Genome Close, Cambridge, CB3 0XX

CHEFFINS

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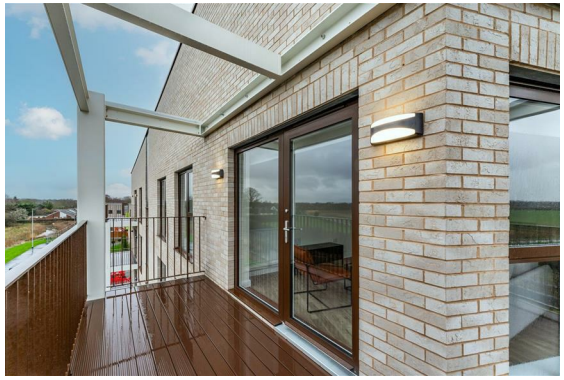
2 2 1

£2,000 PCM

ZERO DEPOSIT OPTION AVAILABLE. A modern 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. Furnished. Available from 06/11/2026. 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).



ENTRANCE HALL
built in cupboard housing washer dryer, further built in cupboard, 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 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 with access to:

BALCONY
composite decking and railings.

BEDROOM 1
fitted double wardrobe with mirrored doors, windows to front aspect and door to:

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

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, heated towel rail and window to rear aspect.

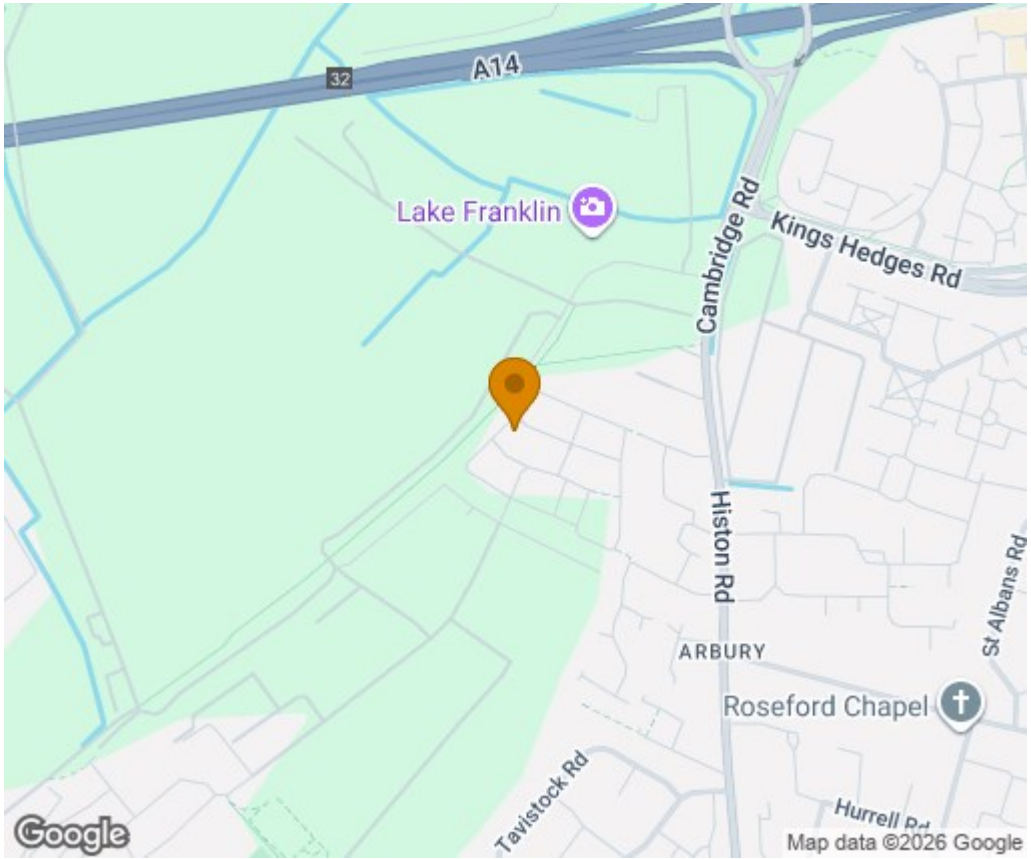
LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: the photographs used are stock images provided by the Lomond Group

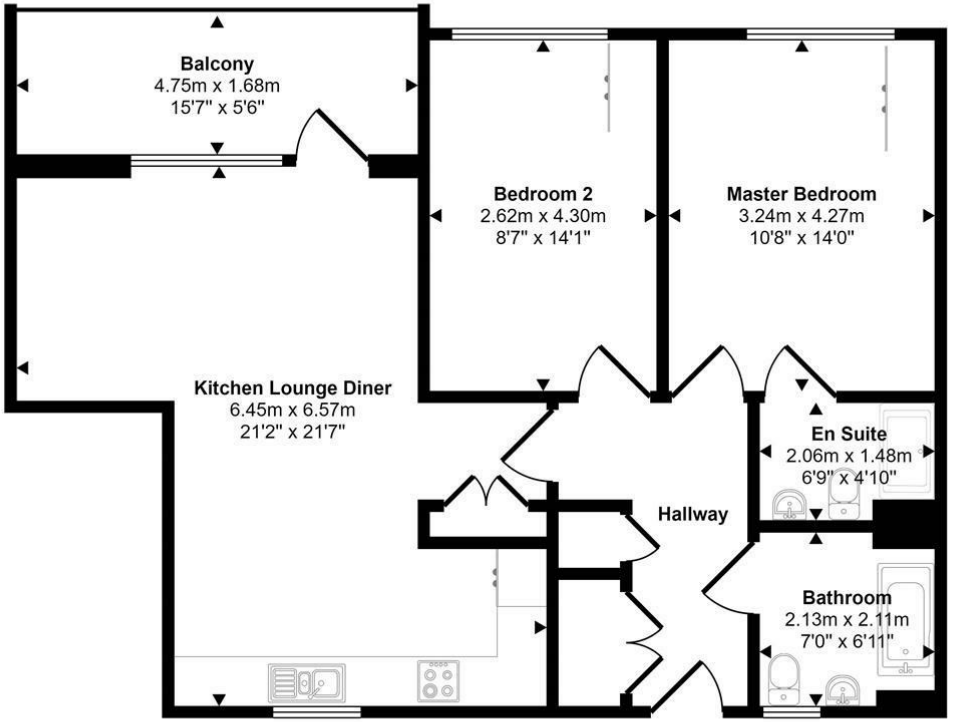
Holding Deposit - £461
Deposit - £2307

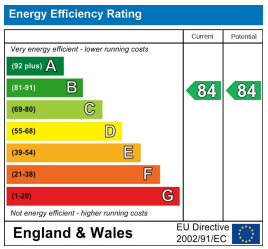
"Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building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



Approx Gross Internal Area
76 sq m / 813 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.

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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.