



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

Guide price £300,000



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- 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



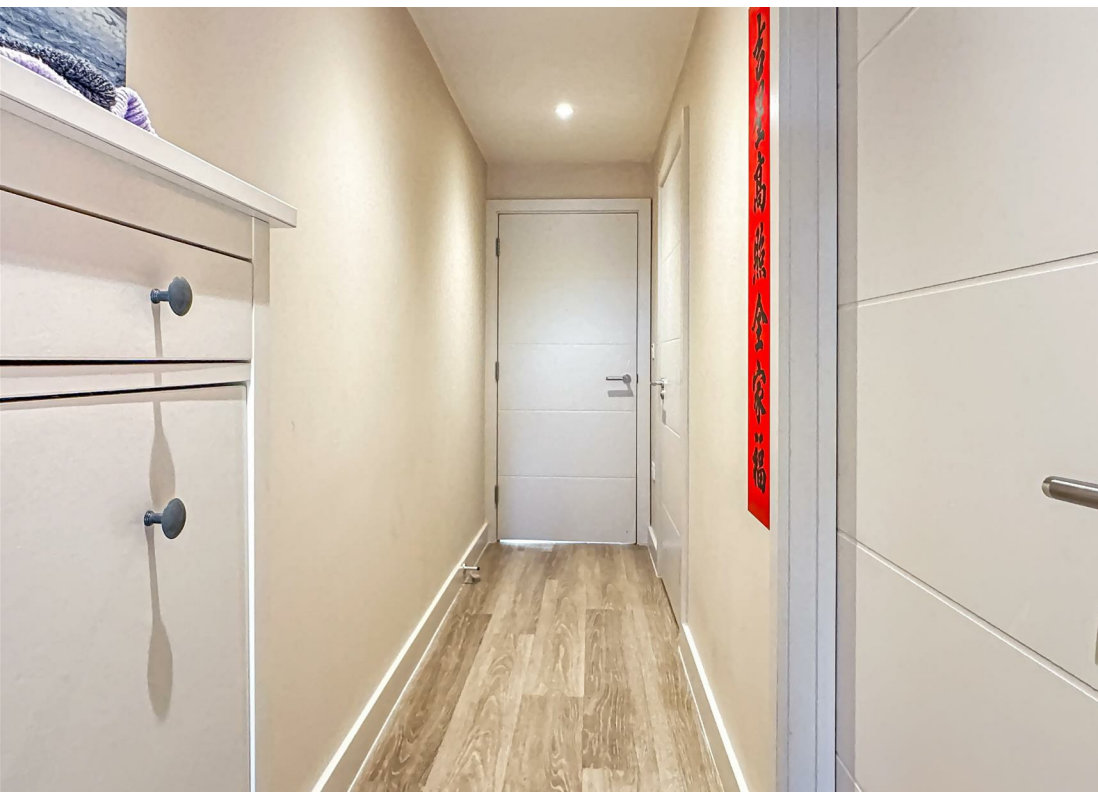


system, whilst allowing space for a washer dryer unit and other household goods.

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



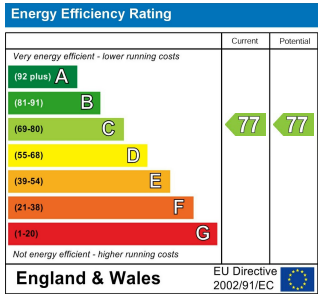
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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

Area Map



Energy Efficiency Graph



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