



Genome Close, Cambridge, CB3 0XX

CHEFFINS

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Cambridge,
CB3 0XX

ZERO DEPOSIT OPTION AVAILABLE. A new 2 bedroom first floor apartment forming part of this select development situated off Harston Road. The accommodation comprises entrance hall with 2 store cupboards, generous 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 with EV charger. Unfurnished. Available now. EPC: B and Council Tax Band: C.

LOCATION

Franklin Gardens is a select development situated off Harston Road within the Castle ward of Cambridge and lies approximately 1.5 miles north from Cambridge's historic city centre. The development is convenient for access to the A14 at Junction 32 (0.6 miles) with access to the M11, Cambridge Science Park (2 miles) and Cambridge North Station (2.8 miles) distant. A good range of local amenities can be found nearby on Histon Road and within the Orchard Park development. (Distances approximate).

 2  2  1

£1,700 PCM





ENTRANCE HALL

built in cupboard housing washer dryer, further built in cupboard, window to rear aspect 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, sink with window to side 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 with access to:

BALCONY

composite decking and railings.

BEDROOM 1

fitted double wardrobe with mirrored doors, windows to rear and side aspects and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirror above, heated towel rail and window to rear aspect.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirror

above, heated towel rail and window to rear aspect.

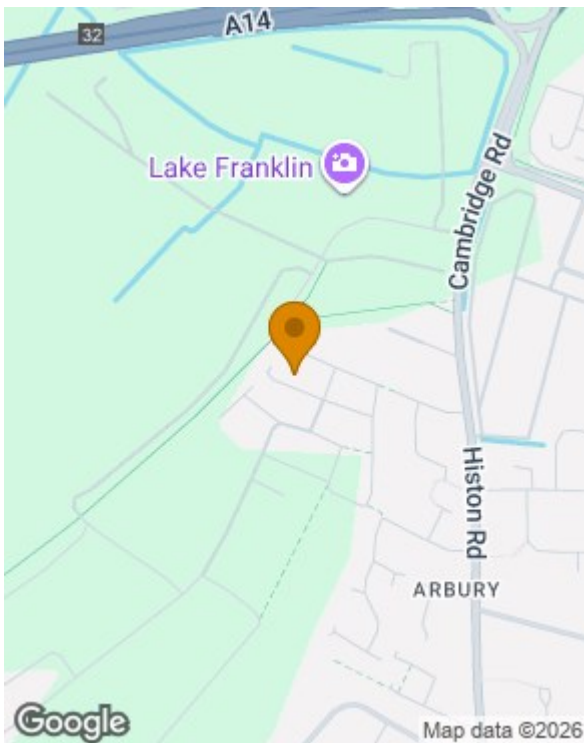
LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy
Holding Deposit - £392
Deposit - £1961

"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."

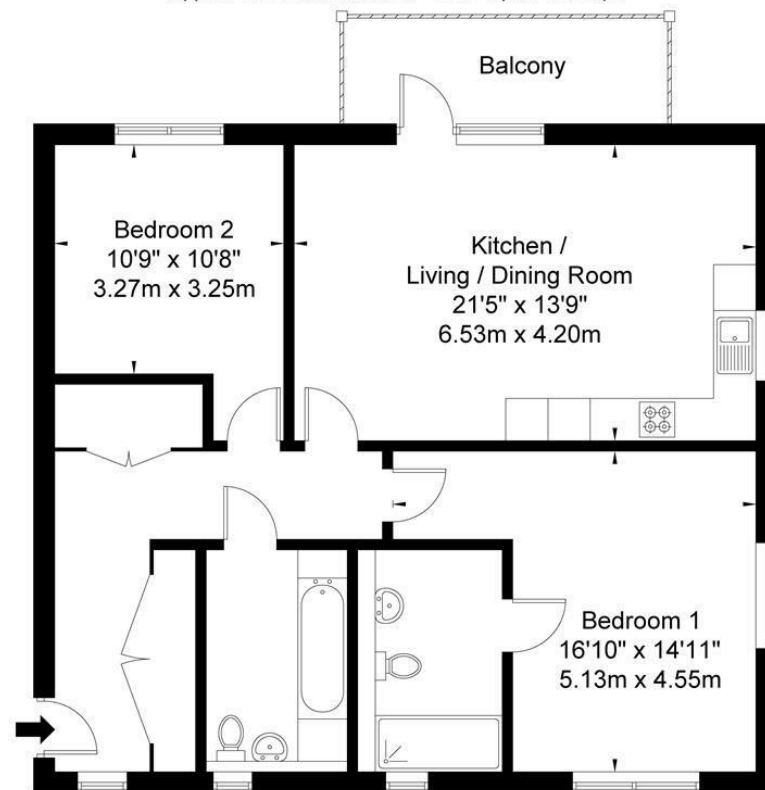
"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final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



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	EU Directive 2002/91/EC	

Franklin Gardens, Cambridge Road, Impington Cambridge CB24 9NX

Approx Gross Internal Area = 88.6 sq m / 953 sq ft



First Floor

Ref

Copyright **BLEUPLAN**

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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Agents note:

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

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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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