

A modern interior space featuring a kitchen with white cabinetry and a dark countertop in the background. In the foreground, there is a living area with a light-colored sofa, a patterned cushion, and a round glass coffee table. On the coffee table, there is a large green agave plant in a white pot and a stack of three terracotta pots. A large abstract painting is on the wall to the right.

# L&Q at MARLEIGH

Site Plan Brochure  
Franklin Building and  
Kestrel Building

L&Q



L&Q at Marleigh Show Apartment

## A vibrant community *and a place to grow*

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 Phase 2 at L&Q at Marleigh.

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

Marleigh is an expanding community which is already home to a range of on-site amenities situated at Jubilee Square including Marleigh Primary Academy and Nursery, a community centre, Co-op supermarket and R3form Pilates. This thriving neighbourhood is situated on the outskirts of 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

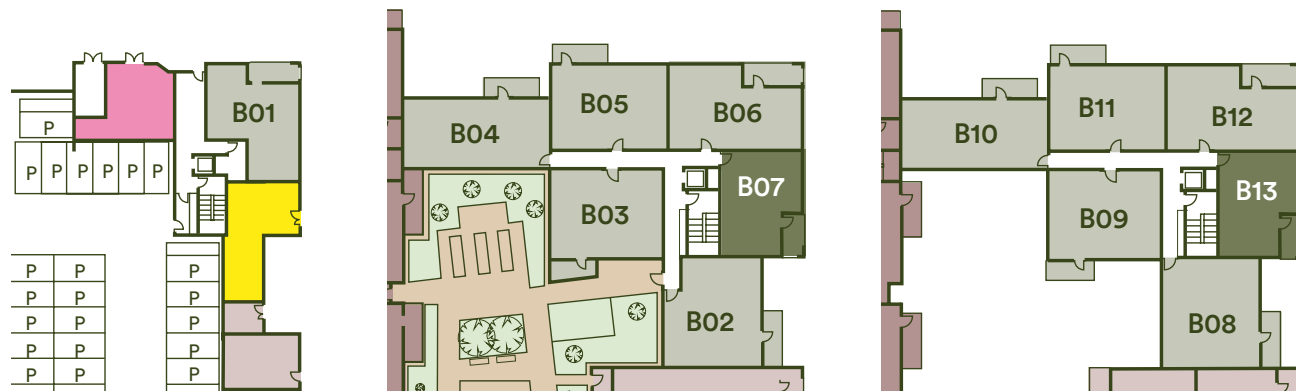
<div></div>	Shared Ownership 1 & 2 Bedroom Apartments
<div></div>	Affordable Rent Apartments
<div></div>	Market Sale Apartments

† Jubilee Square - Home to Marleigh Community Centre, Marleigh Community Centre, Marleigh Primary Academy, Monkey Puzzle Nursery, Co-op Supermarket and R3form Pilates.

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)



## Kestrel Building Block B - Plot locators



Ground Floor

First Floor

Second Floor

## Franklin Building Block C - Plot locators



Ground Floor

First Floor

Second Floor

Third Floor

### Key

2 bedroom Shared Ownership Apartment	Affordable Rent Apartment	Parking Spaces
1 bedroom Shared Ownership Apartment	Cycle Store	Bin Store
Private Sale Apartment	Podium Gardens	

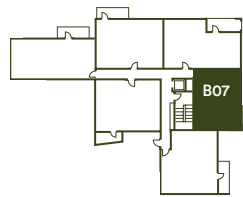
## Kestrel Building Block B 1 & 2 bedroom apartments



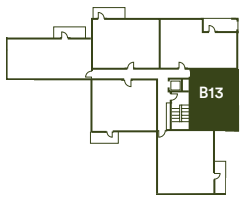


# One bedroom apartment

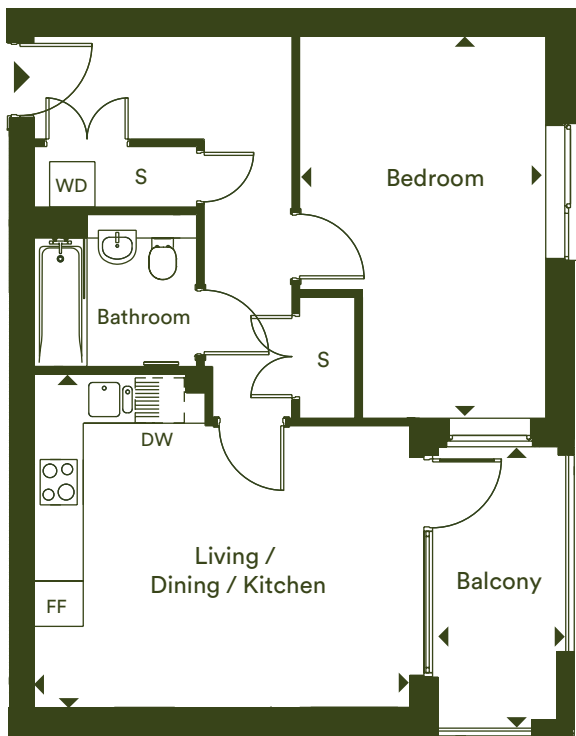
Plots B07 & B13



First Floor



Second Floor



### Dimensions

Living / Dining / Kitchen	4.98m x 4.46m	16' 4" x 14' 8"
Bedroom	5.10m x 3.00m	16' 9" x 9' 10"
<b>Total Internal Area</b>	<b>53.2 m²</b>	<b>572 ft²</b>
Balcony	3.83m x 1.80m	12' 6" x 5' 9"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

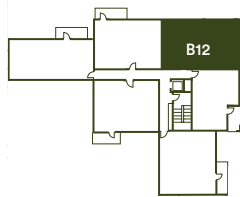
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

