



Water View, Riverside, Cambridge, CB5 8JQ

**CHEFFINS**

## Water View

Riverside, Cambridge,  
CB5 8JQ

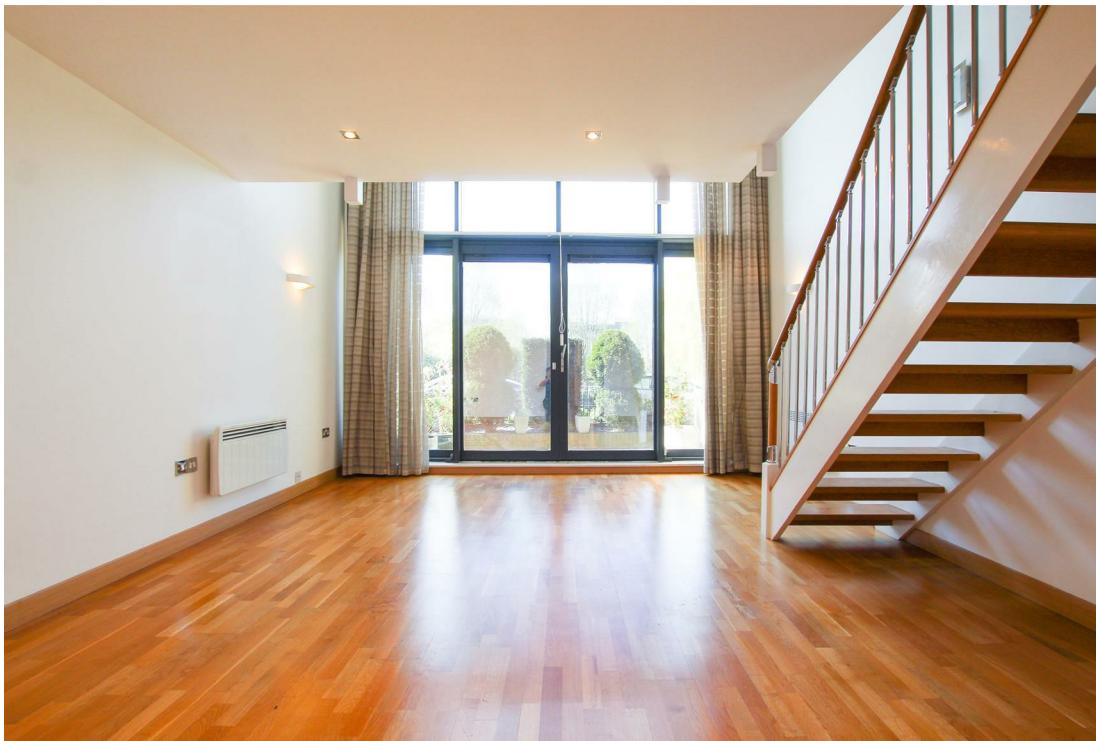
- Minimum 12 Month Tenancy
- Available NOW
- Unfurnished
- EPC: C
- Council Tax Band: D
- Electric Heating
- Secure Allocated Parking
- Patio Gardens & Balcony

An exceptional 2 bedroom glass fronted duplex apartment forming part of this secure and select development enjoying views of the River Cam. The accommodation comprises 2 entrance halls, spacious living room, modern kitchen on mezzanine level, 2 double bedrooms and 2 bathrooms. Front and rear patio gardens and balcony. Secure allocated parking space. Unfurnished. We regret no pets. Available NOW. EPC: C and Council Tax Band: D

 2  2  1

**£2,050 PCM**





## LOCATION

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Water View is positioned adjacent to the River Cam between Midsummer Common and Stourbridge Common in the north Cambridge Abbey ward with easy access to the nearby retail park offering a wide range of local amenities. The location provides excellent access to the City Centre via the riverside path and the development is conveniently positioned for access to the Science Park, A14/M11 and Cambridge and Cambridge North railway stations.

**COMMUNAL ENTRANCE**

Secure communal entrance with stairs and lift. The ground floor and second floor entrance halls are accessed off the communal entrance.

**GROUND FLOOR ENTRANCE HALL**

storage cupboard and doors to bedroom 2, bathroom and living room.

**BEDROOM 2**

built in wardrobe, wall mounted shelving and sliding patio doors to the rear aspect with access to rear patio.

**BATHROOM**

shower over bath, WC, wash basin, heated towel rail, storage unit and wall mirrors.

**LIVING ROOM**

double height in part with feature double glazed frontage with views of the River Cam and sliding patio doors with access to the front patio garden. Stairs rising to:

**KITCHEN**

located on a mezzanine level accessed via the stairs from the living room or second floor entrance hall. Modern fitted base and wall units, island with breakfast bar, work tops, sink and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer. Door to:

**SECOND FLOOR ENTRANCE HALL**

bedroom 1, shower room and kitchen mezzanine are accessed off the second floor entrance hall.

**BEDROOM 1**

built in wardrobes and sliding patio doors to:

**BALCONY**

decked and with glass and rail balustrade.

**SHOWER ROOM**

walk in shower with glass screen, WC, wash basin, heated towel rail, storage unit and wall mirrors.

**OUTSIDE**

patio gardens to the front and rear of the property. Secure gated car park with allocated space and secure bicycle store.

