

A photograph of a modern dining area. In the foreground, a round wooden table with a cane top holds a vase of white flowers and a bowl of fruit. Two cane chairs are visible. The background features a grey wall with two framed line drawings and a white door.

# L&Q at DARWIN GREEN

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Floor Plan and  
Site Plan Brochure  
Franklin Gardens

L&Q



Virtually furnished image

## Building homes *and growing communities*

This floor plan and site plan guide is designed with detail to help you choose the perfect 1, 2 or 3 bedroom Shared Ownership home situated within Franklin Gardens 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

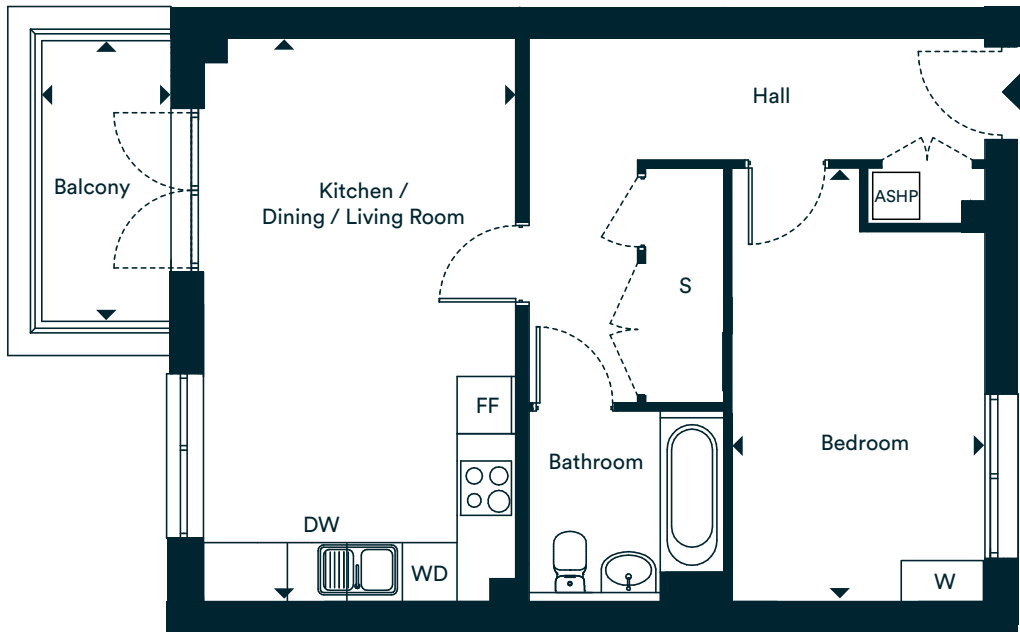
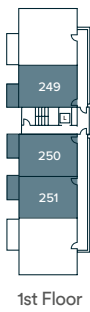
|             |                                                  |             |                       |
|-------------|--------------------------------------------------|-------------|-----------------------|
| <div></div> | Shared Ownership 1 & 2 Bedroom Apartments        | <div></div> | Market Sale Homes     |
| <div></div> | Shared Ownership 2 Bedroom Apartment Over Garage | <div></div> | Affordable Rent Homes |
| <div></div> | Shared Ownership 2 Bedroom House                 | <div></div> | Disabled Parking      |
| <div></div> | Shared Ownership 3 Bedroom House                 | <div></div> | Visitor Parking       |

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).