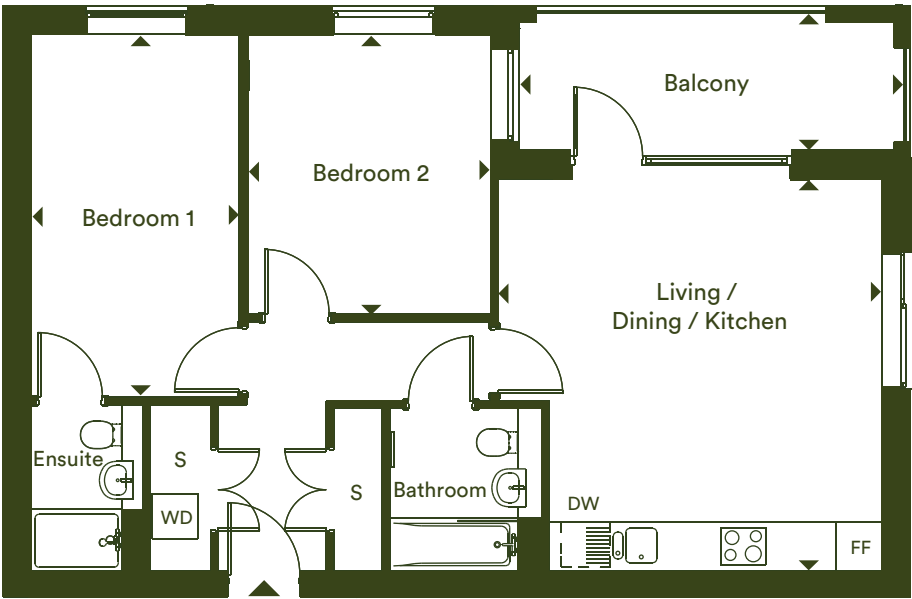
Plots B06 & B12



First Floor



Second Floor



### Dimensions

Living / Dining / Kitchen	5.10m x 5.00m	16' 9" x 16' 5"
Bedroom 1	4.84m x 2.80m	15' 11" x 9' 2"
Bedroom 2	3.76m x 3.25m	12' 4" x 10' 8"
<b>Total Internal Area</b>	<b>70 m²</b>	<b>753 ft²</b>
Balcony	4.95m x 1.91m	16' 2" x 6' 3"

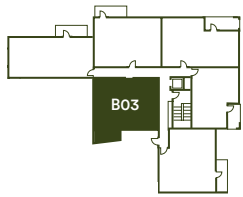
F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

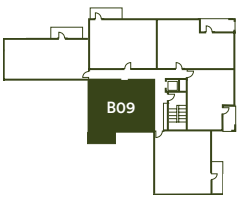
# Two bedroom apartment

Plots B03† & B09

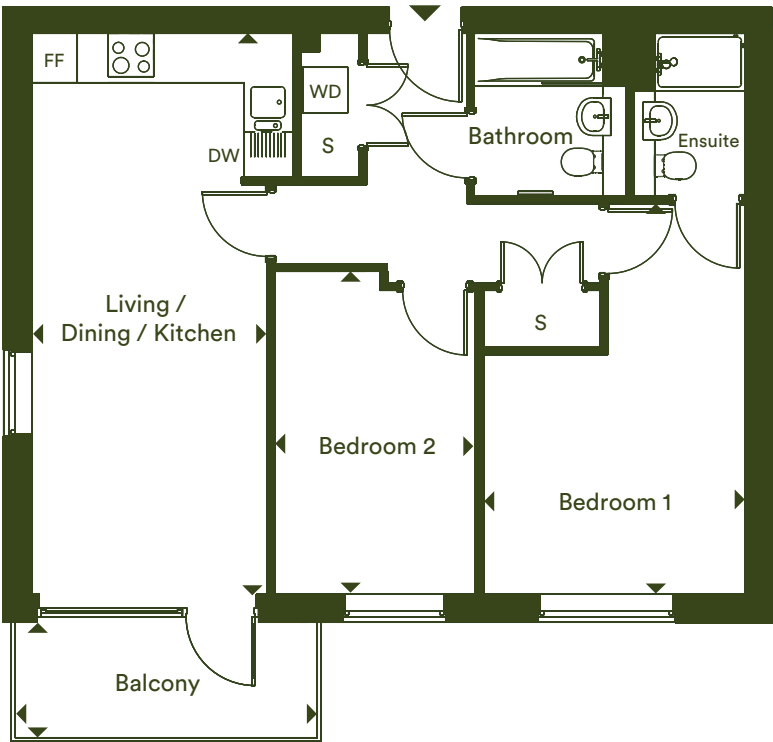
† Plot B03 has a terrace



First Floor



Second Floor



## Dimensions

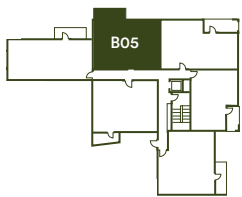
Living / Dining / Kitchen	7.41m x 3.15m	24' 4" x 10' 4"
Bedroom 1	5.20m x 3.51m	17' 1" x 11' 6"
Bedroom 2	4.30m x 2.69m	14' 1" x 8' 10"
<b>Total Internal Area</b>	<b>70 m²</b>	<b>753 ft²</b>
Balcony	4.10m x 1.57m	13' 5" x 5' 2"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

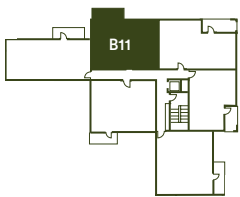
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

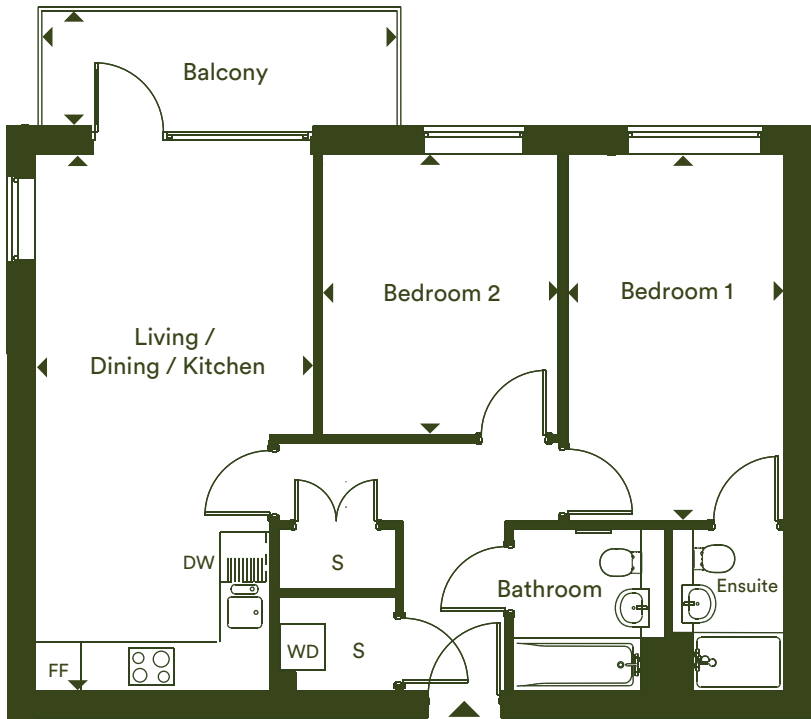
Plots B05 & B11



First Floor



Second Floor



## Dimensions

Living / Dining / Kitchen	6.18m x 3.74m	20' 3" x 12' 3"
Bedroom 1	4.89m x 2.91m	16' 0" x 9' 7"
Bedroom 2	3.75m x 3.17m	12' 4" x 10' 5"
<b>Total Internal Area</b>	<b>70.3 m²</b>	<b>757 ft²</b>
Balcony	4.80m x 1.57m	15' 7" x 5' 2"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

