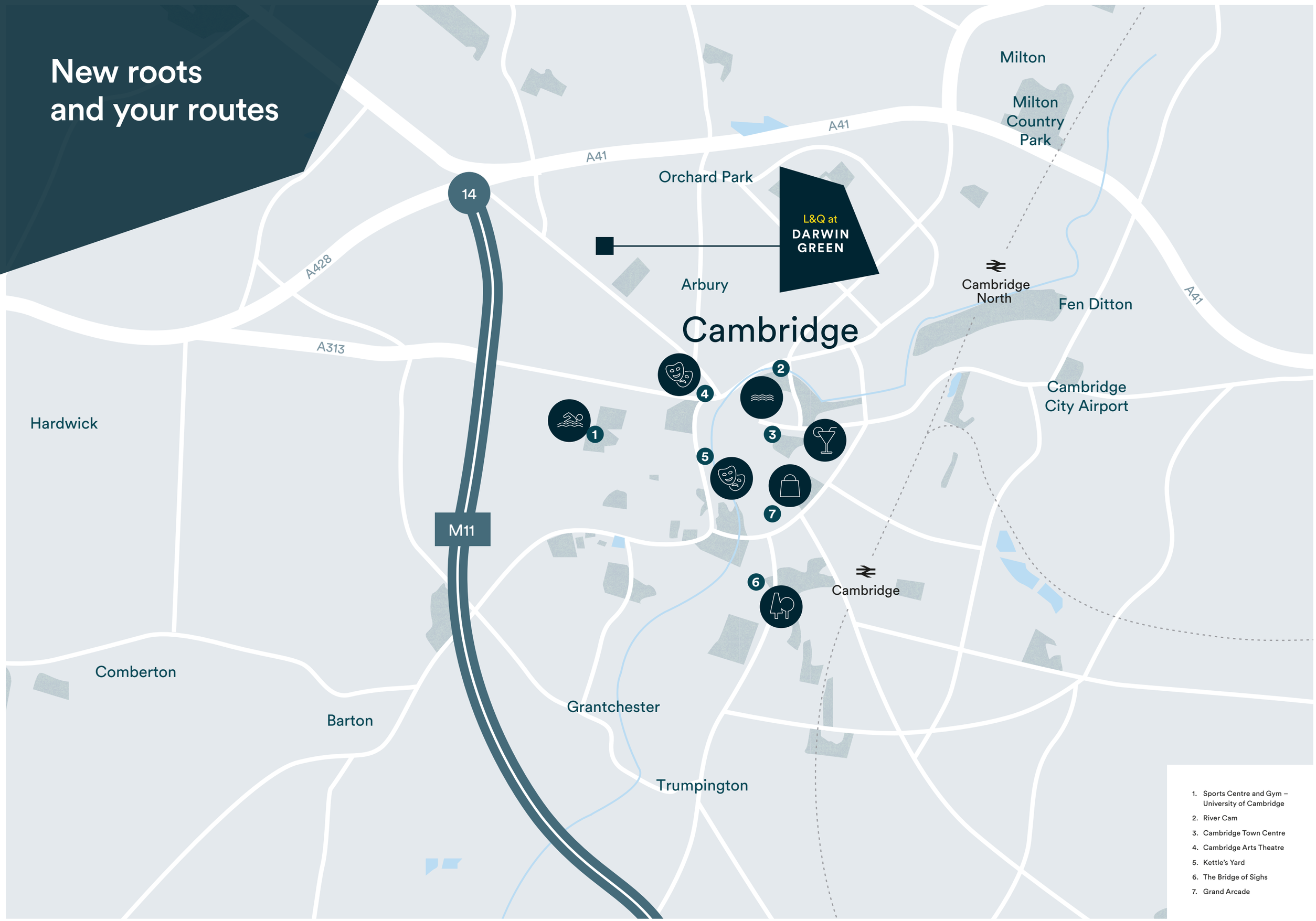
Five local supermarkets close to home

Three shopping centres nearby

Several business centres nearby

Handy access to the A14 and M11

New roots and your routes



1. Sports Centre and Gym – University of Cambridge
2. River Cam
3. Cambridge Town Centre
4. Cambridge Arts Theatre
5. Kettle's Yard
6. The Bridge of Sighs
7. Grand Arcade

Sports

The university's world-class sports centres are available for everyone to use, with membership and pay-as-you-go options for a range of fitness classes and facilities.

Sports Centre and Gym – University of Cambridge
1.5 miles by bike/car*

Riverside

The city's famous River Cam offers a variety of ways to unwind, whether a leisurely punt or a stroll along its leafy banks, passing by beautiful historic buildings and colleges.

