



Genome Close, Cambridge, CB3 0XX

CHEFFINS

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Cambridge,
CB3 0XX

ZERO DEPOSIT OPTION AVAILABLE & 2 WEEKS RENT FREE. 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 rear aspect with access to:

BALCONY

composite decking and railings.

BEDROOM 1

fitted double wardrobe with mirrored doors, window to rear aspect and door to:

EN-SUITE SHOWER ROOM

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

BEDROOM 2

fitted double wardrobe with mirrored doors and window to front aspect.

BATHROOM

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

LETTING AGENT NOTES

NOTE: images used are stock images of another apartment within the same apartment block.

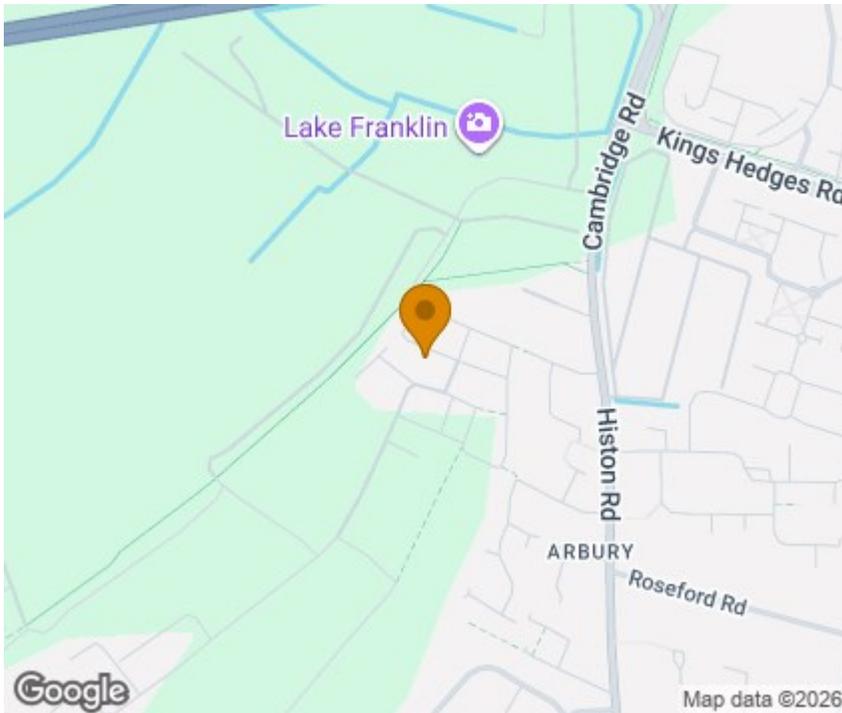
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum __ month tenancy
Holding Deposit - £
Deposit - £

"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."

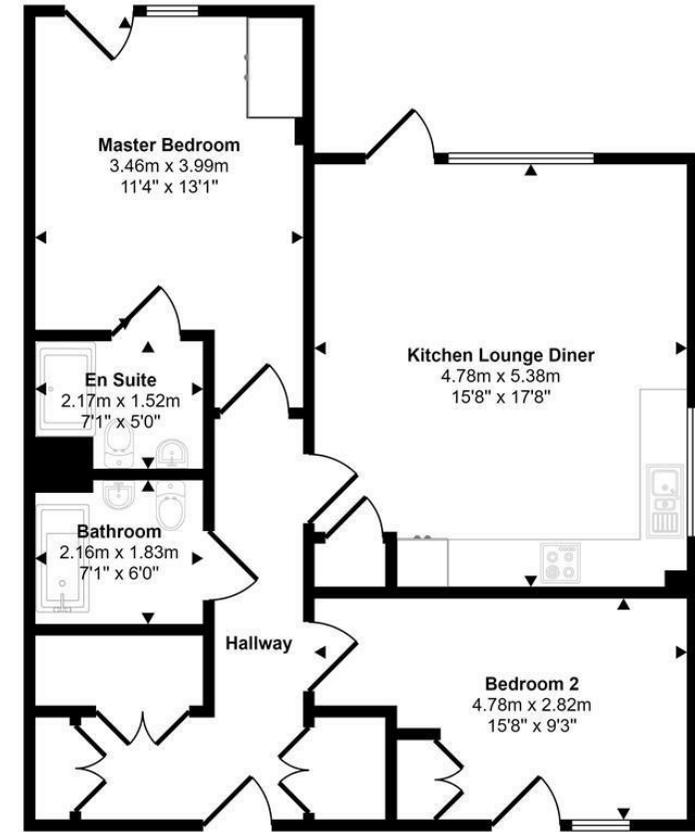
"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final 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		86	86
(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	

Approx Gross Internal Area
76 sq m / 819 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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.