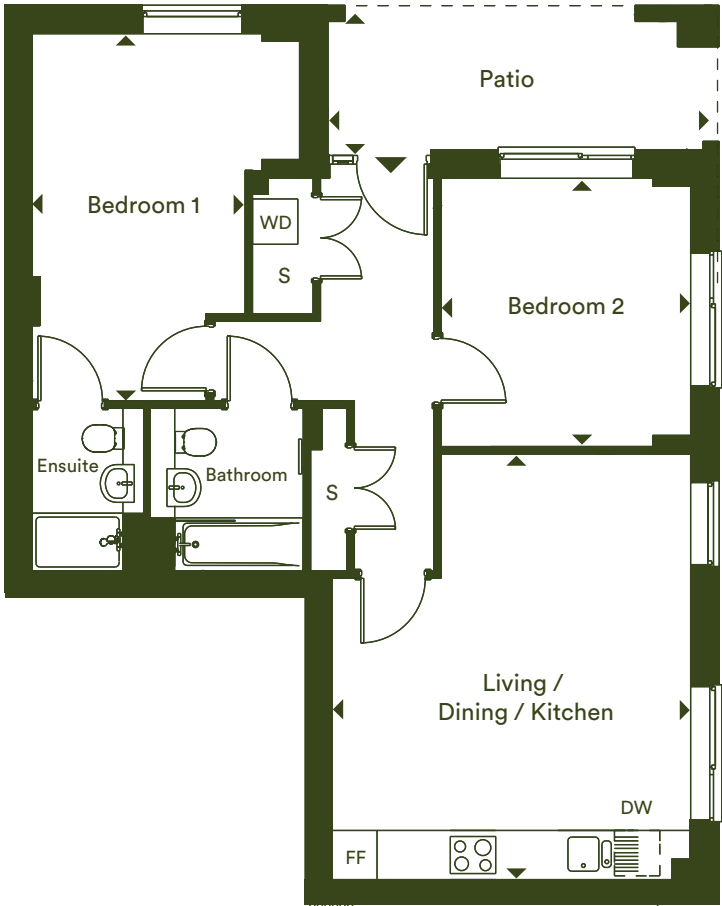


# Two bedroom apartment

Plot B01



Ground Floor



## Dimensions

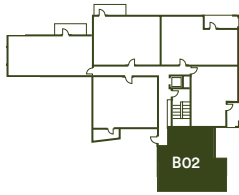
Living / Dining / Kitchen	5.58m x 4.80m	18' 4" x 15' 9"
Bedroom 1	4.89m x 2.85m	16' 1" x 9' 4"
Bedroom 2	3.59m x 3.34m	11' 9" x 10' 11"
<b>Total Internal Area</b>	<b>71.3 m²</b>	<b>767 ft²</b>
Patio	4.82m x 1.70m	15' 8" x 5' 7"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

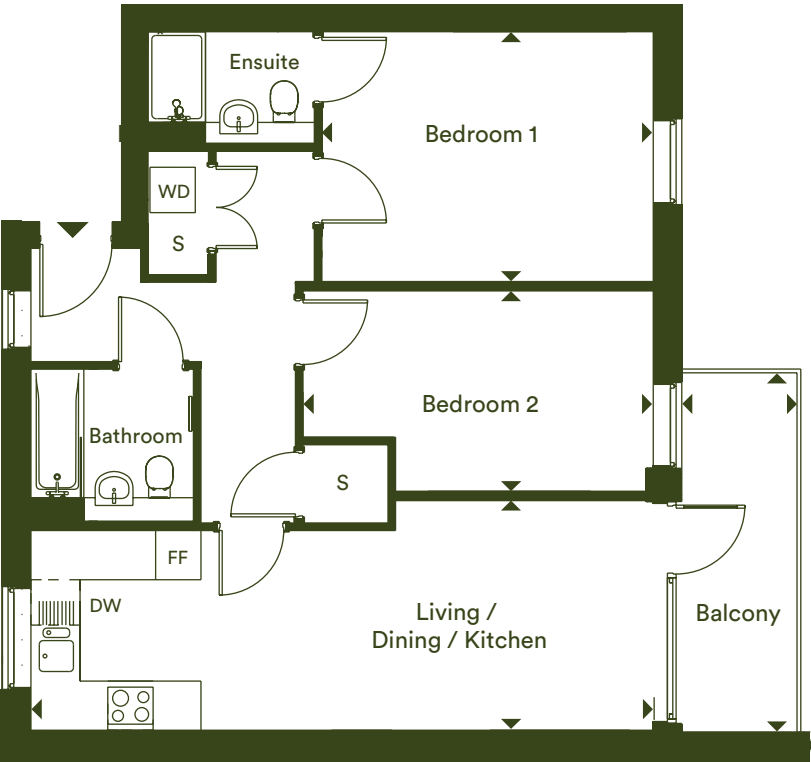
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

Plot B02



First Floor



## Dimensions

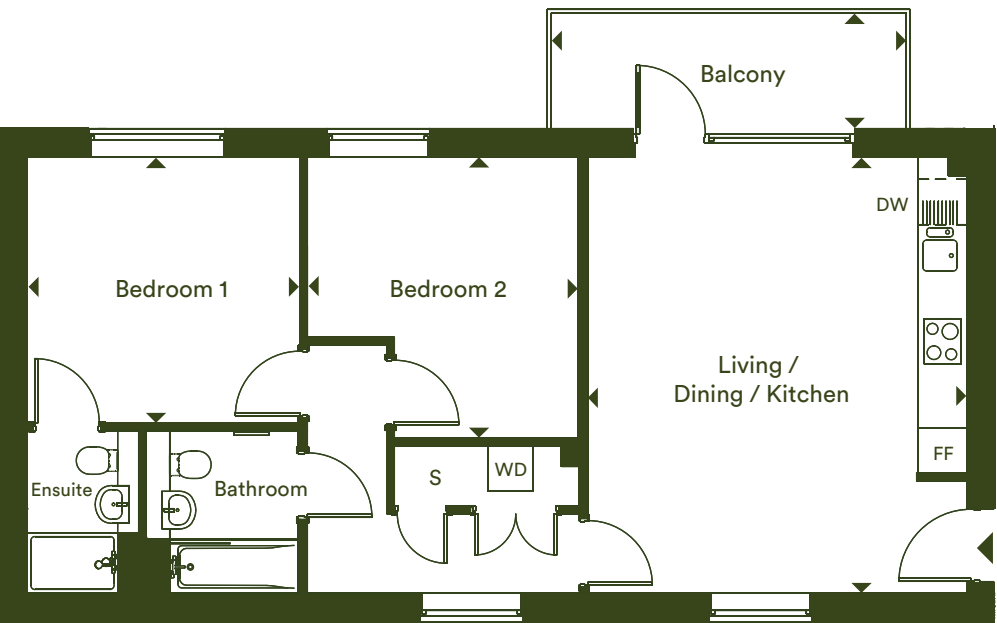
Living / Dining / Kitchen	8.28m x 3.09m	27' 2" x 10' 2"
Bedroom 1	4.42m x 3.36m	14' 6" x 11' 0"
Bedroom 2	4.67m x 2.70m	15' 4" x 8' 10"
<b>Total Internal Area</b>	<b>71.7 m²</b>	<b>772 ft²</b>
Balcony	4.80m x 1.57m	15' 7" x 5' 2"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