# 1 Bedroom Apartment

Plots 249\*, 250 & 251

\* Plot 249 is handed

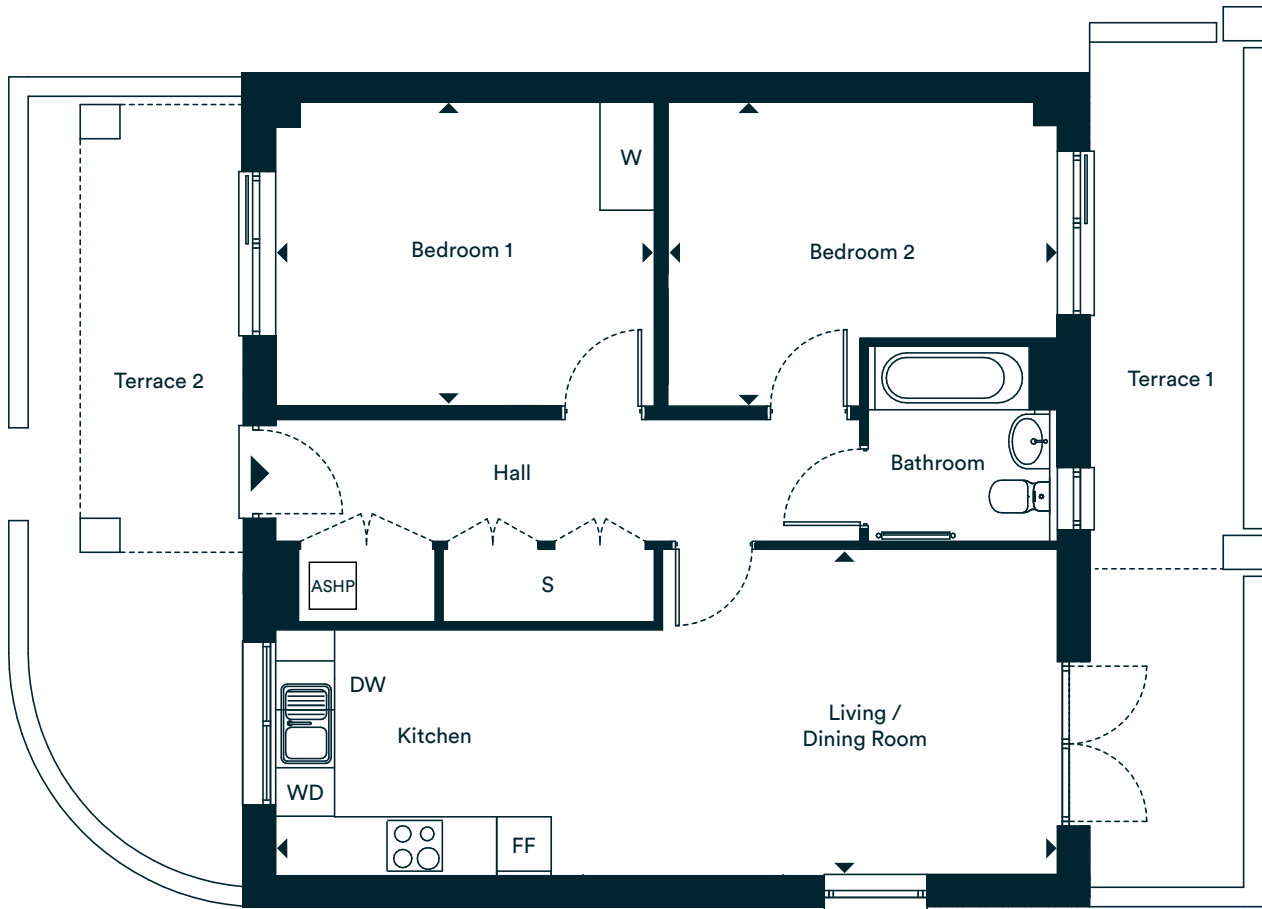
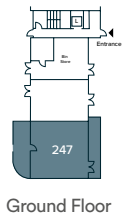


|                            |                |                 |
|----------------------------|----------------|-----------------|
| Living / Dining / Kitchen  | 6.27m x 3.52m  | 20' 7" x 11' 7" |
| Bedroom 1                  | 4.82m x 2.86m  | 15' 10" x 9' 5" |
| <b>Total Internal Area</b> | <b>51.8 m²</b> | <b>558 ft²</b>  |
| Balcony                    | 3.24m x 1.50m  | 10' 7" x 4' 11" |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
ASHP - Air Source Heat Pump

# 2 Bedroom Apartment

Plot 247



|                            |                |                 |
|----------------------------|----------------|-----------------|
| Living / Dining / Kitchen  | 8.72m x 3.65m  | 28' 8" x 12' 0" |
| Bedroom 1                  | 4.26m x 3.41m  | 14' 0" x 11' 2" |
| Bedroom 2                  | 4.37m x 3.41m  | 14' 4" x 11' 2" |
| <b>Total Internal Area</b> | <b>70.2 m²</b> | <b>756 ft²</b>  |
| Terrace 1                  | 9.54m x 1.91m  | 31' 3" x 6' 3"  |
| Terrace 2                  | 4.93m x 1.80m  | 16' 2" x 5' 10" |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
ASHP - Air Source Heat Pump

