



# NOWXUM

WATER LANE, CAMBRIDGE

A COLLECTION OF 14 LUXURY ONE AND TWO BEDROOM APARTMENTS





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WATER LANE, CAMBRIDGE

## A COLLECTION OF 14 LUXURY APARTMENTS

**Presenting a rare opportunity for central Cambridge living space, an exclusive development by Laragh Homes features new designer properties in the world-renowned university city.**

This impressive address close to the riverside is designed to high-quality specification standards with six one-bedroom apartments and eight two-bedroom apartments set over three floors. Perfectly positioned within easy walking and cycling distance to distinguished colleges and Cambridge's vibrant city centre connecting excellent rail, road and airport links for regional, UK and international travel.

# Cambridge

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## A BEAUTIFULLY UNIQUE AND INSPIRING CITY

**Welcome to Cambridge, where academic excellence, prestigious heritage, city lifestyles and global enterprise combine to create one of the UK's most exciting places to live.**

Immersed in remarkable history, Cambridge has been celebrated throughout centuries as the birthplace of magnificent architecture and academic achievement – from King's College founded in 1441 by King Henry VI to groundbreaking discoveries at its world-famous university.

A place of phenomenal thinking; here is where Sir Isaac Newton revolutionised science with his theory of gravity and Charles Darwin developed the theory of evolution, both challenging and changing the way we understand our universe. During its influential history, Cambridge has seen the splitting of the atom, the discovery of human DNA

structure, and been home to many brilliant minds such as Professor Stephen Hawking.

This is a city that thrives on initiative and enterprise with a worldwide outlook.

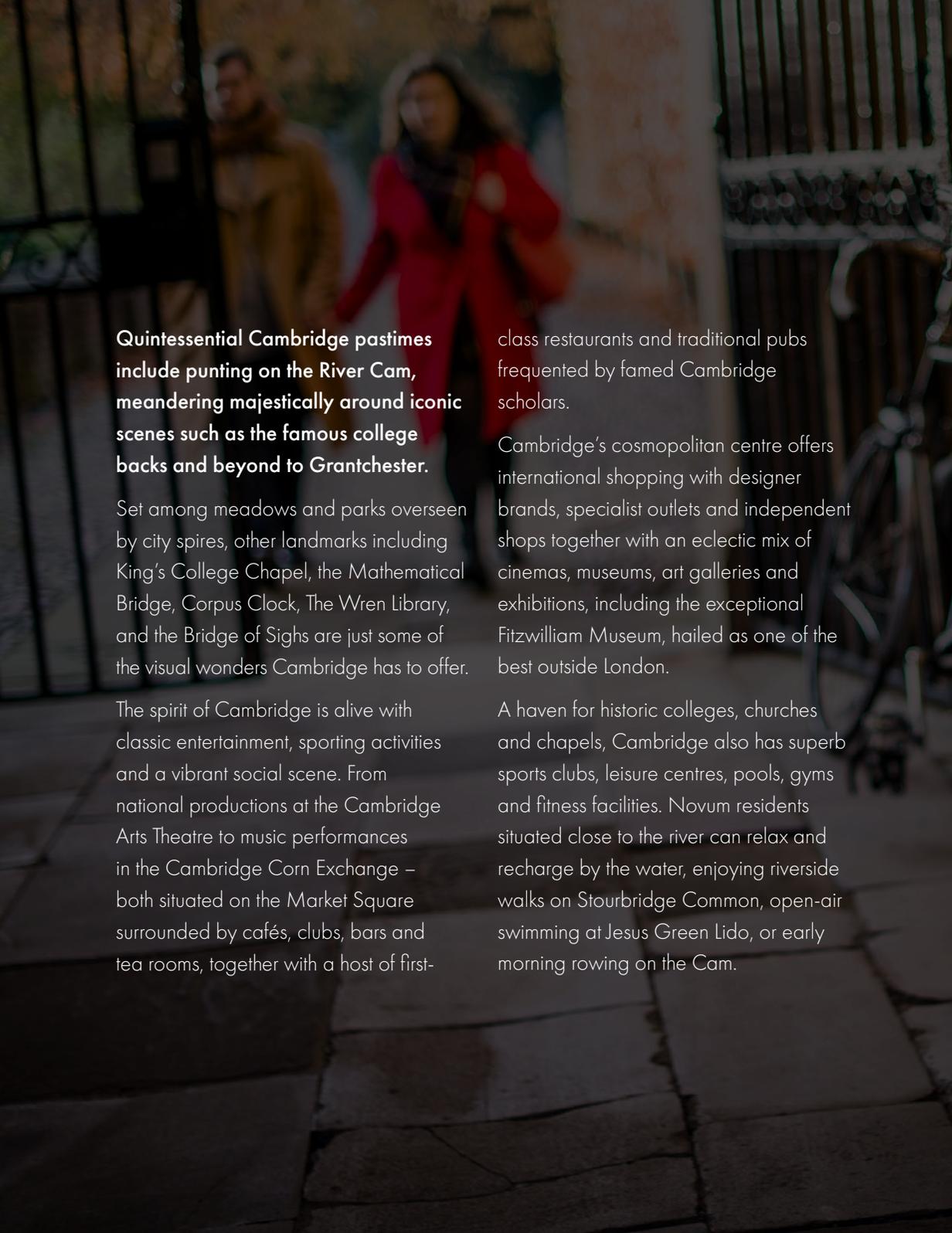
Driven by its legacy for inspired invention, Cambridge is a booming global hub of high technology industries and innovation clusters. Inherently linked to the University with the prestigious Cambridge Science Park attracting companies from small start-ups to multinational subsidiaries and Cambridge Biomedical Campus, headquarters for AstraZeneca, located on the eminent Addenbrooke's Hospital site.