# Two bedroom apartment

Plots B04 & B10



## Dimensions

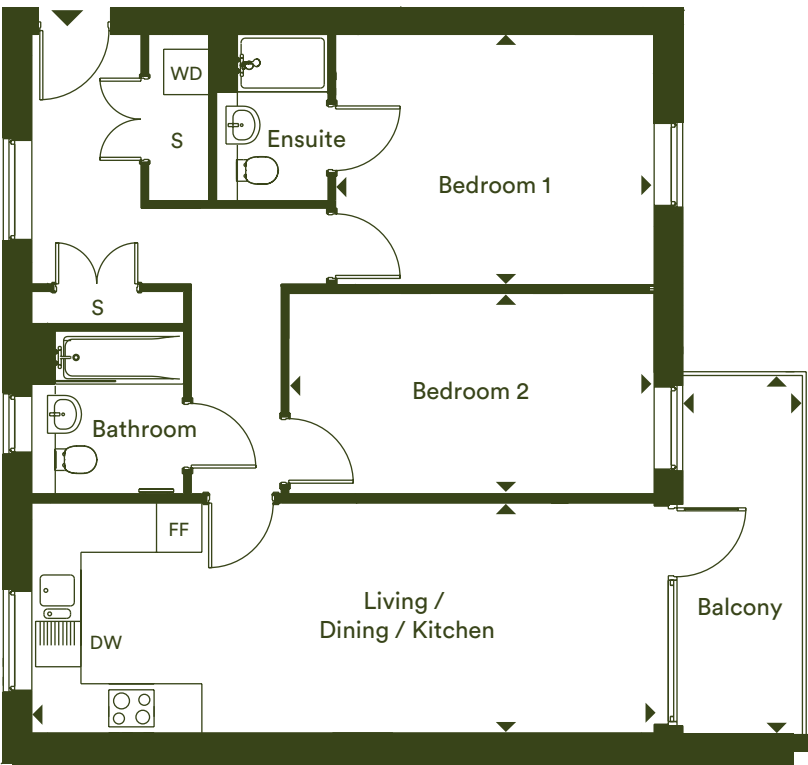
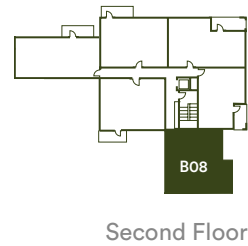
Living / Dining / Kitchen	5.82m x 4.98m	19' 1" x 16' 4"
Bedroom 1	3.65m x 3.56m	12' 0" x 11' 8"
Bedroom 2	3.76m x 3.63m	12' 4" x 11' 11"
<b>Total Internal Area</b>	<b>71.8 m²</b>	<b>773 ft²</b>
Balcony	4.80m x 1.57m	15' 7" x 5' 2"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

# Two bedroom apartment

Plot B08



## Dimensions

Living / Dining / Kitchen	8.28m x 3.09m	27' 2" x 10' 2"
Bedroom 1	4.25m x 3.35m	14' 0" x 11' 0"
Bedroom 2	4.87m x 2.70m	16' 0" x 8' 10"
<b>Total Internal Area</b>	<b>76.5 m²</b>	<b>823 ft²</b>
Balcony	4.80m x 1.63m	15' 7" x 5' 3"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.



# Franklin Building

## Block C

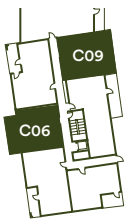
### 1 & 2 bedroom apartments



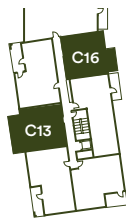
## One bedroom apartment

Plots C06, C09\*†, C13, C16\* & C20

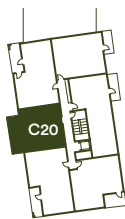
\* Plots are handed † Plot C09 has a terrace



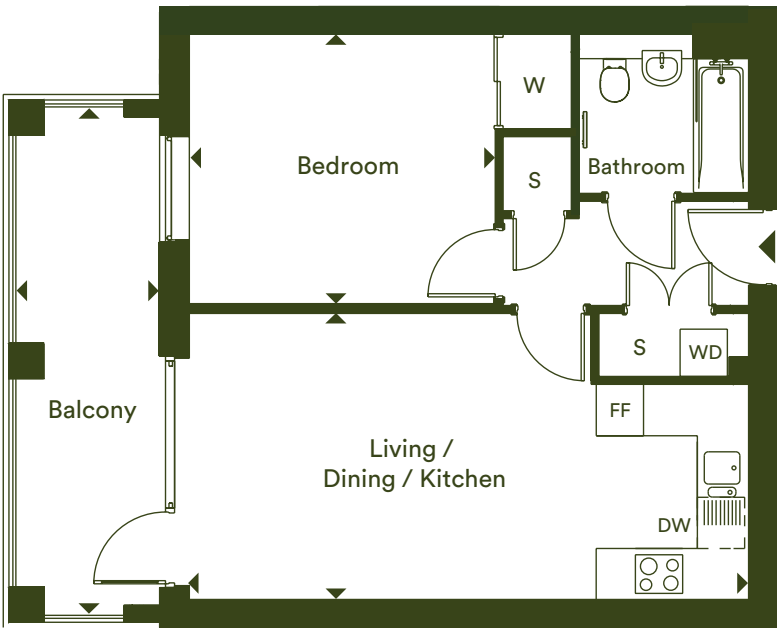
First Floor



Second Floor



Third Floor



### Dimensions

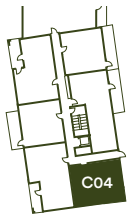
Living / Dining / Kitchen	7.15m x 3.68m	23' 5" x 12' 1"
Bedroom	3.92m x 3.47m	12' 10" x 11' 5"
<b>Total Internal Area</b>	<b>50.9 m<sup>2</sup></b>	<b>548 ft<sup>2</sup></b>
Balcony	6.63m x 1.91m	21' 8" x 6' 3"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