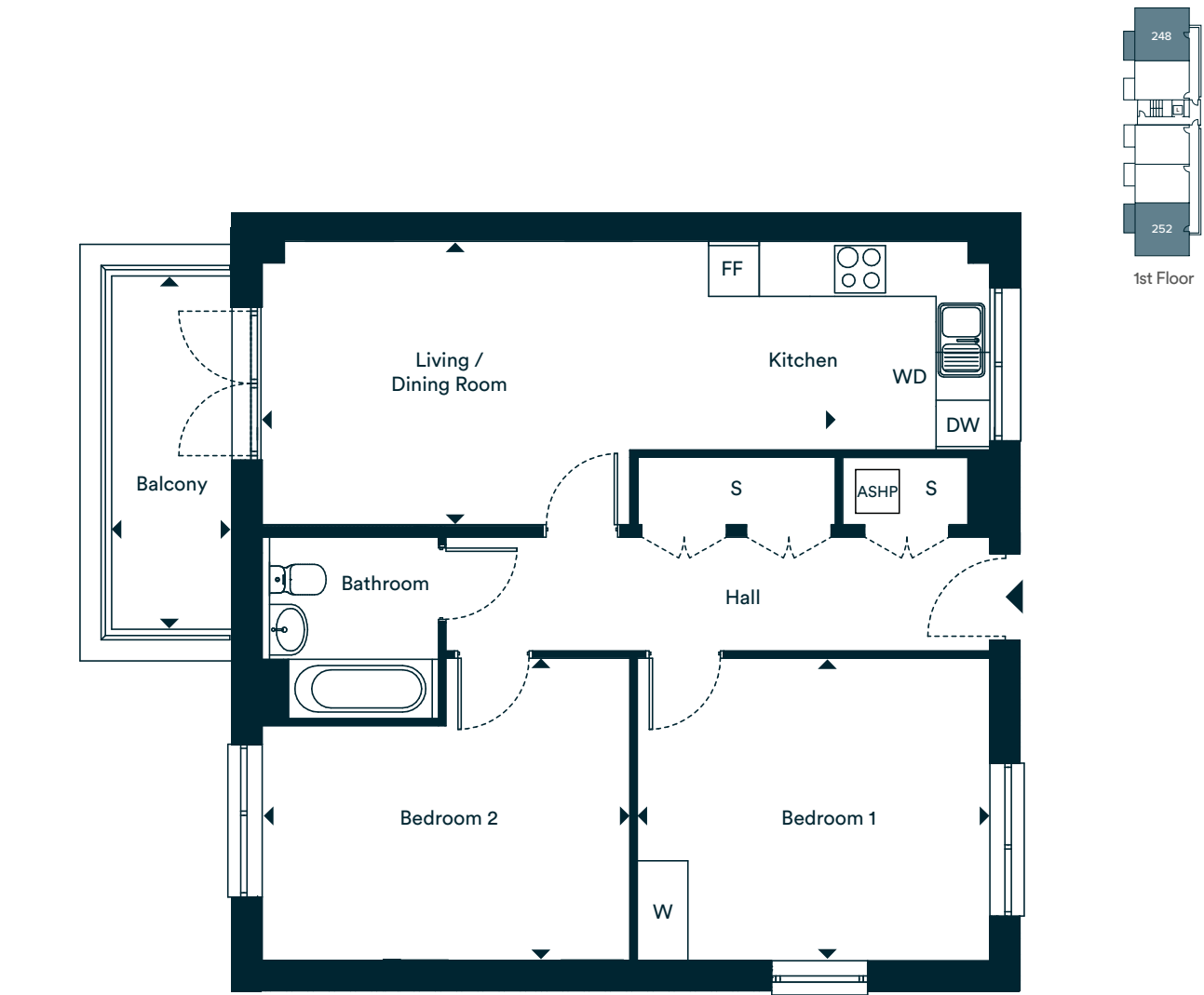
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

