Evolution Court, Cambridge, CB3 0UN

CHEFFINS

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2 2 1

£1,750 PCM

ZERO DEPOSIT OPTION AVAILABLE. A new 2 bedroom 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.

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
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, gas hob with extractor hood above, fridge freezer and dishwasher. Living area with window and door to front aspect opening to:

BALCONY
composite decking and glass and rail balustrade.

BEDROOM 1
fitted double wardrobe with mirrored doors, window and door to front aspect opening to balcony and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with mirror above and heated towel rail.

BEDROOM 2
window and door to front aspect opening to balcony

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

UTILITY/STORE ROOM
work top with washer dryer below.

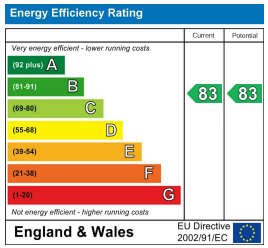
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: Images used are stock images provided by the Lomond Group.

Holding Deposit - £403
Deposit - £2019

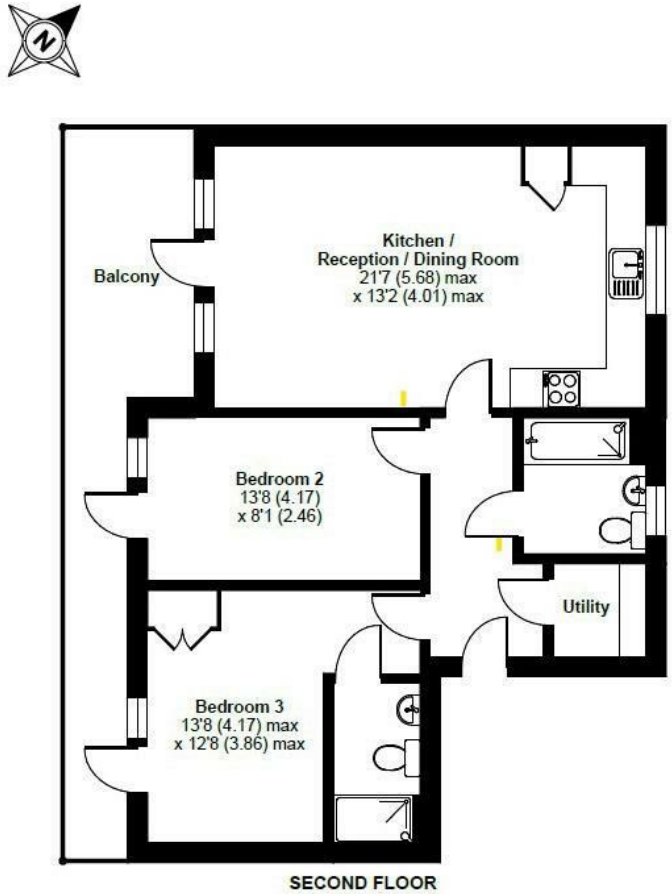
"Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed."

"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."



Approximate Area = 724 sq ft / 67.2 sq m
For identification only - Not to scale

LLOYDS LIVING



Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lomond Property (Lettings). REF: 1396061

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

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