



**Novum House, 2 Water Lane, Cambridge, Cambridgeshire, CB4
1NY**

£435,000

We are delighted to offer this contemporary two bedroom first floor flat complete with luxury fittings, sleek interiors and cohesive designs. It boasts open plan living area/fully integrated kitchen, large shower room, double bedroom with fitted wardrobe, single bedroom and storage cupboard.

Electric under floor heating and video entry system.

The property is perfectly positioned within easy access of the Cambridge North Train Station, City Centre and the River Side.

Good investment property - Anticipated rent £1200pm

Price includes all the furniture

Lease is 999

Service charge £936 (can be subject to change)

Water Lane, Cambridge, CB4 1NY

Kitchen/Living Area 83'7" (25.5)

Open Plan

Master Bedroom 38'6" (11.75)

With fitted wardrobe

Bathroom

Bedroom 2 28'11" (8.82)

Disclaimer

These sale particulars do not constitute, nor constitute any part of an offer or contract. We have not carried out a structural survey nor tested any of the mains services, appliances or specific fittings.

Draft Particulars

AWAITING VENDORS APPROVAL

