



Bush & Co.



11 Novum House Water Lane, Cambridge, CB4 1NY

Offers Around £395,000 Leasehold



Energy Rating Band C

The building is accessed via a secure entrance with doors leading to a communal hallway and staircase serving each floor. The apartment door opens into the spacious lounge/dining/kitchen area with dual aspect floor to ceiling windows and timber flooring. The kitchen area is comprehensively and well fitted to comprise wall and base mounted storage units and a range of integrated appliances including electric oven and hob with extractor fan over, dishwasher and fridge/freezer.

The inner hall provides access to two sizable double bedrooms; one with views of the rear and both with inset lighting. There is a three piece shower room comprising a large walk in shower cubicle, hand wash basin, low level WC, extractor fan and walk in storage cupboard and a large storage cupboard benefiting from plumbing for washing and a Airvac system.

Outside there are well maintained and manicured communal gardens with bike and bin storage.

Location

Chesterton is around 1 mile from the City centre and only a short walk from the river. The area offers a variety of local facilities including a range of shops, Public Houses, as well as a regular bus service into the City centre. The location should prove ideal for anyone needing access to the Science and Business Parks on Milton Road or the A14.

TENURE - Leasehold

TERM - 999 years from 29 September 2018

MAINTENANCE CHARGES - £3,125 Per Annum

GROUND RENT - Peppercorn

POSTCODE - CB4 1NY

COUNCIL TAX - Band C

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

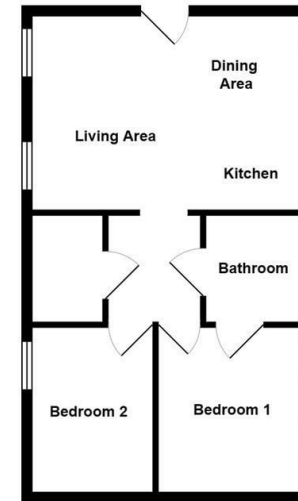
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Novum House, Water Lane, Cambridge, CB4 1NY



All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

www.bushandco.co.uk