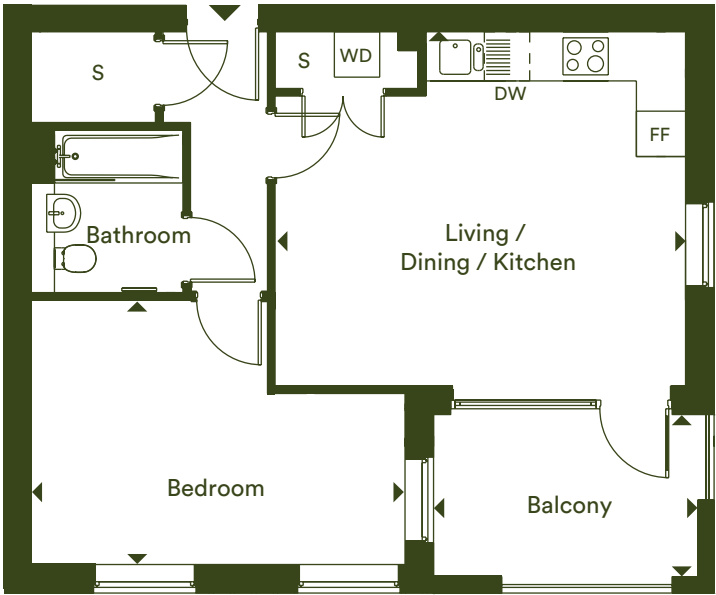
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# One bedroom apartment

Plot C04



First Floor



## Dimensions

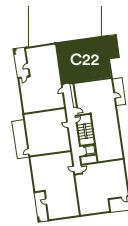
Living / Dining / Kitchen	5.47m x 4.72m	17' 11" x 15' 6"
Bedroom	4.90m x 3.54m	16' 1" x 11' 7"
<b>Total Internal Area</b>	<b>52.3 m²</b>	<b>563 ft²</b>
Balcony	3.71m x 2.15m	12' 2" x 7' 1"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

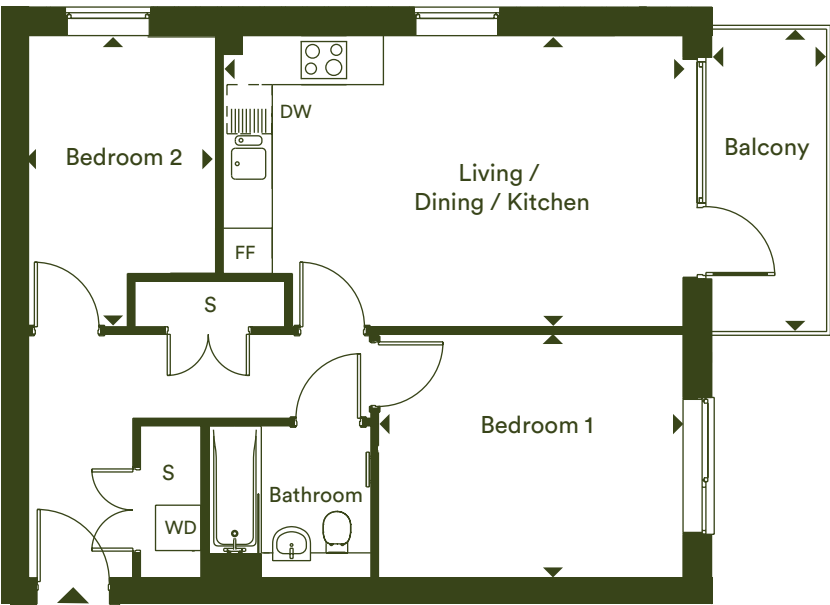
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

Plot C22



Third Floor



## Dimensions

Living / Dining / Kitchen	6.12m x 3.89m	20' 1" x 12' 9"
Bedroom 1	4.03m x 3.26m	13' 3" x 10' 8"
Bedroom 2	3.89m x 2.52m	12' 9" x 8' 3"
<b>Total Internal Area</b>	<b>62.0 m²</b>	<b>667 ft²</b>
Balcony	4.10m x 1.57m	13' 5" x 5' 2"

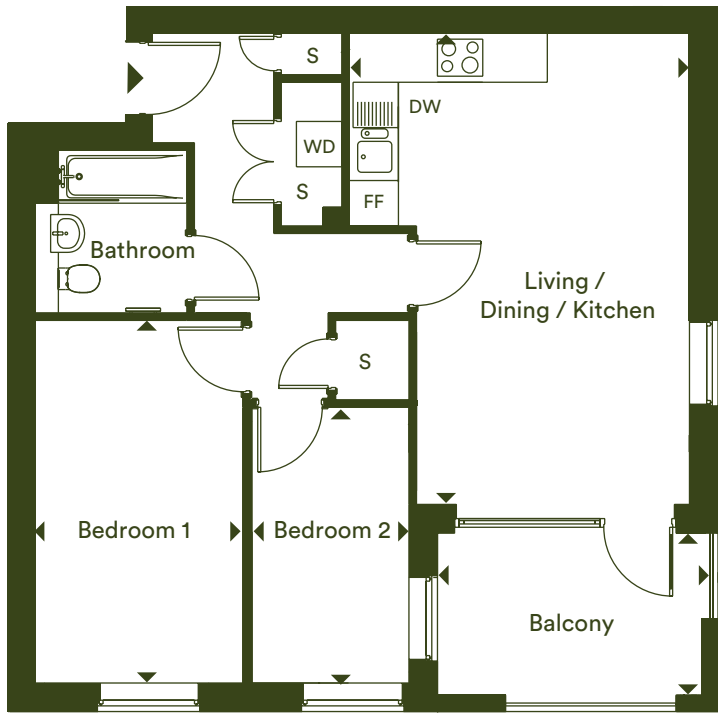
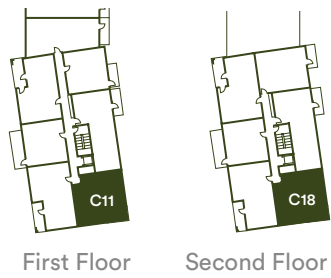
F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.



