

Building homes and growing communities

This floor plan and site plan guide is designed with detail to help you choose the perfect 1 or 2 bedroom Shared Ownership apartment situated within Franklin Gardens at L&Q at Darwin Green.

These contemporary apartments will be finished to a fully inclusive specification at no extra cost and complete with private outdoor space and allocated parking.

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, private outdoor space and a contemporary design inside and out, there is no better place to call home.

Property Key

Shared Ownership 1 & 2 Bedroom Apartments

Shared Ownership 2 Bedroom Apartments

Shared Ownership 2 Bedroom FOG Apartments

Market Sale Homes

Market Sale Garages

Affordable Rent Homes

To Huntingdon Road

N

108

Wallace Road

/8

Wallace Road

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).

Bearsden Avenue

Plots 17 - 21

Bearsden Avenue

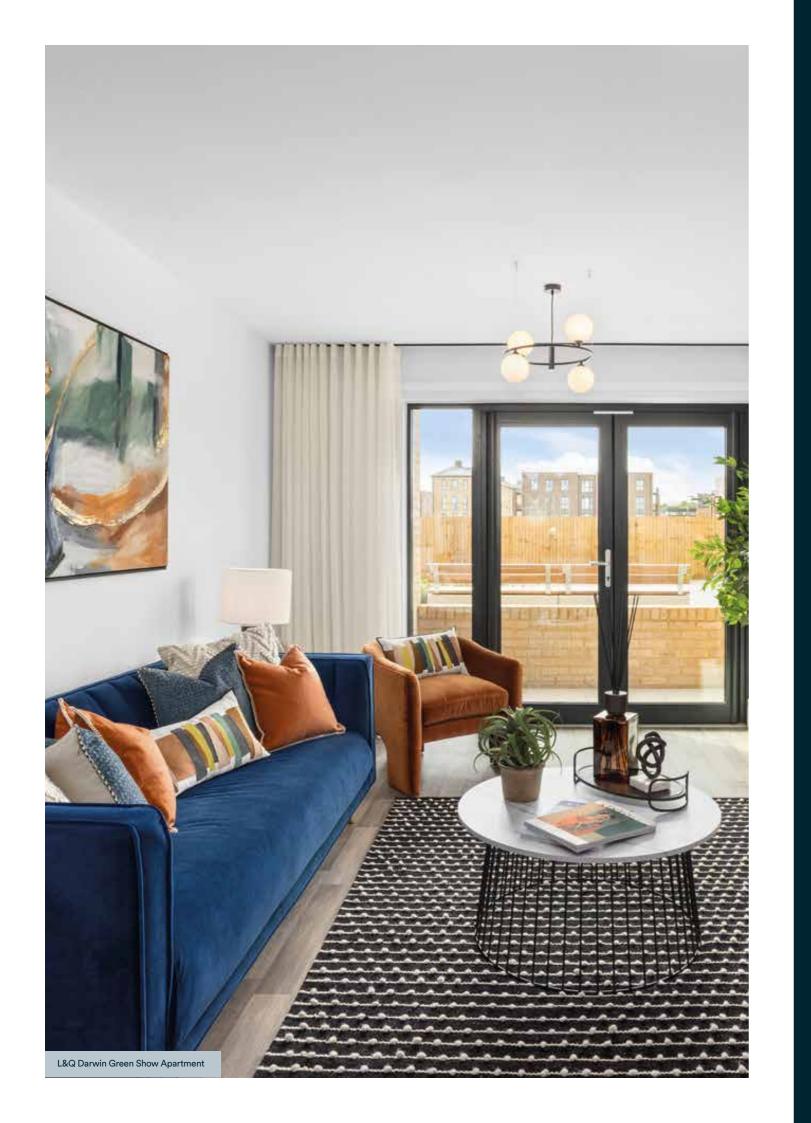
19 20

Bearsden Avenue

21

Genome Close

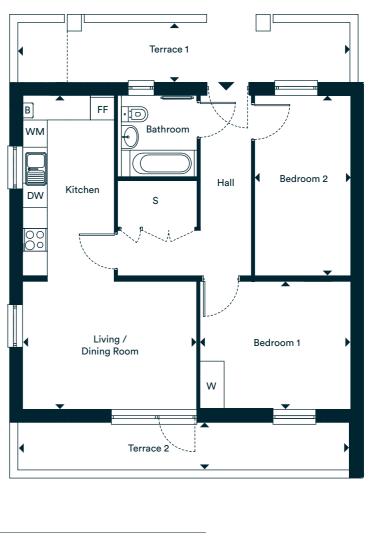




Block A2

2 Bedroom Apartment

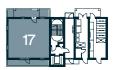
Plot 17



