



Galton Road, Cambridge, CB3 0YW

**CHEFFINS**



## Galton Road

Cambridge,  
CB3 0YW

Zero Deposit Option Available. A new 2 bedroom second floor apartment forming part of this select development situated off Huntingdon Road. The accommodation comprises entrance hall, open plan living room/kitchen with balcony off, 2 double bedrooms, bathroom and utility/store room. Further benefits include allocated parking space and secure bicycle store. Unfurnished. Available now. EPC: A and Council Tax Band: TBC.

### 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  1  1

**£1,650 PCM**





## ENTRANCE HALL

door 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, 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 2 windows to side aspect and patio doors to:

## BALCONY

composite decking and railings.

## BEDROOM 1

fitted double wardrobe with mirrored doors and patio doors to front aspect opening to a Juliet balcony.

## BEDROOM 2

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

## BATHROOM

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

## UTILITY/STORE ROOM

housing washer dryer.

## LETTING AGENT NOTES

### MATERIAL INFORMATION

Holding Deposit - £380

Deposit - £1903

EPC - B

Council Tax - New build; rate not yet available

Square Footage - 781

Property Type - Second floor apartment

Property Construction - Bricks and mortar

Parking - Allocated parking space

Electric Supply - Mains Supply

Gas Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains

Heating source - Gas Boiler & Radiators

Broadband Connected - Ready for connection

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - New build;

information not yet available

Flood risk - Very low

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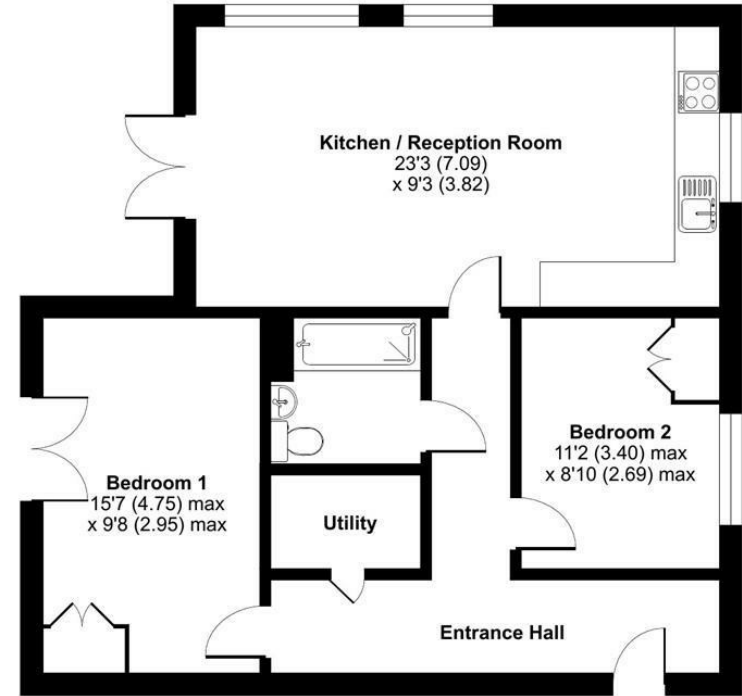
"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final 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) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 781 sq ft / 72.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lomond Property (Lettings). REF: 1375510.

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.

