DARWIN GREEN

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Floor Plan and Site Plan Brochure



Phase 4 Site Plan

Property Key

Bin Store



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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).



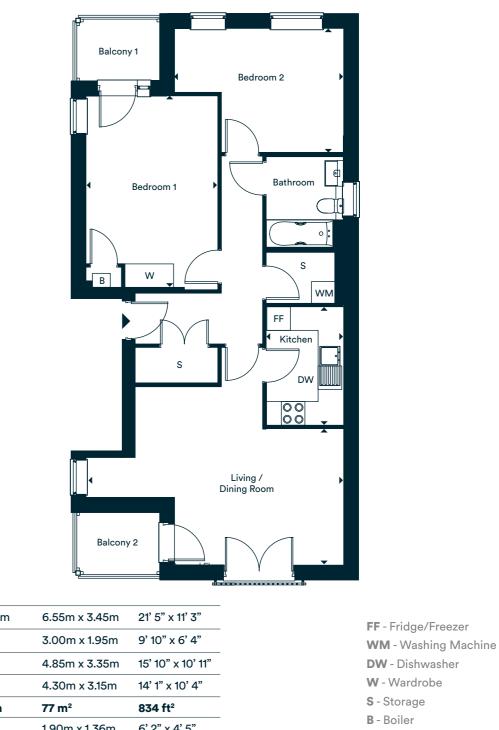
2 Bedroom Apartment

Plot 215 - First Floor

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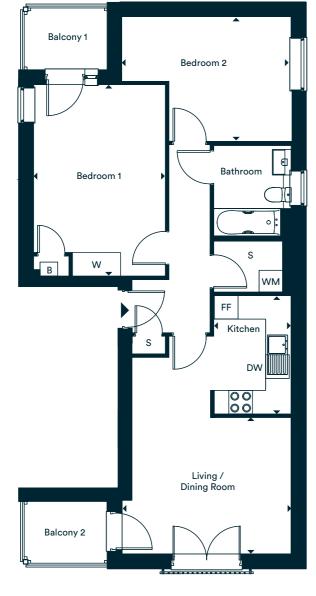
2 Bedroom Apartment

Plot 216 - Second Floor



Balcony 1 & 2	1.90m x 1.36m	6' 2" x 4' 5"
Total Internal Area	77 m ²	834 ft ²
Bedroom 2	4.30m x 3.15m	14' 1" x 10' 4"
Bedroom 1	4.85m x 3.35m	15' 10" x 10' 11"
Kitchen	3.00m x 1.95m	9' 10" x 6' 4"
Living / Dining Room	6.55m x 3.45m	21' 5" x 11' 3"

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.



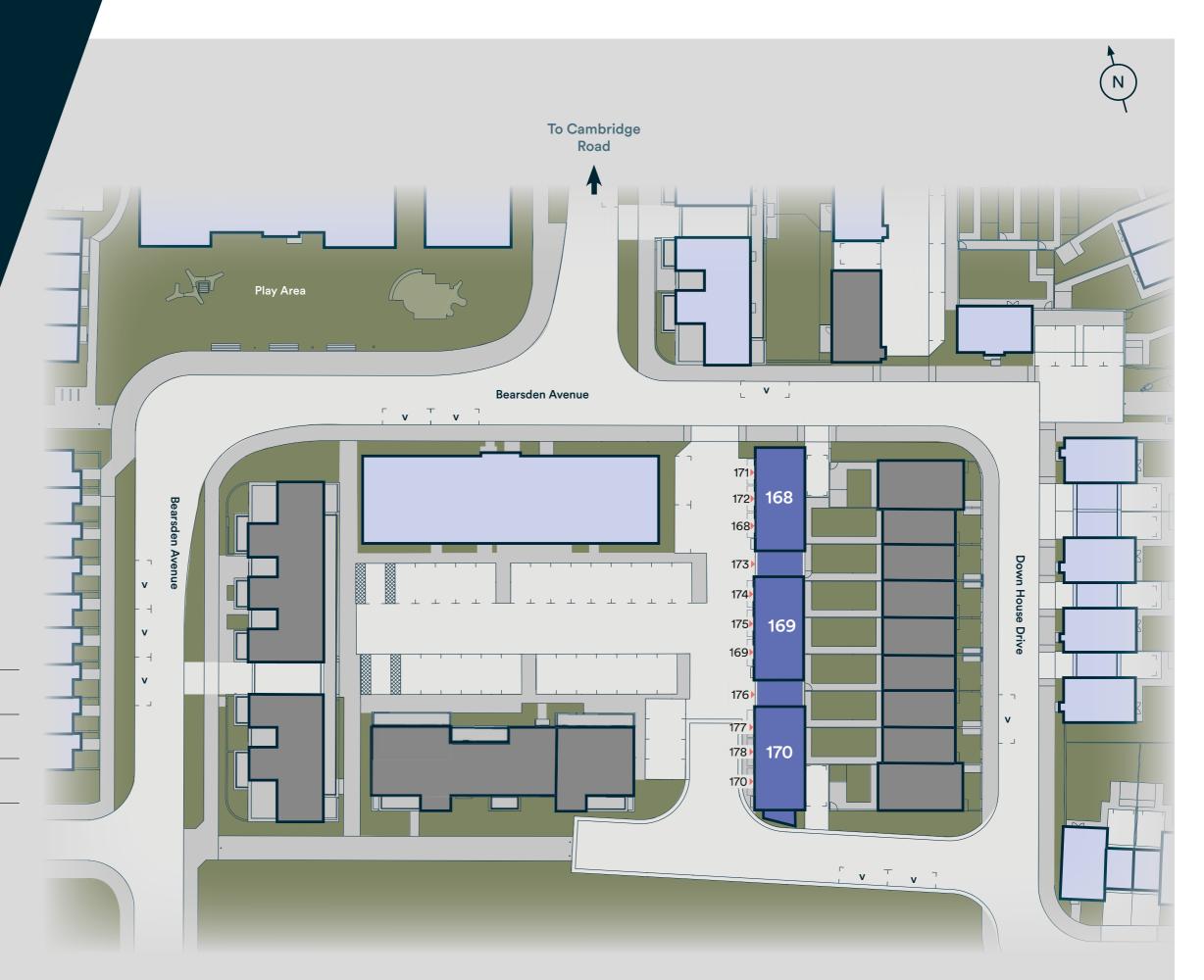
Balcony 1 & 2	1.90m x 1.36m	6' 2" x 4' 5"
Total Internal Area	70 m²	758 ft ²
Bedroom 2	4.30m x 3.15m	14' 1" x 10' 4"
Bedroom 1	4.85m x 3.35m	15' 10" x 10' 11"
Kitchen	3.00m x 1.91m	9' 10" x 6' 3"
Living / Dining Room	4.30m x 3.45m	14' 1" x 11' 3"

