



**Novum House, Water Lane, Cambridge, CB4 1NY**



## Water Lane

Cambridge,  
CB4 1NY

A two bedroom first floor apartment extending to approximately 627sqft, developed with a high specification throughout, two double bedrooms, large floor to ceiling double glazed picture windows, underfloor heating throughout, well maintained communal gardens and a secure video entry access system.

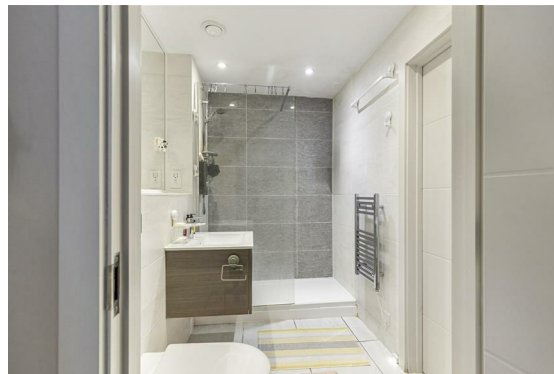
### LOCATION

Novum House offers modern living in Cambridge's sought-after Chesterton area, moments from the River Cam and a short cycle to the city centre. It provides excellent accessibility via nearby Cambridge North station for fast London links, plus proximity to the Science Park and A14. With secure entry, bike storage, and local amenities close by.



Guide Price £325,000





## DOOR

into:

## COMMUNAL ENTRANCE HALL

carpeted, downlighter, letter box and stairs leading up to upper floors. The property is located on the first floor.

## ENTRANCE DOOR

into:

## KITCHEN/LIVING/DINING ROOM

with wood effect laminate flooring, dual aspect double glazed windows overlooking front and rear of the property. Sitting Room windows are overlooking the communal garden area, LED spotlights, underfloor heating. Kitchen with range of floor and wall units with quartz worktop, stainless steel sink with mixer tap, integrated Siemens oven and Siemens 4 ring induction hob with extractor fan and quartz splashback, integrated Indesit dishwasher, integrated fridge and freezer, pan drawers, storage cupboard with space and plumbing for washing machine and fuse box.

## PRINCIPAL BEDROOM

carpeted, two upvc double glazed windows overlooking front of the property, built-in wardrobe, LED spotlights, access into:

## JACK AND JILL BATHROOM

with tiled floor and walls, walk-in tiled shower, three piece suite comprising walk-in tiled shower, wash hand basin with storage drawer beneath, low level w.c., inset mirror, LED spotlights, heated towel rail, extractor fan.

## BEDROOM 2

carpeted, upvc double glazed window overlooking the communal garden, LED spotlights.

## OUTSIDE

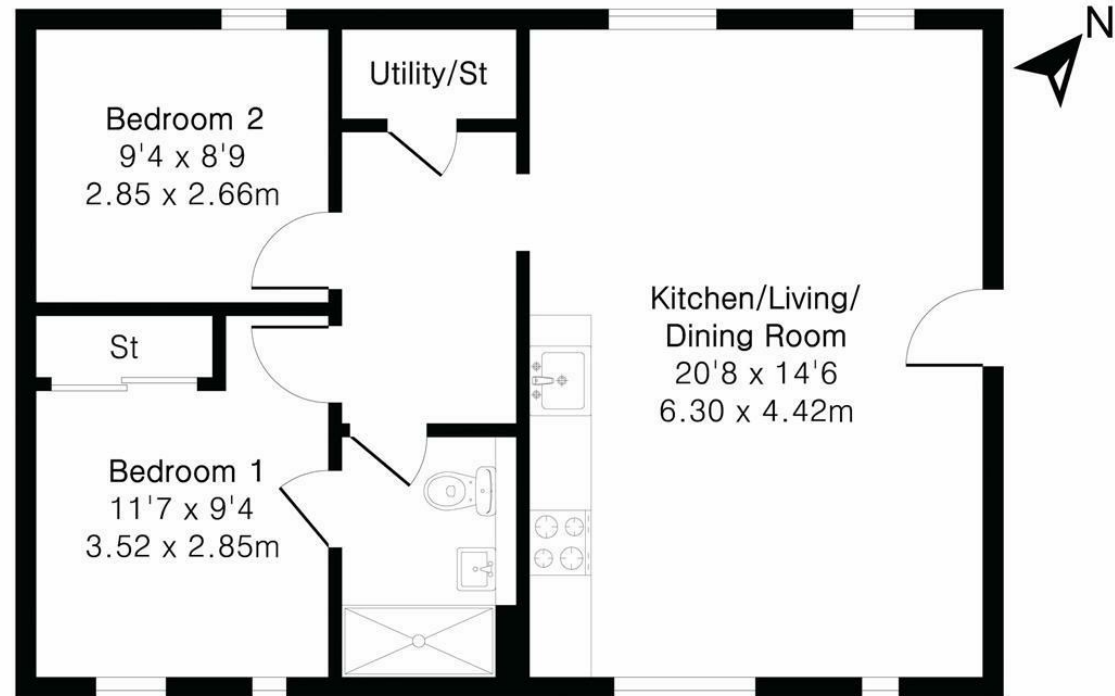
The property is approached via pathway leading to entrance door. Outside secure bin store with sliding doors, outside communal garden with secure timber bike storage. Communal gardens predominantly laid to lawn with borders containing a variety of shrubs and bushes. Terrace area perfect for outside seating, south west facing.

## AGENTS NOTES

Tenure - Leasehold  
 Length of Lease - 992 Years Remaining  
 Annual Ground Rent - Peppercorn  
 Annual Service Charge - £1,497.66



## Approximate Gross Internal Area 627 sq ft - 58 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.



CHEFFINS