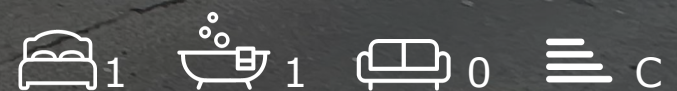


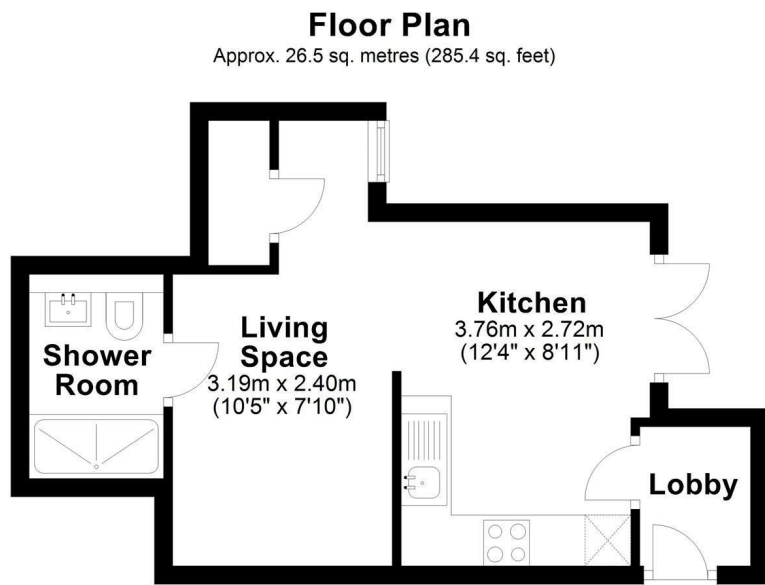


Flat 8, Novum House Water Lane, Cambridge, CB4 1NY  
Guide price £250,000





## Floor Plan



Total area: approx. 26.5 sq. metres (285.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

## Accommodation

- No chain
- Modern finish
- 4 minute cycle to Cambridge North
- Close to the river

A ground floor studio apartment located in the heart of popular Chesterton, close to the River Cam and just a short journey to the City Centre offered with no onward chain.

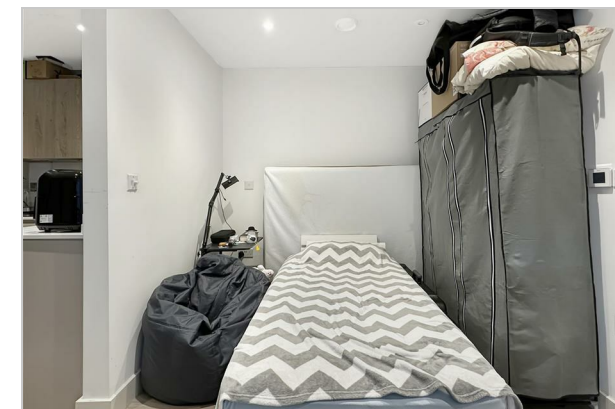
Built in 2018, the property benefits from a secure communal entrance leading into the apartment. The open-plan living area features a fully-fitted kitchen with integrated appliances, including a large fridge freezer, dishwasher, and high-specification oven and hob. Full-length windows provide natural light and open onto the well-maintained communal area. The living space also accommodates space for a double bed.

The bathroom is well-appointed, with a shower unit, heated towel rail, and a large mirrored half wall.

A separate utility/laundry room houses the electrical and heating systems while offering space for a washer-dryer and additional household storage.

The development includes cycle and bin storage, and it's just a 4-minute cycle to Cambridge North train station, with all local amenities within walking distance. The property also benefits from a 10-year developer warranty, valid until 2028.

What3words: ///funded.living.not



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**GRAY TOYNBEE**