River Cam
1.3 miles by bike/car*

Culture

The city's streets are a living museum of history, but don't miss the university-owned Kettle's Yard, a contemporary art gallery, as well as the Arts Theatre for impressive drama productions
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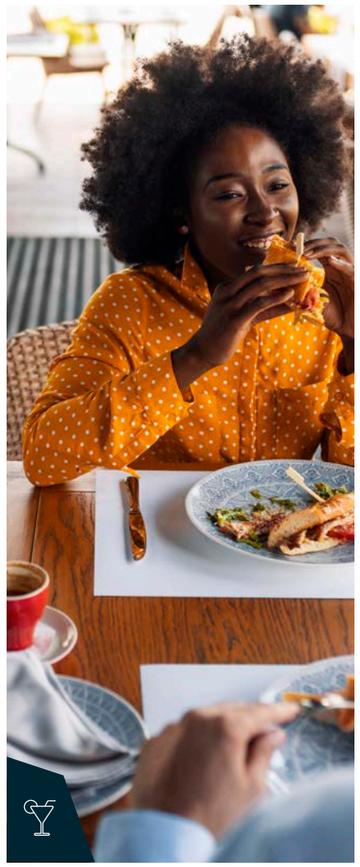
Cambridge Arts Theatre
1.8 miles by bike*

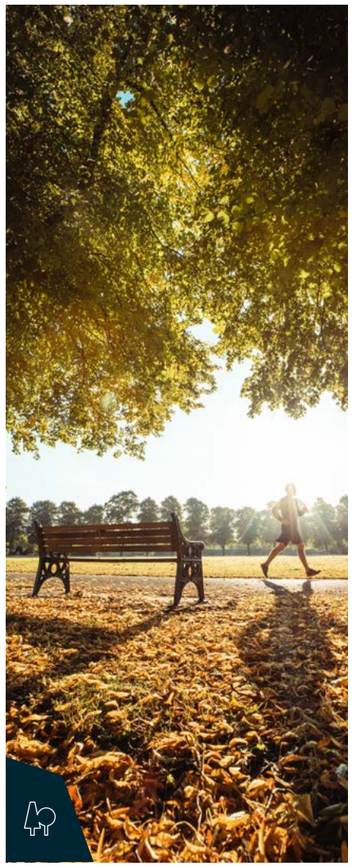
Kettle's Yard
1.4 miles by bike*



Eat & Drink

For something a little different head to Mill Road, a mile long stretch of independent cafés, quirky shops and international restaurants – one of the city's most vibrant destinations.

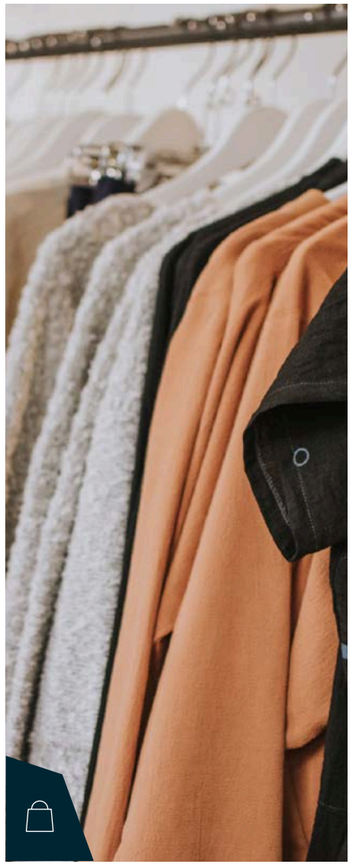
Cambridge Town Centre
1.8 miles by bike*



Parks

The open green spaces of Parker's Piece are a favourite spot with locals for sport, lounging and summer picnics, while the Botanic Garden offers a lush oasis in the heart of the city.

Cambridge University Botanic Garden
2.7 miles by bike*



Shopping

Find a great selection of high street brands and John Lewis department store at the Grand Arcade shopping centre, with plenty more on nearby St. Andrew's Street.

Grand Arcade
1.8 miles by bike*

* Distances taken from google.co.uk/maps

New routes and fast commutes

Cambridge Train Station

Cambridge Cycle Routes

Just a short drive from your front door, Cambridge Station offers regular rail services into London, which can take as little as 50 minutes

Frequent train services take commuters working in London to King's Cross in under 50 minutes, and Liverpool Street in just over an hour. L&Q at Darwin Green's handy access to the A14 and M11 makes getting around by car just as easy.

For shorter journeys closer to home, the main road outside the development offers a regular bus service into Cambridge city centre, stopping at the central interchange for a variety of onward routes across the city.

And, of course, this being Cambridge, those who'd rather travel by bike are well taken care of, with a choice of cycle routes to make getting around on two wheels safer and more efficient.

