



Evolution Court, Cambridge, CB3 0UN

**CHEFFINS**



## Evolution Court

Cambridge,  
CB3 0UN

- Zero Deposit Scheme Available
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Allocated Parking
- Managed by Lomond on behalf of a Corporate Landlord
- Pets Considered

Zero Deposit Option Available. A new 2 bedroom second floor apartment forming part of this select development situated off Huntington Road. The accommodation comprises entrance hall with utility cupboard, open plan living room/kitchen with balcony off, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Further benefits include, allocated parking space and secure bicycle store. Unfurnished. Available now. EPC: B and Council Tax Band: D.

 2  2  1

**£1,625 PCM**





## LOCATION



Darwin Green is a select development situated off Huntingdon Road within the Castle ward of Cambridge and lies approximately 1 mile from Cambridge's historic city centre. The development is convenient for access to the A14 and M11 and Cambridge Science Park approximately 3 miles distant. A good range of local amenities including a supermarket, shops, bars, restaurants and a primary school can be found at the nearby Eddington development.

## ENTRANCE HALL

built in cupboard housing washer dryer and doors to open plan living room/kitchen, bedrooms and bathroom off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor hood above, fridge freezer and dishwasher. Living area with windows to side aspect and windows and patio door to front aspect leading to:

## BALCONY

composite decking.

## BEDROOM 1

fitted double wardrobe, 2 windows to front aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above.

## BEDROOM 2

window to front aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above and window to rear aspect.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £375

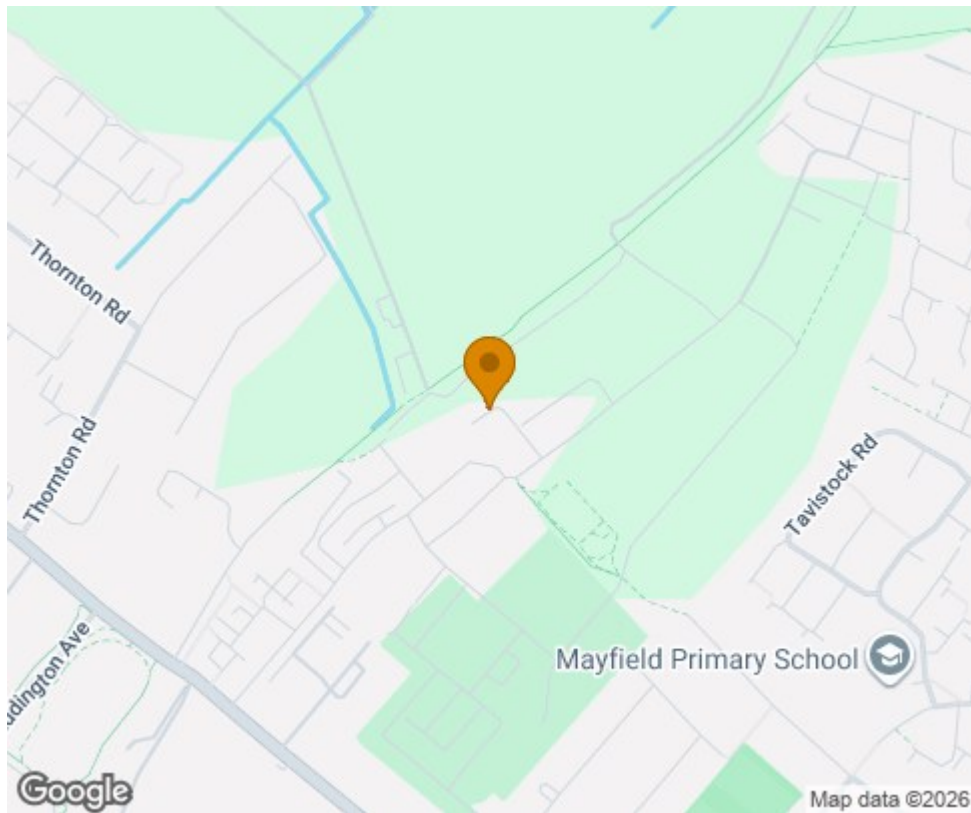
Deposit - £1875

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"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative."





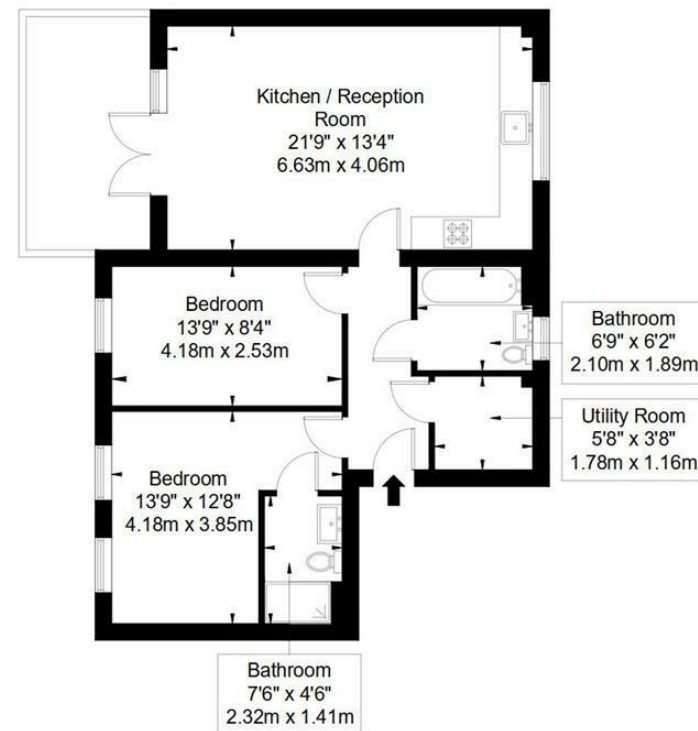


## Evolution Court, Cambridge, Cambridgeshire, CB3 0UN

Approx Gross Internal Area = 68.6 sq m / 738 sq ft

Balcony = 7.54 sq m / 81 sq ft

Total = 76.14 sq m / 820 sq ft



Second Floor

Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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