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# 2 Bedroom Apartment

Plots 248\* & 252

\* Plot 248 is handed



|                            |                |                  |
|----------------------------|----------------|------------------|
| Living / Dining / Kitchen  | 8.72m x 3.41m  | 28' 8" x 11' 2"  |
| Bedroom 1                  | 4.24m x 3.65m  | 13' 11" x 12' 0" |
| Bedroom 2                  | 4.42m x 3.65m  | 14' 6" x 12' 0"  |
| <b>Total Internal Area</b> | <b>70.2 m²</b> | <b>756 ft²</b>   |
| Balcony                    | 4.33m x 1.50m  | 14' 2" x 4' 11"  |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
ASHP - Air Source Heat Pump

# 2 Bedroom Apartment Over Garage

Plots 342 & 343



|                            |                |                  |
|----------------------------|----------------|------------------|
| Living / Dining Room       | 5.49m x 5.46m  | 18' 0" x 17' 11" |
| Kitchen                    | 4.38m x 1.95m  | 14' 4" x 6' 5"   |
| Bedroom 1                  | 3.45m x 3.40m  | 11' 4" x 11' 2"  |
| Bedroom 2                  | 3.69m x 2.62m  | 12' 1" x 8' 7"   |
| <b>Total Internal Area</b> | <b>73.1 m²</b> | <b>787 ft²</b>   |
| Balcony                    | 3.30m x 1.40m  | 10' 9" x 4' 7"   |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
HWC - Hot Water Cylinder

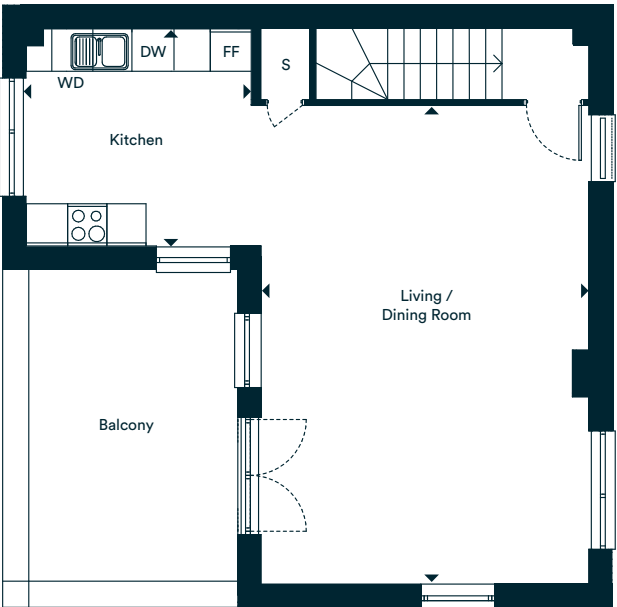
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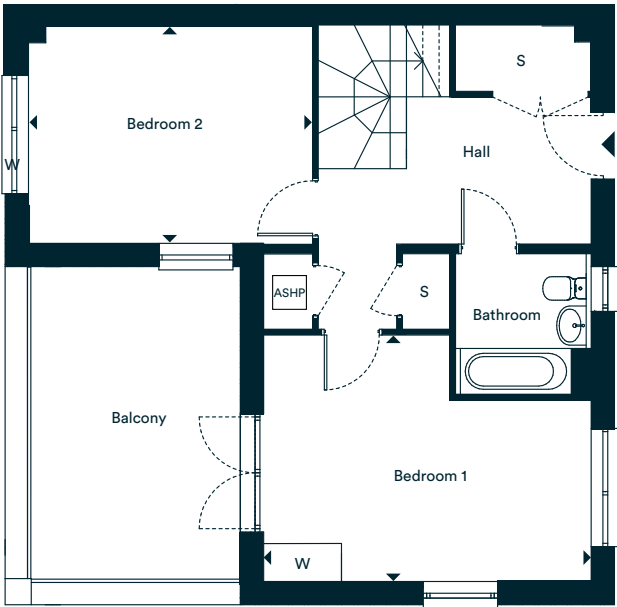
# 2 Bedroom Duplex Apartment