**LETTING AGENT NOTES**

For more information on this property please refer to the Material Information brochure on our Website.

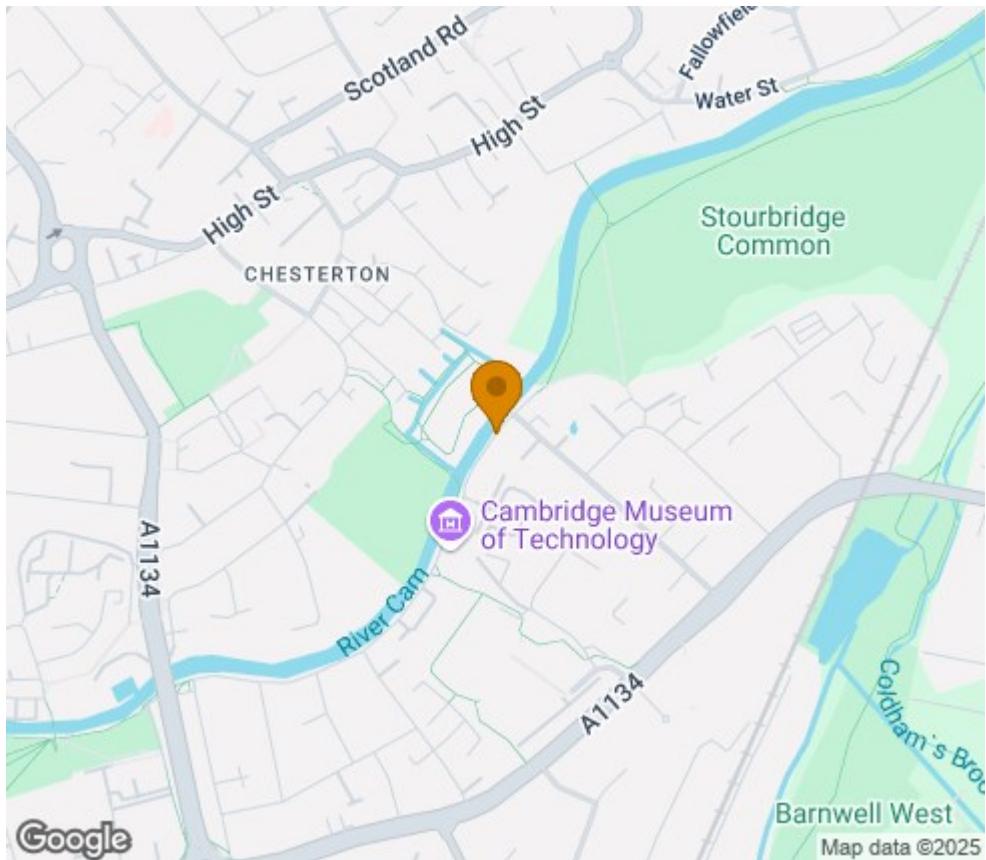
Term - Minimum 12 month tenancy

Holding Deposit - £473

Deposit - £2365







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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	

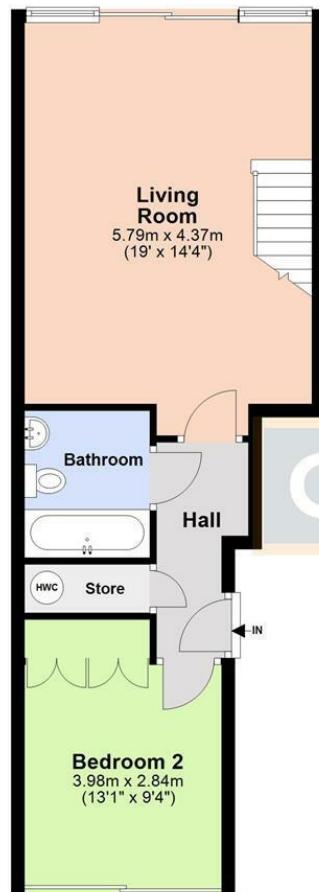
#### Agents note:

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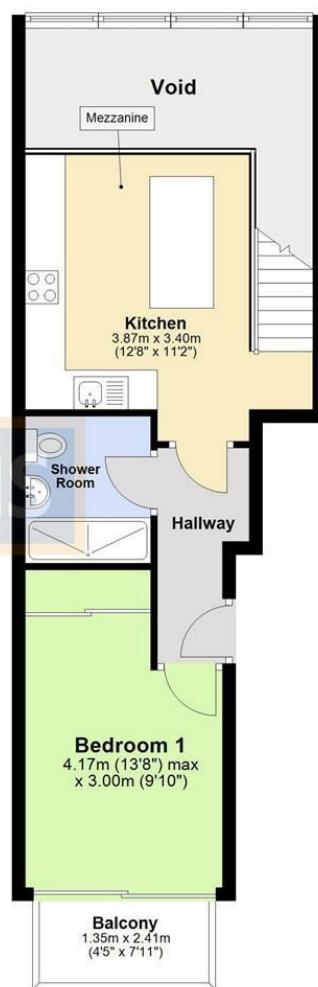
Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | [cheffins.co.uk](http://cheffins.co.uk)

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.

**Ground Floor**  
Approx. 46.8 sq. metres (504.2 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 sq. feet)



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