Living / Dining / Kitchen	8.34m x 4.64m	27' 5" x 15' 3"
Bedroom 1	4.04mx 3.45m	13' 3" x 11' 4"
Bedroom 2	4.82m x 2.59m	15' 10" x 8' 2"
Total	70.1 m ²	755 ft ²
Terrace 1	70.1 m ² 8.69m x 1.50m	755 ft² 28' 6" x 4' 11"

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.





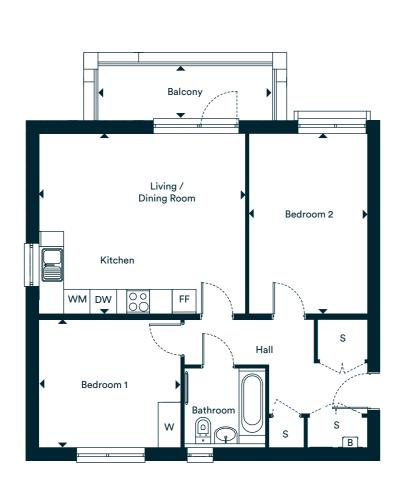
Ground Floor

Block A2

2 Bedroom Apartments

Plots 18*, 19, 20* & 21

* Plots 18 & 20 are handed from the plan drawn



Balcony	4.72m x 1.50m	15' 6" x 4' 11"
Total	70.1 m ²	755 ft ²
Bedroom 2	4.82m x 3.18m	15' 10" x 10' 5"
Bedroom 1	3.86mx 3.45m	12' 8" x 11' 4"
Living / Dining / Kitchen	4.82m x 4.27m	15' 10" x 14' 0"

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

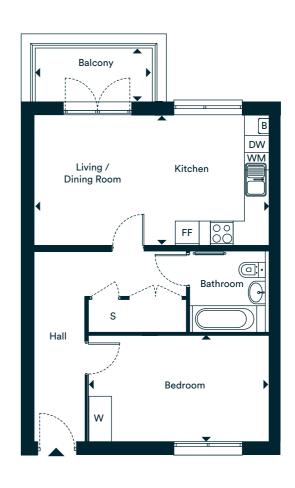
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.

Block D1

1 Bedroom Apartments

Plots 71, 72 & 73*

* Plot 73 is handed from the plan drawn



Living / Dining / Kitchen	6.27m x 3.51m	20' 7" x 11' 6"
Bedroom	4.82m x 2.84m	15' 10" x 9' 4"
Total	51.8 m ²	558 ft ²
Balcony	3.24m x 1.50m	10' 8" x 4' 11"

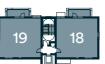
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.