Plots 253\* & 257

\*Plot 253 is handed



Third Floor



Second Floor



3rd Floor



2nd Floor

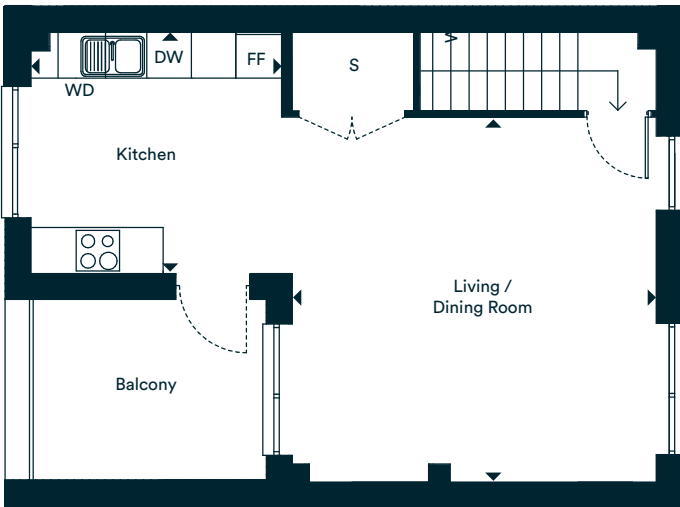
|                            |               |                  |
|----------------------------|---------------|------------------|
| Living / Dining Room       | 7.39m x 5.12m | 24' 3" x 16' 10" |
| Kitchen                    | 3.50m x 3.44m | 11' 6" x 11' 3"  |
| Bedroom 1                  | 5.12m x 3.84m | 16' 10" x 12' 7" |
| Bedroom 2                  | 4.42m x 3.41m | 14' 6" x 11' 2"  |
| <b>Total Internal Area</b> | <b>100 m²</b> | <b>1,076 ft²</b> |
| Balcony 2nd & 3rd floor    | 4.87m x 3.30m | 15' 11" x 10' 9" |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
ASHP - Air Source Heat Pump

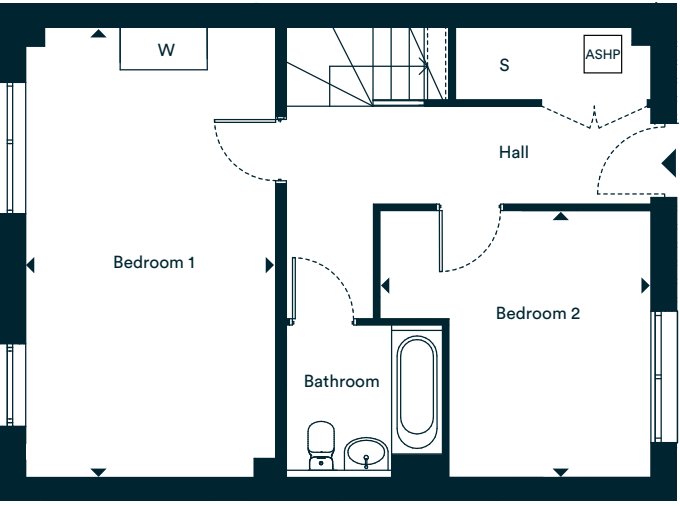
# 2 Bedroom Duplex Apartment

Plots 254\*, 255 & 256

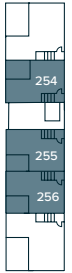
\* Plot 254 is handed



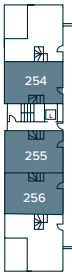
Third Floor



Second Floor



3rd Floor



2nd Floor

|                            |                |                  |
|----------------------------|----------------|------------------|
| Living / Dining / Kitchen  | 5.07m x 4.24m  | 16' 8" x 13' 11" |
| Kitchen                    | 3.51m x 3.44m  | 11' 6" x 11' 3"  |
| Bedroom 1                  | 6.27m x 3.52m  | 20' 7" x 11' 7"  |
| Bedroom 2                  | 3.80m x 3.72m  | 12' 6" x 12' 2"  |
| <b>Total Internal Area</b> | <b>92.3 m²</b> | <b>994 ft²</b>   |
| Balcony                    | 3.30m x 2.49m  | 10' 9" x 8' 6"   |