By rail from Cambridge Station

Newmarket	19 mins
Stansted Airport	26 mins
Bishops Stortford	30 mins
King's Cross	49 mins
Norwich	1 hr 20 mins

To the airports by car from Darwin Green

Cambridge	18 mins
Stansted	34 mins
Luton	1 hr
London City	1 hr 8 mins
Norwich	1 hr 27 mins

By road from Darwin Green

Cambridge city centre	6 mins
M11	7 mins
Bury St Edmunds	43 mins
Peterborough	47 mins
Milton Keynes	1 hr

By cycle from Darwin Green

Cambridge Station (2.8 miles)	17 mins
Cambridge North Station (3.3 miles)	26 mins

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps

Mid morning bites and afternoon delights

City and country

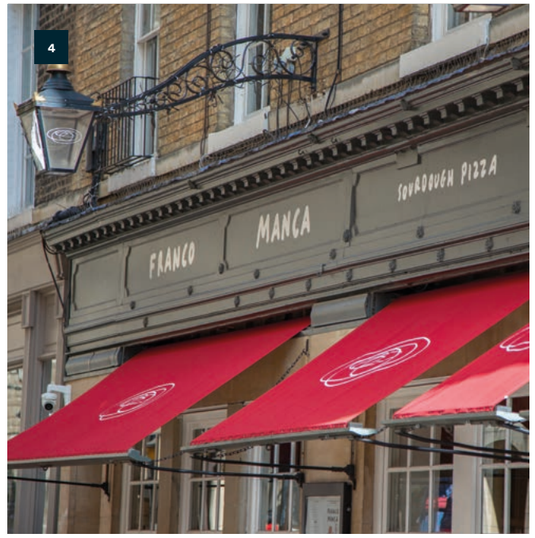
Is there any wonder that Cambridge is regularly voted one of the best places in Britain to live and work?

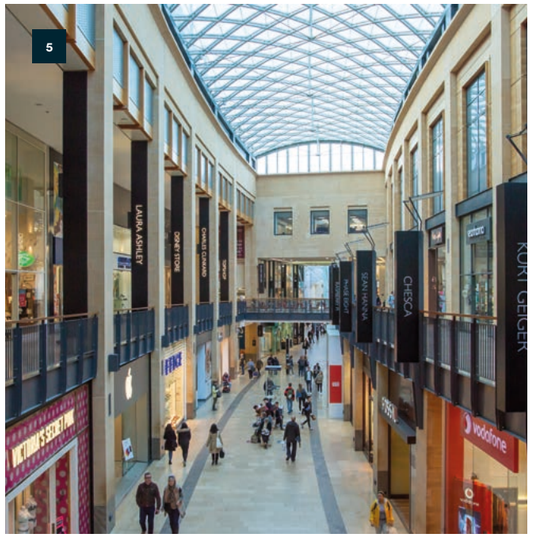
At the heart of this beautiful historic city is the famous River Cam, and on its banks locals can enjoy everything from quiet walks to off-the-beaten- track running trails, and bustling beer gardens to restaurant terraces with a view.

The city's multi-national population also makes for an eclectic mix of food and drink destinations, while Cambridge's shopping scene takes in the big High Street names and one-of-a-kind boutiques, and plenty of interiors shops to help put an individual stamp on your new home.

To enjoy Cambridge's thriving shopping, food and drink scene, a short bus or car journey takes you into the city centre, where you can take your pick from a wide range of options, while the city's famous green spaces, gardens and riverside make for a relaxing way to spend the weekend.

1. King's College Chapel
2. The Ivy Cambridge Brasserie
3. The Fitzwilliam Museum
4. Franco Manca
5. Grand Arcade
6. The Bridge of Sighs





High quality spec

and good work-life balance

Images depict a typical L&Q show home

Specification

All the homes located within L&Q at Darwin Green have a high quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen

- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind hob
- Stainless steel 1 and half bowl sink with mixer tap
- Fully integrated Zanussi appliances including oven, hob, fridge/freezer and washing machine
- Electrolux stainless steel extractor

Electrical and Heating

- White switches and sockets to all rooms
- Downlighters to the bathroom and kitchen
- Homes are pre-wired for aerial installation (homeowners responsibility to fit aerial)
- TV points will be provided in the lounge and master bedroom
- Two mains operated smoke detectors (additional smoke detectors for three storey houses)
- Battery operated carbon monoxide detectors

Bathroom

- Chrome plated bath, shower and basin taps
- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Mirror above sink
- Neutral ceramic wall tiles
- Amtico Spacia flooring

Finishes

- Amtico Spacia flooring to kitchen, rear lobby, hall, WC and bathroom
- Neutral carpet fitted to all bedrooms and lounge*
- Built in wardrobe with sliding mirror doors to master bedroom
- Neutral emulsion paint to all walls and ceilings
- White satin woodwork

*3 bed houses only

The specification of the properties is correct at the date of print but may change as 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 properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Better homes *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Invest for the future *and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit lqhomes.com/shared-ownership

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 10 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

CONSUMER CODE FOR HOME BUILDERS

NHBC

A selection of other L&Q developments

Birnam Mews – Warwickshire
lqhomes.com/birnammews

Willow Grove – Bedfordshire
lqhomes.com/willowgrove

Beaulieu – Essex
lqhomes.com/beaulieu

L&Q at Darwin Green
Cambridge, CB3 0LE

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lqhomes.com/darwingreen

Disclaimer
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