# Two bedroom apartment

Plots C11 & C18



### Dimensions

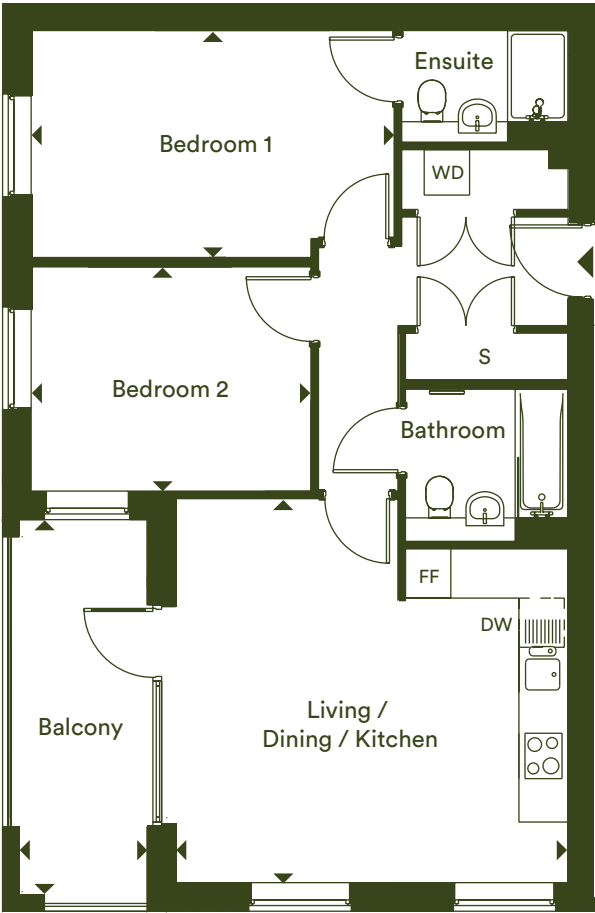
Living / Dining / Kitchen	6.28m x 4.54m	20' 7" x 14' 11"
Bedroom 1	4.84m x 2.80m	15' 10" x 9' 2"
Bedroom 2	3.69m x 2.13m	12' 1" x 7' 0"
<b>Total Internal Area</b>	<b>63.3 m²</b>	<b>680 ft²</b>
Balcony	3.71m x 2.15m	12' 2" x 7' 1"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

# Two bedroom apartment

Plots C5, C12 & C19



### Dimensions

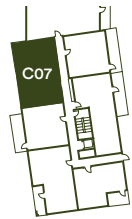
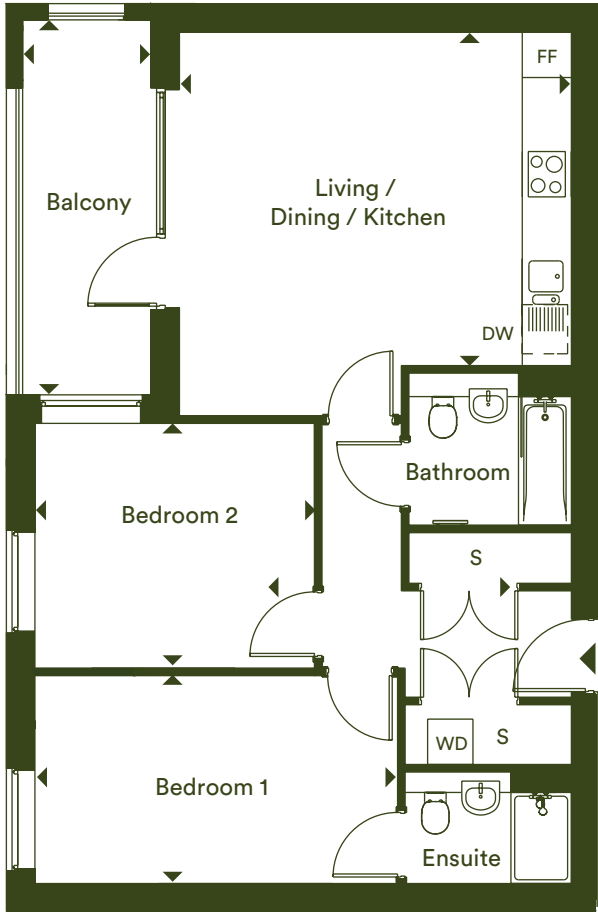
Living / Dining / Kitchen	5.24m x 5.10m	17' 2" x 16' 9"
Bedroom 1	4.69m x 3.05m	15' 5" x 9' 10"
Bedroom 2	3.69m x 3.01m	12' 1" x 9' 11"
<b>Total Internal Area</b>	<b>70.1 m²</b>	<b>755 ft²</b>
Balcony	5.17m x 1.68m	17' 0" x 5' 6"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

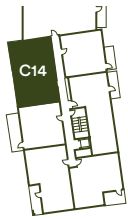
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

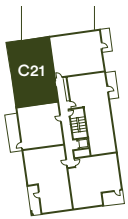
Plots C07, C14 & C21



First Floor



Second Floor



Third Floor

## Dimensions

Living / Dining / Kitchen	5.24m x 4.41m	17' 2" x 14' 6"
Bedroom 1	4.73m x 2.79m	15' 6" x 9' 2"
Bedroom 2	3.59m x 3.28m	11' 9" x 10' 9"
<b>Total Internal Area</b>	<b>70.1 m²</b>	<b>755 ft²</b>
Balcony	4.96m x 1.91m	16' 3" x 6' 3"

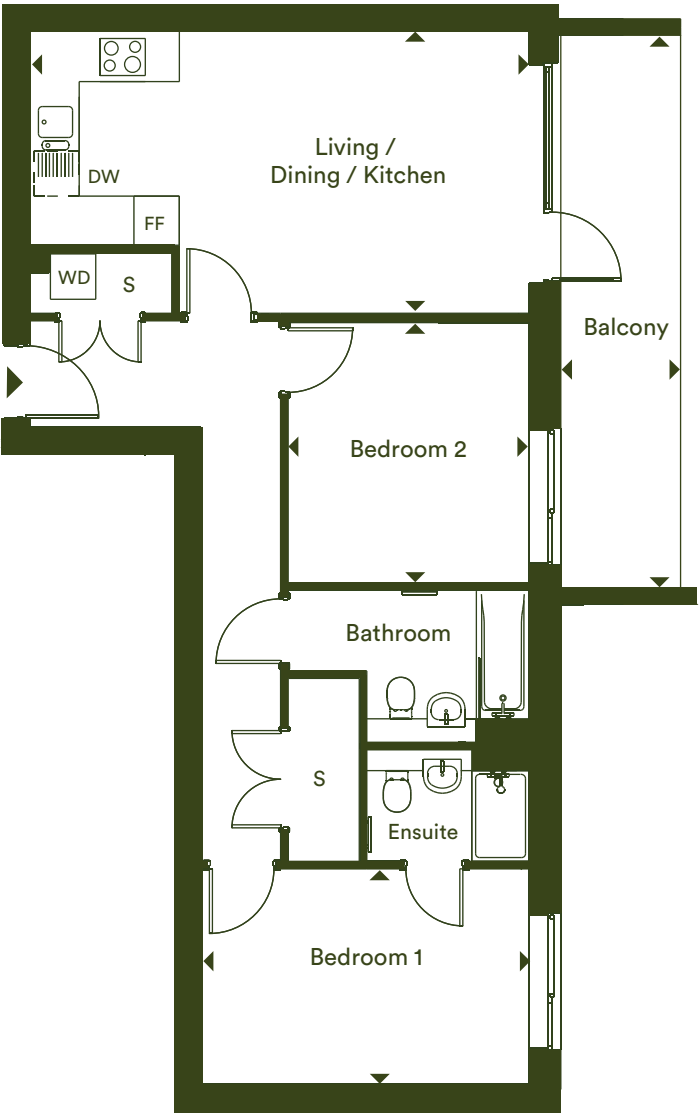
F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.