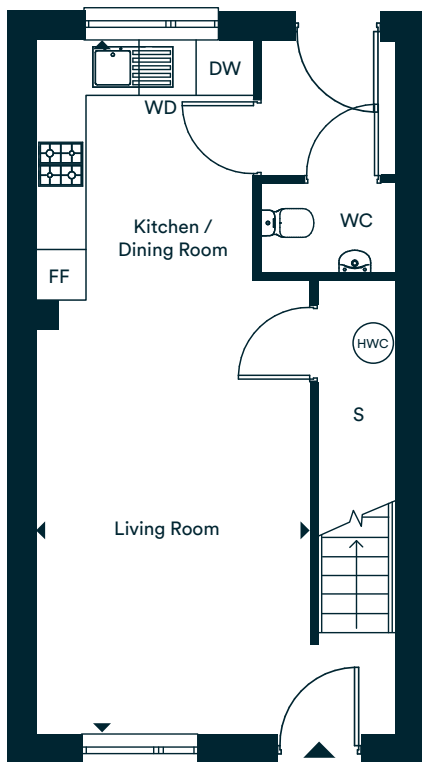
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WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
ASHP - Air Source Heat Pump

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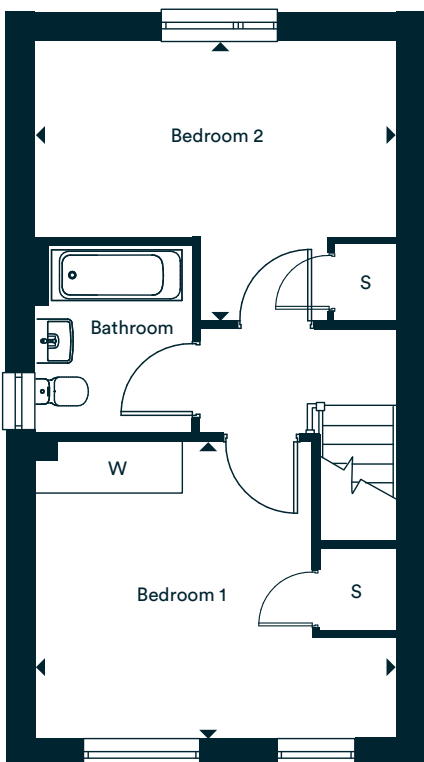
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2 Bedroom House

Plots 224



Ground Floor



First Floor

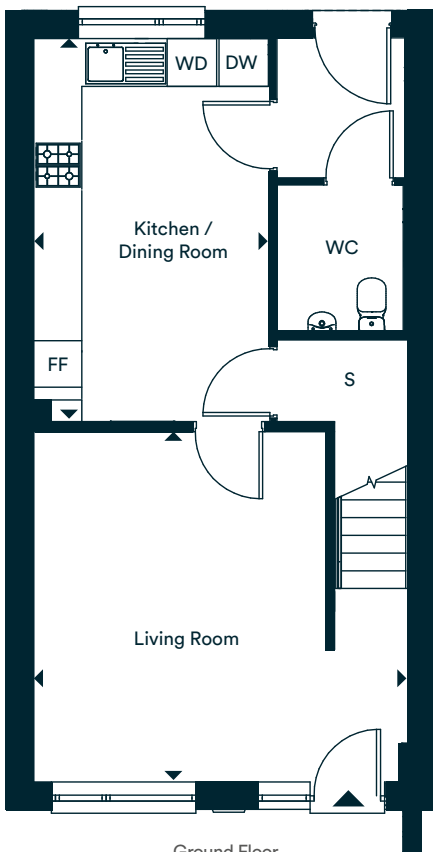
|                           |               |                  |
|---------------------------|---------------|------------------|
| Living / Dining / Kitchen | 8.15m x 3.25m | 26' 9" x 10' 8"  |
| Bedroom 1                 | 4.26m x 3.49m | 14' 0" x 11' 5"  |
| Bedroom 2                 | 4.26m x 3.29m | 14' 0" x 10' 10" |
| Total Internal Area       | 69.7 m²       | 750 ft²          |
| Garden                    | 8.80m x 4.50m | 28' 10" x 14' 9" |