Said to be home to more than 4,300 knowledge-based companies employing some 58,000 people, major names presenting opportunities in Cambridge include Apple, Arm, Microsoft, Amazon and Spotify extending their successful operations in the area known as Silicon Fen.

Scudamore's Mill Lane Punting 12 minute cycle



King's College 12 minute cycle



**Quintessential Cambridge pastimes include punting on the River Cam, meandering majestically around iconic scenes such as the famous college backs and beyond to Grantchester.**

Set among meadows and parks overseen by city spires, other landmarks including King's College Chapel, the Mathematical Bridge, Corpus Clock, The Wren Library, and the Bridge of Sighs are just some of the visual wonders Cambridge has to offer.

The spirit of Cambridge is alive with classic entertainment, sporting activities and a vibrant social scene. From national productions at the Cambridge Arts Theatre to music performances in the Cambridge Corn Exchange – both situated on the Market Square surrounded by cafés, clubs, bars and tea rooms, together with a host of first-

class restaurants and traditional pubs frequented by famed Cambridge scholars.

Cambridge's cosmopolitan centre offers international shopping with designer brands, specialist outlets and independent shops together with an eclectic mix of cinemas, museums, art galleries and exhibitions, including the exceptional Fitzwilliam Museum, hailed as one of the best outside London.

A haven for historic colleges, churches and chapels, Cambridge also has superb sports clubs, leisure centres, pools, gyms and fitness facilities. Novum residents situated close to the river can relax and recharge by the water, enjoying riverside walks on Stourbridge Common, open-air swimming at Jesus Green Lido, or early morning rowing on the Cam.



Trinity College 12 minute cycle

To M11 & London

B1049

A14

J33

A14

J32

Distances

		
To City Centre	25 min	7 min
To Cambridge North Station	14 min	3 min
To King's College	40 min	13 min

Cambridge Science Park

St John's Innovation Park

Cambridge Business Park

Cambridge North Station

**NOWUM**  
WATER LANE, CAMBRIDGE

To Newmarket & Bury St Edmunds

A14

Histon Rd

Huntingdon Rd

Arbury Rd

Milton Rd

Green End Rd

Union Lane

Scotland Rd

High Street

Water St

Cambridge North Station

Stourbridge Common

B1047

High Street

Chesterton

Green Dragon Bridge

A1134

A1303

A1134

Chesterton Rd

Victoria Avenue

River Cam

Elizabeth Way

Riverside Bridge

Newmarket Rd

Cambridge Retail Park

The Beehive Centre

Cambridge International Airport

Magdalene St

City Centre

Jesus Lane

Emmanuel Rd

Grafton Centre

Parkside Community College

East Rd

Anglia Ruskin University

Cambridge Station

The Backs

King's College

Market Square

Grand Arcade

Christ's Pieces

Parker's Piece

Parkside

Mill Rd

# Location

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## CHESTERTON AND THE SURROUNDING AREA

**Situated in the English county of Cambridgeshire, just 50 miles from London, the city of Cambridge is extremely well connected with transport services providing connections via road and rail links for local, regional, UK and international travel.**

Access to the M11 motorway enables swift journeys south past Stansted Airport to London, while the city's A14 connects east and west, linking with the A1 heading north and the M1 south-north motorway.

Cambridge has two railways stations; the newly built Cambridge North conveniently located in Chesterton, and the recently upgraded principal station situated approximately one mile south-east of the city centre. Cambridge trains to London are fast and frequent, with direct lines taking just 45 minutes to the

UK's capital and an average of 100 trains per day travelling to King's Cross – accessing London underground links and St Pancras International with Eurostar's gateway to Europe.

London Stansted Airport is located 30 miles south of Cambridge, providing flights to more than 170 destinations across 35 countries. There are regular train services to the airport and the M11 motorway enables a direct drive, with both options taking about 40 minutes travel time.