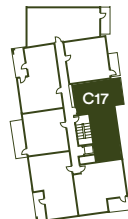
# Two bedroom apartment

Plots C10†, C17 & C23

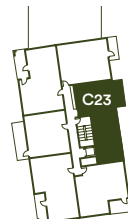
† Plot C10 has a terrace



First Floor



Second Floor



Third Floor

## Dimensions

Living / Dining / Kitchen	6.66m x 3.78m	21' 10" x 12' 5"
Bedroom 1	4.36m x 2.89m	14' 4" x 9' 6"
Bedroom 2	3.48m x 3.23m	11' 5" x 10' 7"
<b>Total Internal Area</b>	<b>72.5 m²</b>	<b>780 ft²</b>
Balcony	7.35m x 1.80m	24' 1" x 5' 9"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

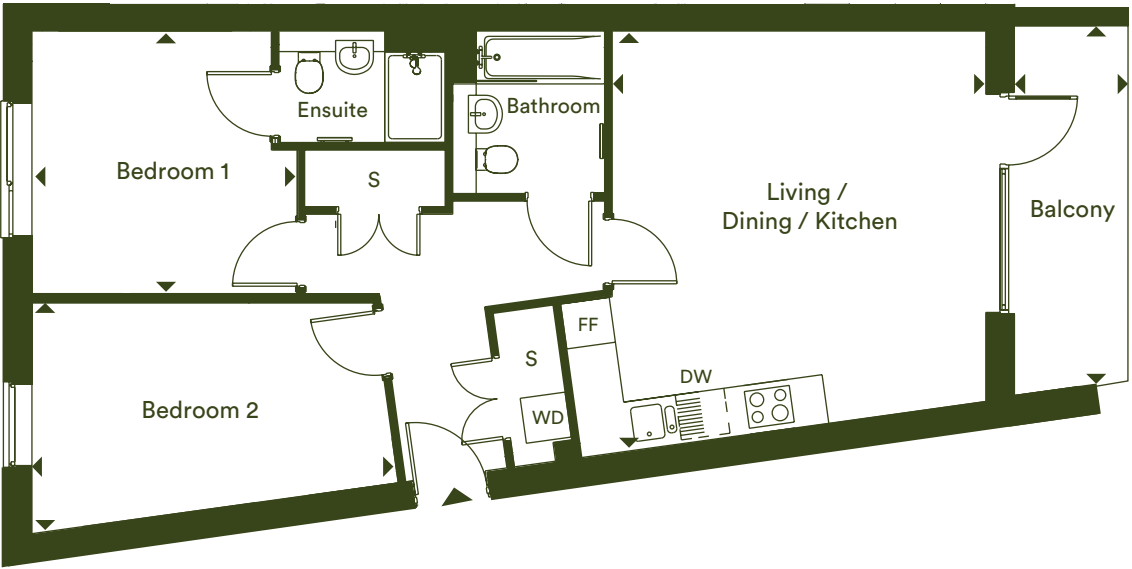
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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



# Two bedroom apartment

Plots C08† & C15

† Plot C08 has a terrace



## Dimensions

Living / Dining / Kitchen	5.50m x 4.98m	18' 1" x 16' 4"
Bedroom 1	3.53m x 3.21m	11' 7" x 10' 6"
Bedroom 2	4.87m x 3.11m	16' 0" x 10' 2"
<b>Total Internal Area</b>	<b>72.9 m²</b>	<b>785 ft²</b>
Balcony	4.80m x 1.57m	15' 9" x 5' 2"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

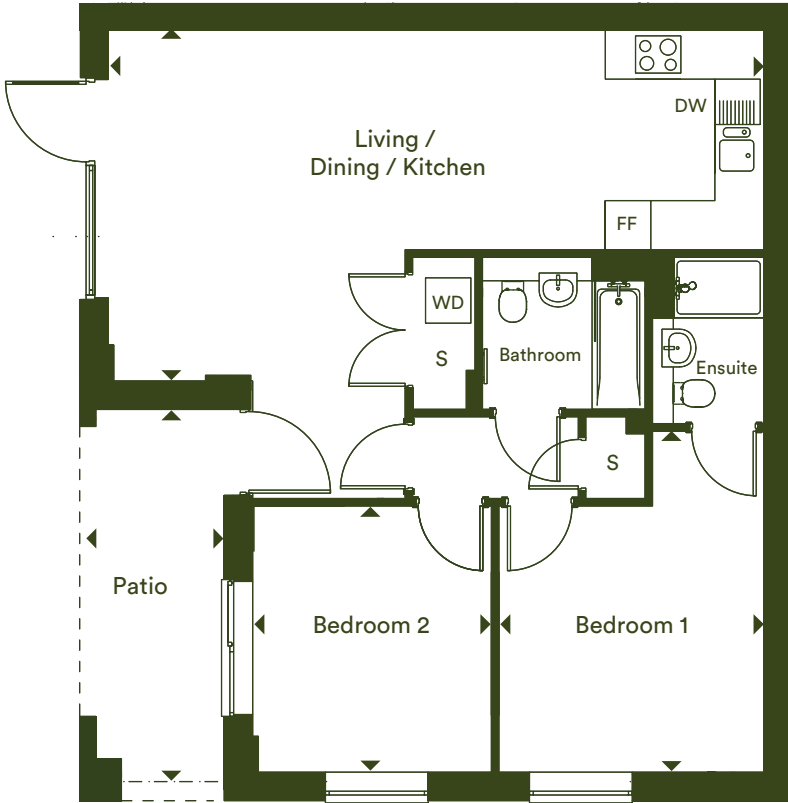
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

Plot C01



Ground Floor



## Dimensions

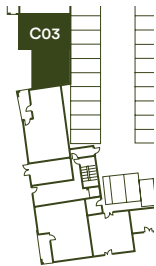
Living / Dining / Kitchen	8.69m x 4.59m	28' 6" x 15' 1"
Bedroom 1	4.55m x 3.55m	14' 11" x 11' 8"
Bedroom 2	3.51m x 3.17m	11' 6" x 10' 5"
<b>Total Internal Area</b>	<b>75.3 m²</b>	<b>811 ft²</b>
Patio	4.82m x 1.70m	15' 9" x 5' 6"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

