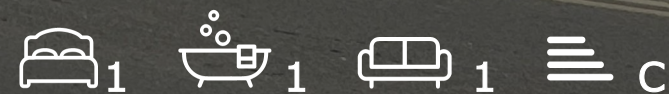




Flat 3, Novum House, Water Lane, Chesterton  
Cambridge, CB4 1NY

**Guide price £340,000**



## Flat 3, Novum House, Water Lane, Chesterton, Cambridge, CB4 1NY

- 200m to River Cam
- No chain
- Modern finish
- 4 minute cycle to Cambridge North

A modern 1-bedroom apartment with well-appointed accommodation, a balcony and plenty of living space. Conveniently situated in the heart of popular Chesterton, nearby to the River Cam and a short journey to the City Centre.

A secure communal entrance leads to the first floor and the apartment has a long hallway with access to the bedroom, bathroom and open-plan living space. The living space includes a fully-fitted kitchen area with integrated appliances, including a large fridge freezer, dishwasher, high specification oven and hob. The dual aspect living space is a good size and has sliding doors leading to the balcony which overlook the well-kept communal garden, as well as a window on the opposite side of the room, ensuring the property has plenty of natural light.

In the living space there is also a utility / laundry room. This room stores the electrical and heating



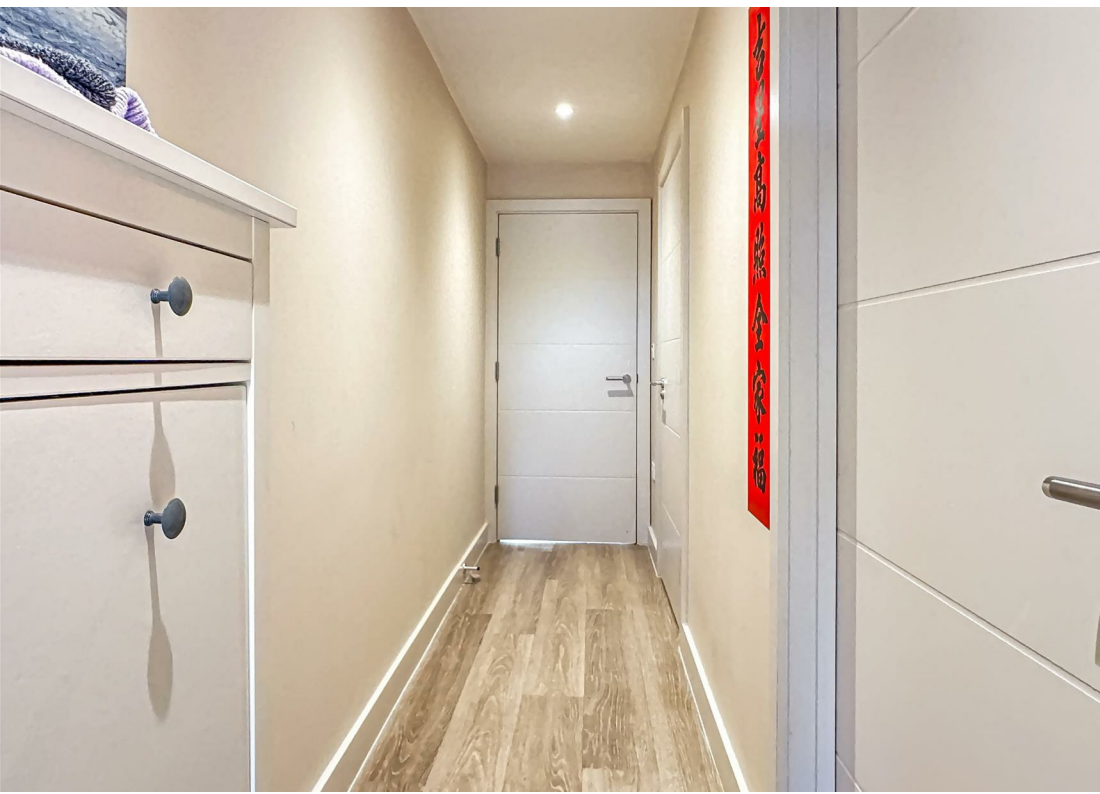


system, whilst allowing space for a washer dryer unit and other household goods.

The double bedroom has dual aspect so it has a light feel, in addition to a full height wardrobe. The high specification bathroom has access to the hallway and bedroom, a heated towel rail, large mirrored half wall and a shower unit.

This first-floor flat is around 580 sq. ft and the development also has cycle and bin storage. The property is a 4 minute cycle from Cambridge North train station and within walking distance to all amenities. The property is covered by the 10 year developer warranty until 2028.

What3words: ///reduce.rental.cliff



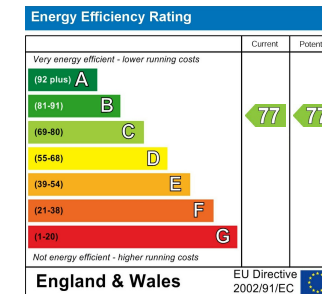
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

Tenure: Leasehold, 994 years remaining. Zero ground rent & Service charge of £950 p.a.  
Council Tax Band: B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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