



Evolution Court, Cambridge, CB3 0UN



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Cambridge,
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A modern 2 bedroom third floor apartment forming part of this select development situated off Huntingdon 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. Furnished. Available from 11/08/2026. EPC: B and Council Tax Band: D.

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.

2 2 1

£1,700 PCM





ENTRANCE HALL

doors to open plan living room/kitchen, bedrooms, bathroom and utility/store room 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, electric hob with extractor hood above, fridge freezer and dishwasher. Living area with window and door to front aspect opening to:

BALCONY

composite decking.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirror above and heated towel rail.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror above and heated towel rail.

UTILITY/STORE

work top with washer dryer below.

LETTING AGENT NOTES:

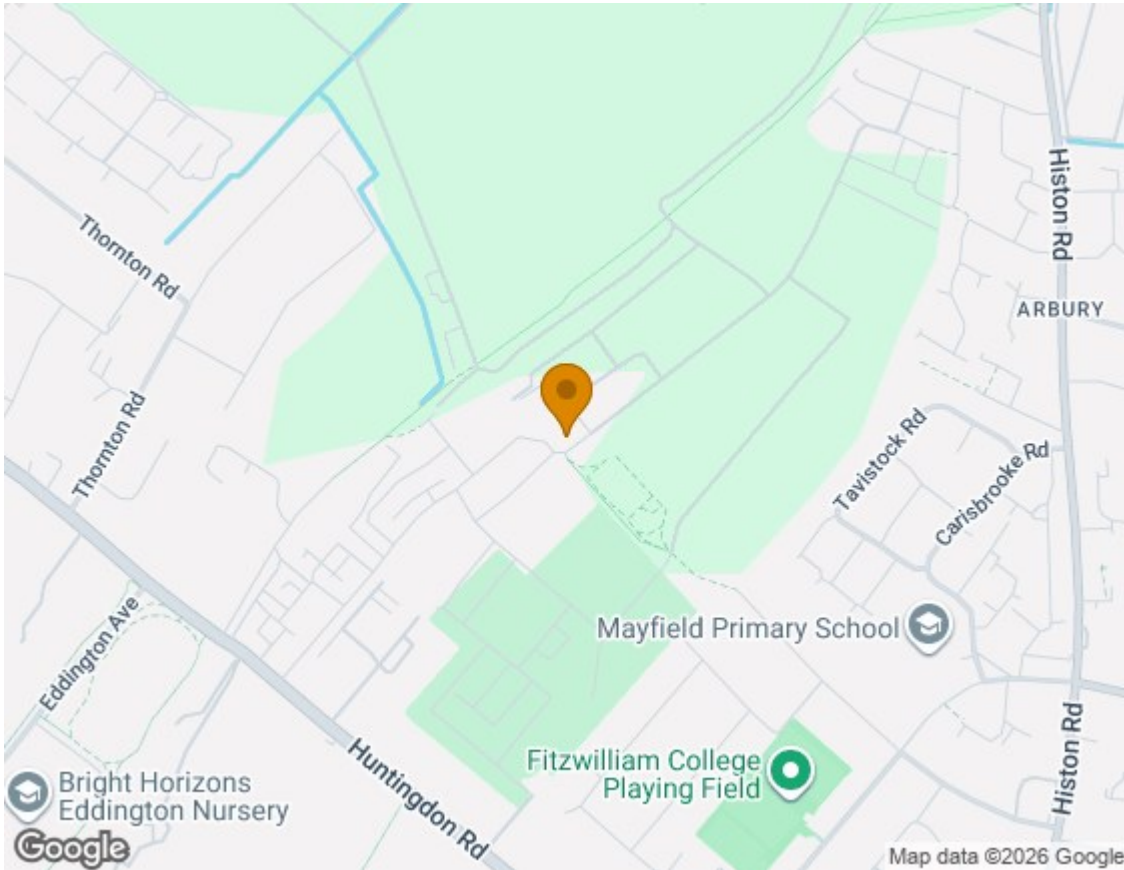
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: Photographs used are stock images provided by Lomond Holding Deposit - £392 Deposit - £1961

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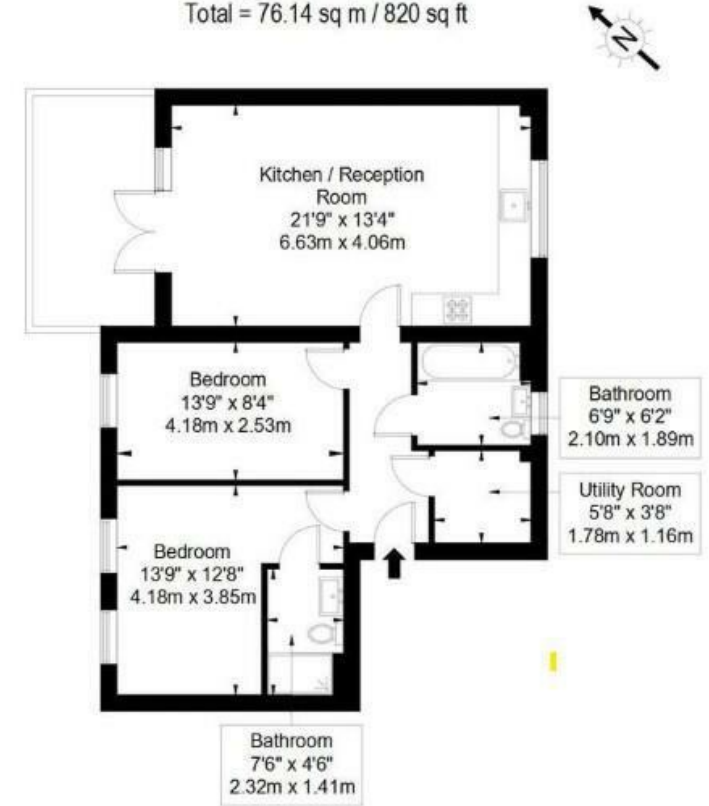


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Approx Gross Internal Area = 68.6 sq m / 738 sq ft

Balcony = 7.54 sq m / 81 sq ft

Total = 76.14 sq m / 820 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			

Ref :

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Agents note:

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

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