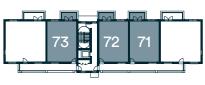
N

Second Floor

First Floor





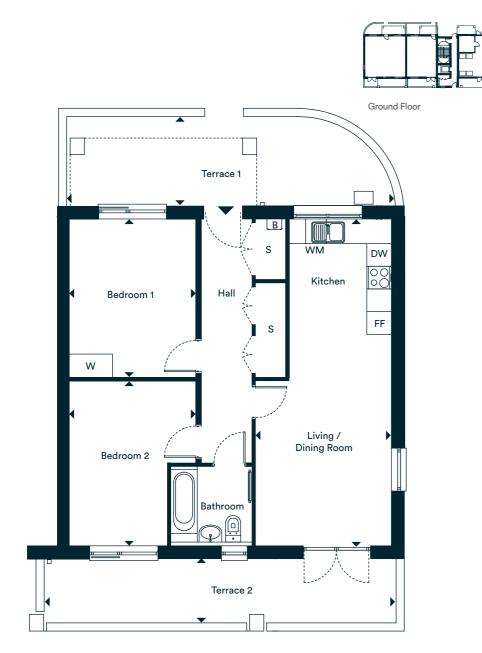


First Floor

Block D1

2 Bedroom Apartment

Plot 67



Living / Dining / Kitchen	6.76m x 3.63m	22' 2" x 11' 11"
Bedroom 1	4.21m x 3.41m	13' 10" x 11' 2"
Bedroom 2	4.41m x 3.41m	14' 5" x 11' 2"
Total	70.2 m ²	756 ft ²
Terrace 1	8.53m x 1.84m	28' 0" x 6' 0"
Terrace 1 Terrace 2	8.53m x 1.84m 7.23m x 1.30m	28' 0" x 6' 0" 23' 9" x 4' 3"

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

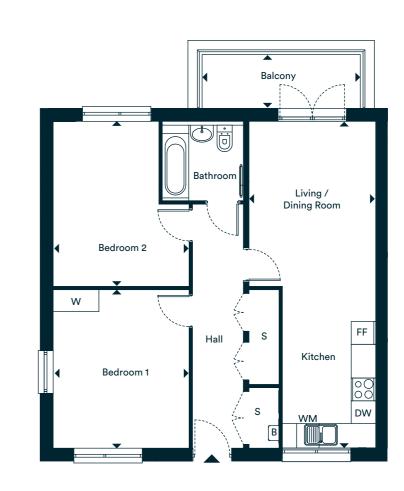
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.

Block D1

2 Bedroom Apartments

Plots 70* & 74

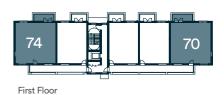
* Plot 70 is handed from the plan drawn



Balcony	4.33m x 1.50m	14' 3" x 4' 11"
Total	70.2 m ²	756 ft ²
Bedroom 2	4.40m x 3.63m	14' 5" x 11' 11"
Bedroom 1	4.23m x 3.63m	13' 11" x 11' 11"
Living / Dining / Kitchen	8.70m x 3.41m	28' 6" x 11' 2"

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.





Block D1

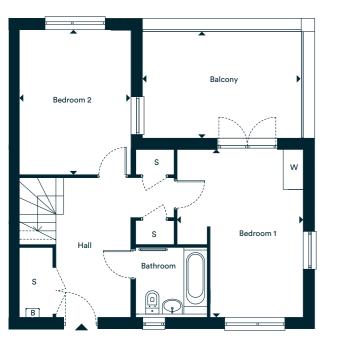
2 Bedroom Duplex Apartments

Plots 75 & 79*

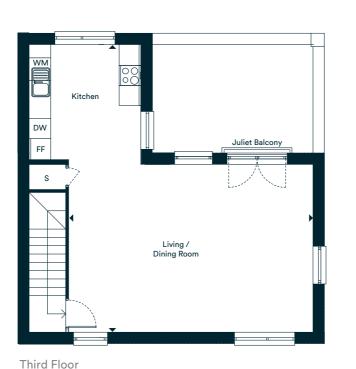
* Plot 79 is handed from the plan drawn

Third Floor

Second Floor



Second Floor



Balcony	4.77m x 3.20m	15' 8" x 10' 6"
Total	100 m ²	1,076 ft ²
Bedroom 2	4.39m x 3.36m	14' 5" x 11' 0"
Bedroom 1	5.04m x 3.83m	16' 7" x 12' 7"
Living / Dining / Kitchen	8.65m x 7.52m	28' 5" x 24' 8"

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

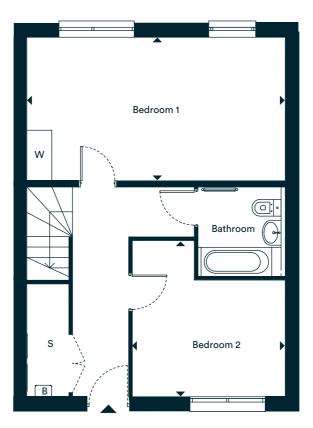
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.

