

ENTRANCE HALL Doors off to bedroom, bathroom and living room/diner, wall mounted storage heater and airing cupboard.

BEDROOM ONE 11' 3" x 9' 6" (3.45m x 2.91m) Double glazed sliding patio door to balcony with views to the rear, built-in wardrobe and oak wooden floor boards.

BATHROOM Three piece suite comprising low level WC, wall mounted wash basin with tiled splashback, panelled bath with shower attachment and half tiled surround, extractor and wall mounted heated towel rail.

LIVING ROOM/DINING AREA WITH VAULTED CEILING
31' 2" x 14' 1" (9.52m x 4.31m)

DINING AREA 14' 1" x 12' 6" (4.31m x 3.82m) Wooden flooring throughout, wall mounted electric heater, opening to living area.

LIVING AREA 16' 11" x 14' 7" (5.17m x 4.45m) Double glazed sliding doors to patio over looking the River Cam, stairs to first floor, and wooden flooring throughout.

BALCONY 13' 4" x 6' 7" (4.07m x 2.03m) Water front views over the River Cam.

FIRST FLOOR

KITCHEN/BREAKFAST AREA Doors off to entrance hall, shower room and bedroom, range of wall and floor mounted base units, integrated dishwasher and fridge/freezer, sink unit with drainer, Bosch four ring hob with extractor over, Bosch microwave with cooker under, wall mounted electric heater and wooden flooring.

SHOWER ROOM Three piece suite comprising low level WC, wall mounted wash basin and walk in wet room shower with extractor, stainless steel heated towel rail, fully tiled surround and tiled flooring.



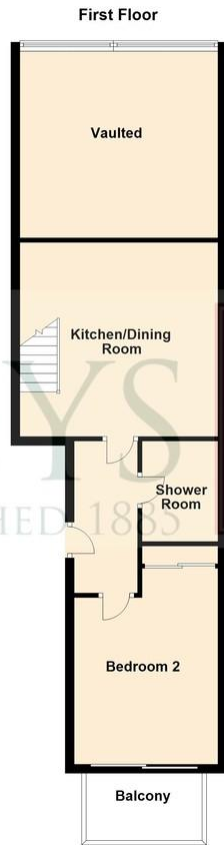
BEDROOM TWO 14' 4" x 9' 5" (4.39m x 2.88m) Double glazed sliding patio door to balcony, built-in wardrobe with sliding doors, wall mounted electric heater, wooden flooring throughout.

BALCONY 7' 10" x 4' 7" (2.41m x 1.41m)

OUTSIDE Electronic telecom system to entrance, gated car park and walkway entrance to the building. The property is on the second floor with stairs leading up to the front door.

One allocated parking space with cycle rack and bin storage.





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Waterview, 3 Riverside,
Cambridge, CB5 8JQ

£675,000 Leasehold

A beautiful and individual development of 15 apartments that are situated right on the edge of the River Cam and a short walk to Midsummer Common.

The property has been finished to an excellent standard throughout, with the living space being vaulted and stairs leading to the kitchen that has amazing views through the floor to ceiling windows looking onto the river.

This property also provides three balcony areas, two double bedrooms with a shower room and a bathroom, as well as a lift within the development.



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