FF - Fridge/Freezer  
WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
HWC - Hot Water Cylinder  
ASHP - Air Source Heat Pump  
is located in garden

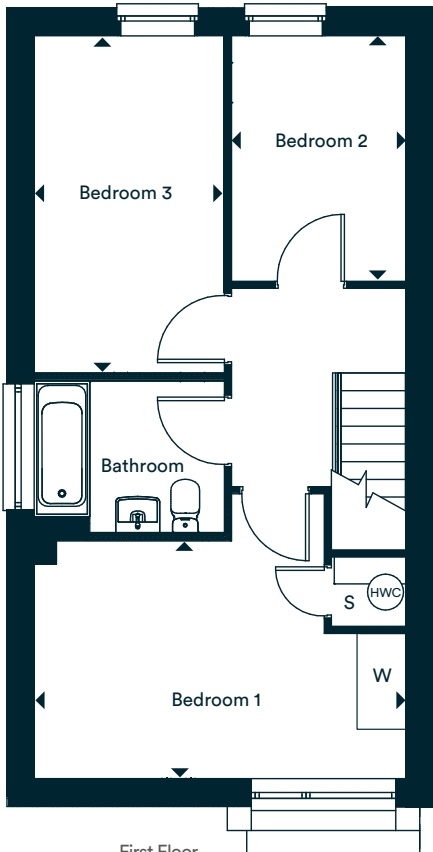
3 Bedroom House

Plots 298\*, 301, 324, 325\*, 329 & 330\*

\*Plots 298, 325 & 330 are handed



Ground Floor



First Floor

|                       |                |                  |
|-----------------------|----------------|------------------|
| Living Room           | 4.68m x 4.38m  | 15' 4" x 14' 5"  |
| Kitchen / Dining Room | 4.55m x 2.98m  | 14' 11" x 9' 9"  |
| Bedroom 1             | 4.67m x 3.04m  | 15' 4" x 10' 0"  |
| Bedroom 2             | 3.14m x 2.24m  | 10' 3" x 7' 4"   |
| Bedroom 3             | 4.28m x 2.43m  | 14' 1" x 8' 0"   |
| Total Internal Area   | 88.3 m²        | 950 ft²          |
| Garden Plot 298       | 6.60m x 5.00m  | 21' 7" x 16' 4"  |
| Garden Plot 301       | 7.30m x 4.20m  | 23' 11" x 13' 9" |
| Garden plot 324       | 11.68m x 6.37m | 38' 3" x 20' 10" |
| Garden plot 325       | 10.54m x 4.80m | 34' 6" x 15' 8"  |
| Garden plot 329       | 10.60m x 4.80m | 34' 9" x 15' 8"  |
| Garden plot 330       | 10.60m x 6.24m | 34' 9" x 20' 5"  |

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WD - Washer/Dryer  
DW - Dishwasher  
W - Wardrobe  
S - Storage  
HWC - Hot Water Cylinder  
ASHP - Air Source Heat Pump  
is located in garden

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Virtually furnished image

# 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, electric hob, fridge/freezer, dishwasher, washing machine and integrated extractor

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC
- Chrome dual flush plate for water efficiency
- Mirror
- Steel bath with bath panel
- Pearl silver 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 wardrobe to master bedrooms

## Heating, Electrical and Lighting



- Air Source Heat Pump to houses, apartments and duplex apartments
- Electric heating to apartments over garages
- 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
- Solar panels to all apartments over garages

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: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q achievements



## A selection of other L&Q developments



**Prime Point –**  
Greenwich Peninsula  
[lqhomes.com/primepoint](http://lqhomes.com/primepoint)



**L&Q at Bankside Gardens –**  
Reading  
[lqhomes.com/banksidegardens](http://lqhomes.com/banksidegardens)



**Barking Riverside –**  
Barking  
[lqhomes.com/barkingriverside](http://lqhomes.com/barkingriverside)

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

@ [darwingreenso@lqgroup.org.uk](mailto:darwingreenso@lqgroup.org.uk)

📞 0333 999 8387

🌐 [lqhomes.com/darwingreen](https://lqhomes.com/darwingreen)



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