Block D1

2 Bedroom Duplex Apartments

Plots 76, 77 & 78*

* Plot 78 is handed from the plan drawn



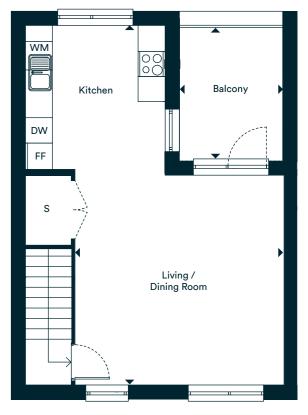
Second Floor

Balcony	3.26m x 2.48m	10' 8" x 8' 2"
Total	92.3 m ²	994 ft ²
Bedroom 2	3.79m x 3.72m	12' 5" x 12' 2"
Bedroom 1	6.21m x 3.48m	20' 5" x 11' 5"
Living / Dining / Kitchen	8.65m x 5.07m	28' 5" x 16' 8"

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.







Third Floor

Block F1

2 Bedroom Apartment

Plot 108

Bedroom 1 10 Bathroom Terrace 1 Hall Living / Dining Room / Bedroom 2 Kitchen WN Terrace 2

Living / Dining / Kitchen	5.89m x 5.51m	19' 4" x 18' 1"
Bedroom 1	6.73m x 3.16m	22' 1" x 10' 4"
Bedroom 2	5.01m x 2.63m	16' 5" x 8' 7"
Total	84.1 m ²	905 ft ²
Terrace 1	10.53m x 1.57m	34' 6" x 5' 2"
Terrace 1 Terrace 2	10.53m x 1.57m 8.13m x 1.57m	34' 6" x 5' 2" 26' 8" x 5' 2"

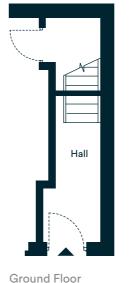
FF - Fridge/Freezer WM - Washing Machine **DW** - Dishwasher W - Wardrobe S - Storage **B** - Boiler

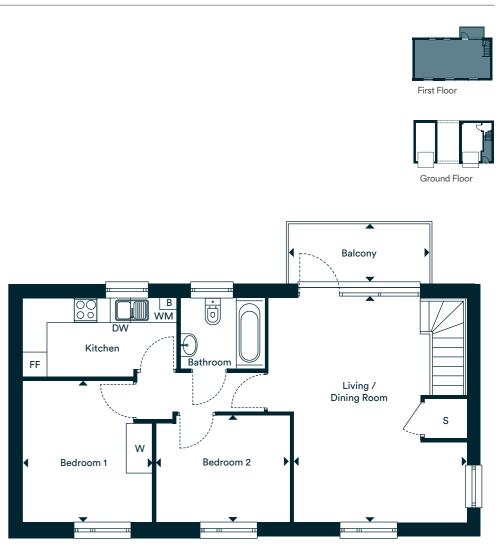
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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 Apartments over Garage

Plots 64 & 66*

* Plot 66 is handed from the plan drawn





First Floor

Balcony	3.50m x 1.50m	11' 6" x 4' 11"
Total	65.5 m²	705 ft ²
Bedroom 2	3.24m x 2.61m	10' 8" x 8' 7"
Bedroom 1	3.44m x 3.15m	11' 3" x 10' 4"
Living / Dining / Kitchen	5.42m x 4.80m	17' 9" x 15' 9"

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.

N

Ground Floor



_(N)*



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



L&Q achievements









A selection of other L&Q developments



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



vening tandar

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



The Arbour, Beaulieu – Chelmsford Iqhomes.com/beaulieuarbour

L&Q at Darwin Green Cambridge, CB3 0LE

- @ darwingreenso@lqgroup.org.uk
- 0333 999 8387
- Iqhomes.com/darwingreen



All information in this document is correct at the time of publication going to print May 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.