Also offering excellent transport links, the city's main bus terminus for local routes is situated in central Drummer Street, with national coach services at Parkside on Parker's Piece. Positioned in close proximity to bus and train stations, the Guided Busway combines both road and rail travel connecting Cambridge, St Ives and Huntingdon.

Fishing on the River Cam 2 minute cycle



Rowing on the River Cam 2 minute cycle



# Luxury Living

## STYLISH AND CONTEMPORARY DESIGN

**This superb collection of Cambridge apartments blends distinct architectural style with unique interior concepts and high-level connectivity.**

Built for modern lifestyles, Novum's 14 exclusive apartments are individually designed with handcrafted details and high-specification standards throughout, making them an excellent investment within the Cambridge property market.

The open-plan apartments integrate beautiful living space with light-enhancing architecture and designer-led fixtures that incorporate fully-fitted kitchens, elegant bathrooms and luxurious bedrooms. Complete with chrome finishes, home entertainment connectivity and underfloor heating, they combine comfort and style with cutting-edge design.



Opening the door to a stunning new Novum apartment reveals well-planned interiors featuring integrated appliances and a functional mix of deluxe carpeting with limed oak vinyl flooring.

The state-of-the-art handleless kitchens include Indesit fridge-freezer, washer-dryer and dishwasher fitted alongside a Siemens induction cooker, and LED lights illuminating chic oak and matt cashmere units with resilient Silestone worktops.

Beautiful bathrooms and en-suites feature Porcelanosa tiling, wall-mounted showers, and heated towel rails. Master bedrooms are fitted with sliding glass door wardrobes, while some apartments boast fully-glazed balconies or a rooftop terrace.

Situated on the ground floor is an external communal area for residents, housing a cycle shelter and bin store with one off-street visitor parking bay at the rear. The property also has environmentally-conscious roof solar panning and video entry access system for peace of mind, together with a convenient parcel-drop facility.

# Dimensions

APARTMENT 1		
Living/Kitchen/Bedroom	4.94m x 4.98m	16'2" x 16'4"
Shower Room	2.31m x 1.54m	7'7" x 5'1"
<b>TOTAL</b>	<b>28 sq m</b>	<b>301.4 sq ft</b>

APARTMENT 2		
Living/Kitchen/Bedroom	4.95m x 5.30m	16'3" x 17'5"
Shower Room	2.32m x 1.54m	7'8" x 5'1"
<b>TOTAL</b>	<b>27sq m</b>	<b>290.6 sq ft</b>

APARTMENT 3		
Living Room/Kitchen	3.81m x 6.08m	12'6" x 19'11"
Shower Room	1.74m x 2.29m	5'9" x 7'6"
Bedroom 1	2.88m x 4.34m	9'6" x 14' 3"
Bedroom 2	2.20m x 4.34m	7'3" x 14'3"
<b>TOTAL</b>	<b>57.6 sq m</b>	<b>620 sq ft</b>