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

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Phase 5 & 6B Site Plan



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Property Key

Shared Ownership 2 bedroom apartments

Market Sale Homes

Affordable Rent Homes

2 Bedroom Apartment

Plot 168

Living / Dining Room

Total Internal Area

Kitchen

Bedroom 1

Bedroom 2

Balcony

5.47m x 5.43m

4.41m x 1.93m

3.44m x 3.38m

3.69m x 2.61m

5.40m x 3.38m

73.11 m²

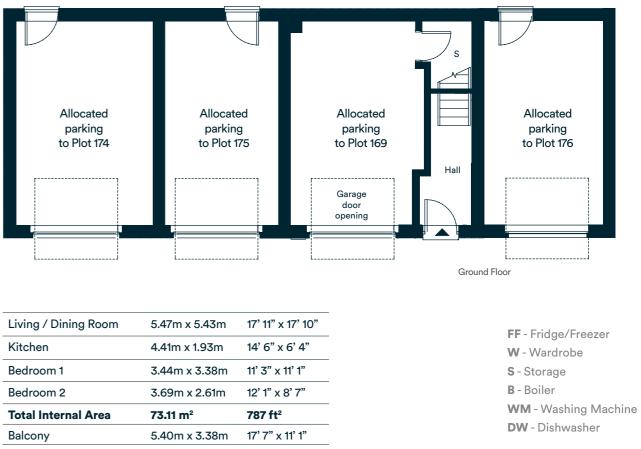


2 Bedroom Apartment

Plot 169







Balcony	5.40m x 3.38m	17' 7" x 11' 1"
Total Internal Area	73.11 m ²	787 ft ²
Bedroom 2	3.69m x 2.61m	12' 1" x 8' 7"
Bedroom 1	3.44m x 3.38m	11' 3" x 11' 1"
Kitchen	4.41m x 1.93m	14' 6" x 6' 4"
Living / Dining Room	5.47m x 5.43m	17' 11" x 17' 10"

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17' 11" x 17' 10"

14' 6" x 6' 4"

11' 3" x 11' 1"

12' 1" x 8' 7"

17' 7" x 11' 1"

787 ft²

Ground Floor

FF - Fridge/Freezer

WM - Washing Machine

DW - Dishwasher

W - Wardrobe

S - Storage

B - Boiler

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2 Bedroom Apartment

Plot 170



Balcony	3.80m x 1.94m	12' 6" x 6' 4"
Total Internal Area	73.11 m ²	787 ft ²
Bedroom 2	3.69m x 2.61m	12' 1" x 8' 7"
Bedroom 1	3.44m x 3.38m	11' 3" x 11' 1"
Kitchen	4.41m x 1.93m	14' 6" x 6' 4"
Living / Dining Room	5.47m x 5.43m	17' 11" x 17' 10"

S - Storage **B** - Boiler **WM** - Washing Machine **DW** - Dishwasher

FF - Fridge/Freezer **W** - Wardrobe

Ground Floor

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Specification

All the homes located within L&Q at Darwin Green have a fully inclusive specification throughout and will be covered by NHBC warranty. Each apartment will be complete with private outdoor space and allocated parking.



- White shaver point

Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Vinyl flooring to hallway/kitchen/living/ dining areas
- Ceramic large format floor and wall tiles to bathrooms

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 many 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.

Bedroom

- Fitted carpet
- Fitted wardrobe to master bedrooms

Heating, Electrical and Lighting (

- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to living/dining areas, bedrooms, hallways and store cupboards
- White switches and sockets
- Mains operated ceiling mounted smoke/heat detector

General

- White internal doors
- Private balcony or terrace to all apartments
- Video door entry system to apartments
- Communal bicycle storage in all apartments blocks
- NHBC 12-year Warranty
- Allocated parking to every home





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: lqgroup.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



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

Disclaimers

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) 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. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, maximum/minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, this property has been photographed as an example only and, the size/colour/furniture/any other variable in the photograph may differ from that shown.

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We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

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- Iqhomes.com/darwingreen



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