

# Fast Facts

NOVUM

NOVUM  
WATER LANE, CAMBRIDGE

*Cambridge, United Kingdom*



**Developer:**

Laragh House Developments Limited

**Total Number of Units:**

14 apartments (3 floors)

**Completion:**

30 Nov 2018 (Targeted)

**Lease Term:**

999 years

**Address:**

1-4 Water Lane, Cambridge CB4 1NY

**Price Range:**

Studio: from £259,800 (27 - 28 sq.m)

1 Bedroom: from £278,400 (33.40 - 55.30 sq.m)

2 Bedroom: from £402,100 (53.50 - 70.20 sq.m)

**Service Charge:**

£16.13 per sqm (Subject to Changes)

**Ground Rent:**

Not Applicable

**Letting Fee (estimated):**

75% + VAT (20%) of first month's rental (Paid on each new tenant)

**Management Fee (estimated):**

10% +VAT of gross monthly rental payable every 6 months in advance and deductible from rental income

**DWVG**<sup>®</sup>

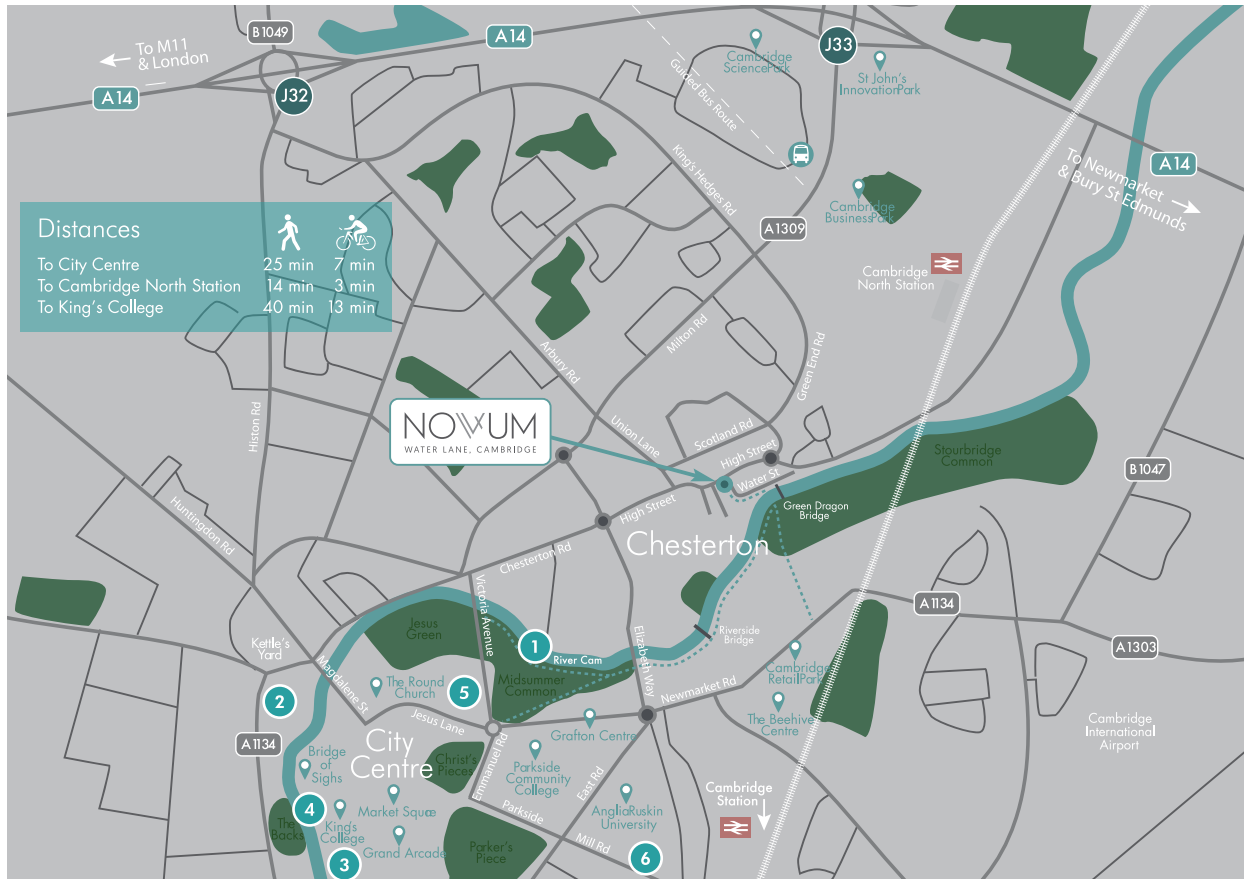
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# Location

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# Highlights

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- **Home to University of Cambridge** - One of the oldest and most prestigious universities in the world.
- Cambridge is one of the **fastest growing economy in UK's cities** (twice as fast as Manchester, Leeds, and Birmingham)
- Average **price increase of 5%** vs. national average of 3%
- **999 years** leasehold
- Scenic riverside neighbourhood with **easy access to idyllic River Cam**
- **Award winning developer** (2016 and 2017)

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# Interior

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# Purchase Process

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01

## On Reservation

- Fill, sign, and submit reservation Form
- Pay **reservation fee (GBP 2,500 or equivalent)**
- Prepare AML documents

02

## Exchange of Contracts

*(Within 28 days of reservation)*

- Sign legal documents and send back to solicitor
- Send AML documents to solicitor
- Make **deposit payment (10%)** to buyer's solicitor
- Pay **legal fees (~GBP 1,500)**

03

## Within 3 months of exchange

- Make **deposit payment (20%)** to buyer's solicitor

04

## Upon Completion

*(30 November 2018)*

- Pay **balance payment (70%)** to buyer's solicitor
- Pay Stamp Duty

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