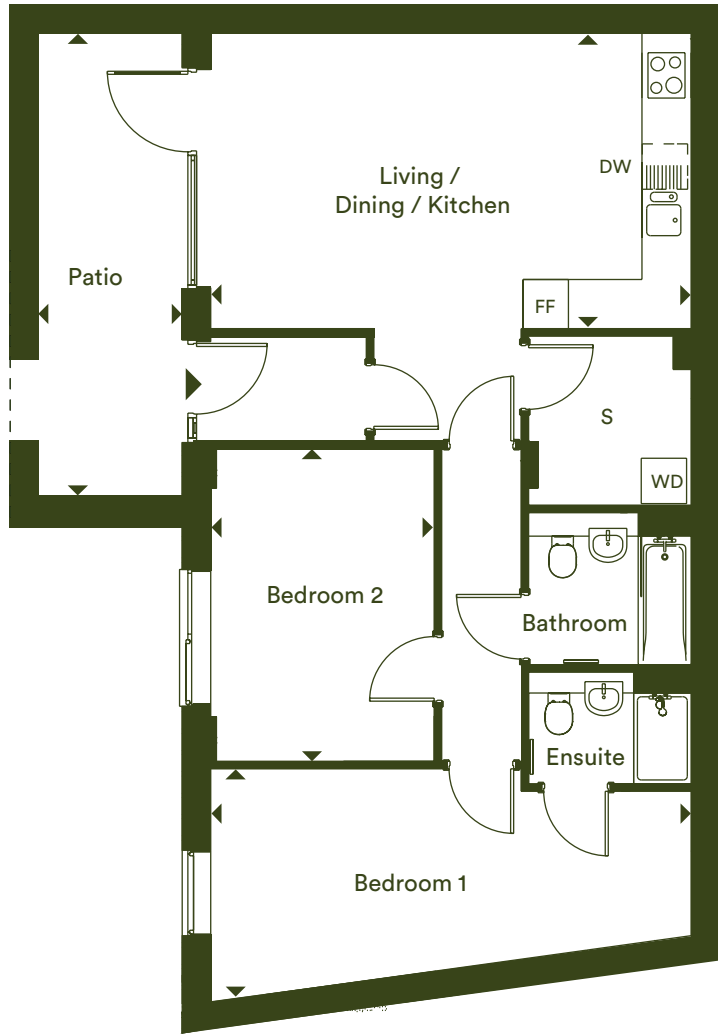
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

Plot C03



Ground Floor



## Dimensions

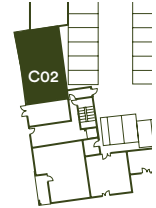
Living / Dining / Kitchen	6.44m x 3.95m	21' 1" x 13' 0"
Bedroom 1	5.55m x 3.11m	18' 3" x 10' 3"
Bedroom 2	4.21m x 2.99m	13' 10" x 9' 10"
<b>Total Internal Area</b>	<b>78.7 m²</b>	<b>847 ft²</b>
Patio	5.86m x 1.91m	19' 2" x 6' 3"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

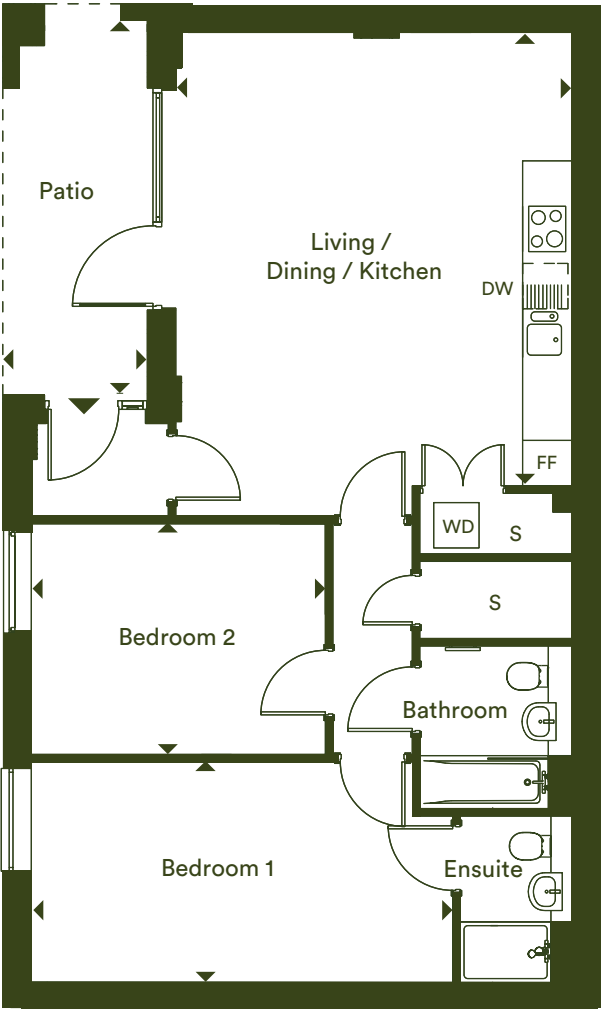
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

# Two bedroom apartment

Plot C02



Ground Floor



## Dimensions

Living / Dining / Kitchen	6.04m x 5.30m	19' 10" x 17' 5"
Bedroom 1	5.61m x 2.95m	18' 5" x 9' 8"
Bedroom 2	3.93m x 3.08m	12' 11" x 10' 1"
<b>Total Internal Area</b>	<b>80 m²</b>	<b>861 ft²</b>
Patio	4.82m x 1.91m	15' 9" x 6' 3"

F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | DW – Dishwasher |

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.



L&Q at Marleigh Show Apartment

# Specification

All homes located at L&Q at Marleigh have a fully inclusive specification throughout and will be covered by an NHBC warranty. Each apartment will have allocated parking and a private balcony or terrace.

## Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind the hob
- Under cupboard LED lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer, dishwasher
- Stainless steel extractor

## Electrical



- LED downlights to kitchen/living/dining areas, bathrooms, cloakrooms and hallways
- Pendant lights to bedrooms
- Polished chrome switches and sockets to all rooms
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke/heat detector
- Hands-free wall mounted video door entry handset

## Bathroom



- Chrome plated bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Shaver socket
- Neutral ceramic wall tiles
- Neutral ceramic floor tiles

## General



- Neutral emulsion paint to all walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to open-plan living/kitchen/dining areas, WC, cupboards and hallways
- Neutral fitted carpets to bedrooms
- White internal doors
- Washer/dryer positioned in utility cupboard

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



## L&Q achievements



## A selection of other L&Q developments



L&Q at Darwin Green –  
Cambridge  
[lqhomes.com/darwingreen](http://lqhomes.com/darwingreen)



L&Q at Willow Grove –  
Bedford  
[lqhomes.com/willowgrove](http://lqhomes.com/willowgrove)



The Arbour, Beaulieu –  
Chelmsford  
[lqhomes.com/beaulieuarbour](http://lqhomes.com/beaulieuarbour)

**L&Q** at Marleigh  
Cambridge, CB5 8XB

📧 [marleigh@lqgroup.org.uk](mailto:marleigh@lqgroup.org.uk)

📞 0333 003 2367

🌐 [lqhomes.com/marleigh](http://lqhomes.com/marleigh)



**Disclaimer**

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