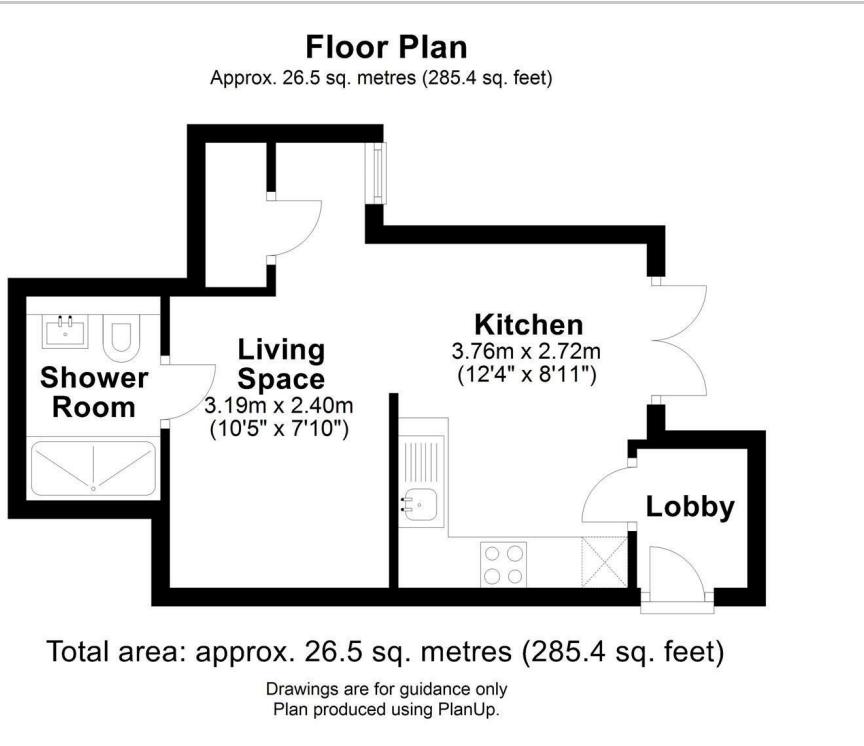




Flat 8, Novum House Water Lane, Cambridge, CB4 1NY
Guide price £235,000



Floor Plan



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.

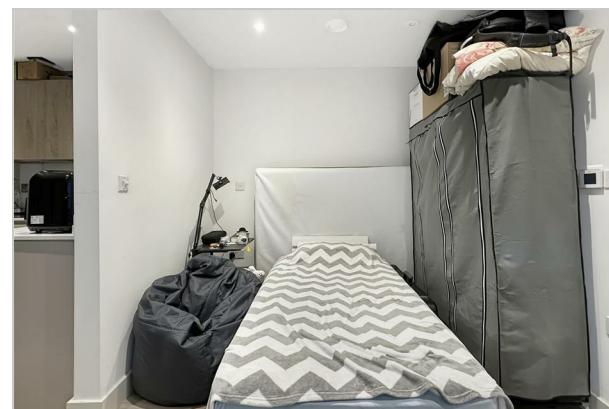
The bathroom is well-appointed, with a shower unit, heated towel rail, and a large mirrored wall.

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

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.



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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