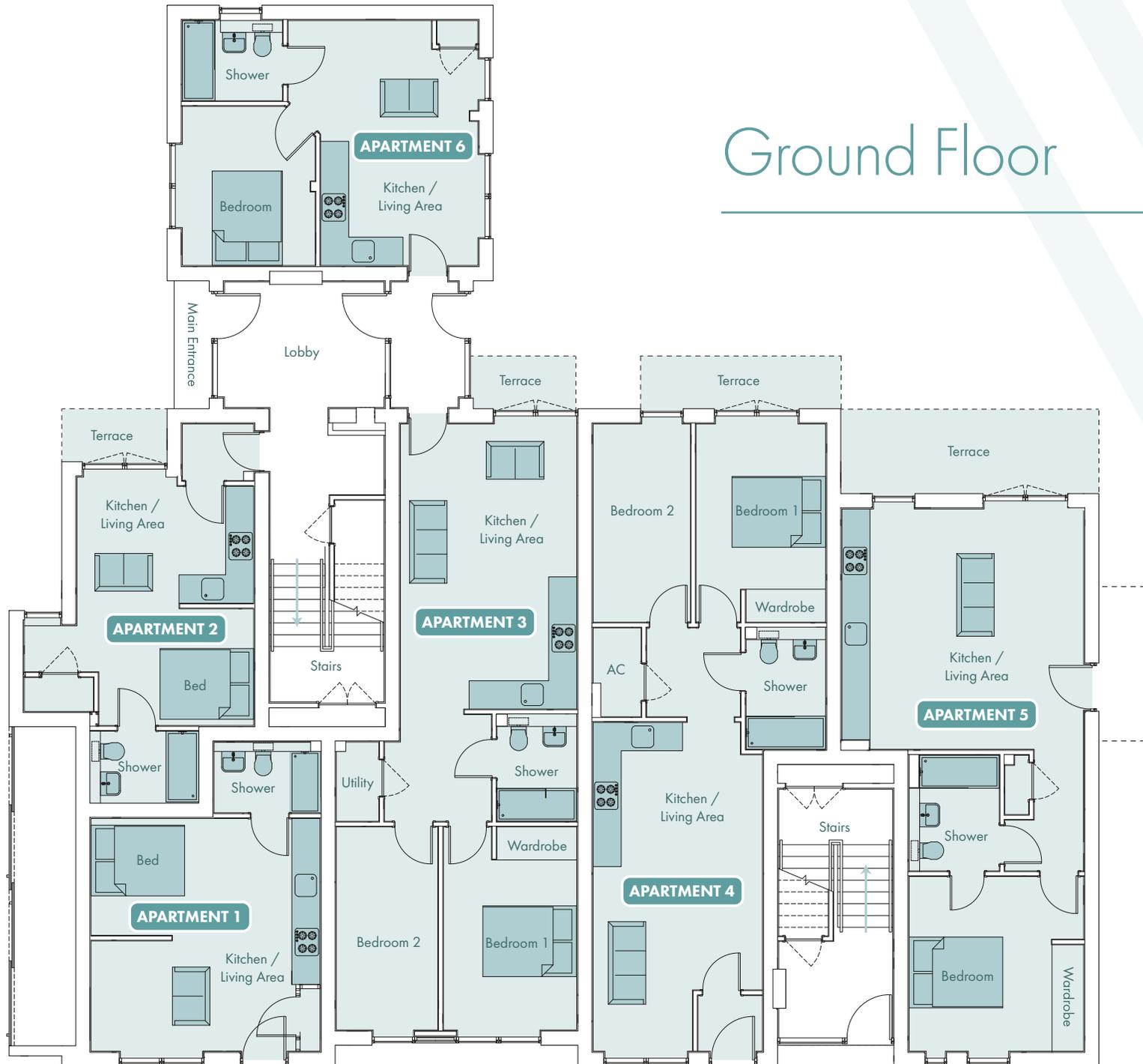
All dimensions are approximate.  
Areas for built-in wardrobes have not been included.

APARTMENT 4		
Living Room/Kitchen	3.66m x 7.00m	12'0" x 23'0"
Shower Room	1.74m x 2.61m	5'8" x 8'7"
Bedroom 1	2.80m x 4.24m	9'3" x 13' 11"
Bedroom 2	2.11m x 4.24m	6'11" x 13'11"
<b>TOTAL</b>	<b>58.3 sq m</b>	<b>627.5 sq ft</b>

APARTMENT 5		
Living Room/Kitchen	5.21m x 5.14m	17'1" x 16'10"
Shower Room	1.96m x 2.48m	6'5" x 8'2"
Bedroom	3.77m x 3.74m	12'5" x 12' 3"
<b>TOTAL</b>	<b>50.9 sq m</b>	<b>547.9 sq ft</b>

APARTMENT 6		
Living Room/Kitchen	4.09m x 5.24m	13'5" x 17'2"
Shower Room	2.18m x 1.74m	7'2" x 5'9"
Bedroom	2.87m x 3.41m	9'5" x 11' 2"
<b>TOTAL</b>	<b>33.4 sq m</b>	<b>359 sq ft</b>

# Ground Floor



## KEY



Internal areas



Furniture examples

# First Floor



## KEY



Internal areas



Furniture examples

# Dimensions

APARTMENT 7		
Living Room/Kitchen	3.82m x 6.08m	12'7" x 19'11"
Shower Room	1.74m x 2.79m	5'9" x 7'6"
Bedroom 1	2.94m x 4.79m	9'8" x 15' 9"
Bedroom 2	2.20m x 4.79m	7'3" x 15'9"
<b>TOTAL</b>	<b>60.4 sq m</b>	<b>650 sq ft</b>

APARTMENT 8		
Living Room/Kitchen	3.81m x 6.08m	12'6" x 19'11"
Shower Room	1.74m x 2.29m	5'9" x 7'6"
Bedroom 1	2.88m x 4.34m	9'6" x 14' 3"
Bedroom 2	2.20m x 4.34m	7'3" x 14'3"
<b>TOTAL</b>	<b>57.6 sq m</b>	<b>620 sq ft</b>

APARTMENT 9		
Living Room/Kitchen	3.66m x 7.00m	12'0" x 23'0"
Shower Room	1.74m x 2.61m	5'8" x 8'7"
Bedroom 1	2.80m x 4.24m	9'3" x 13' 11"
Bedroom 2	2.11m x 4.24m	6'11" x 13'11"
<b>TOTAL</b>	<b>58.3 sq m</b>	<b>627.5 sq ft</b>

APARTMENT 10		
Living Room/Kitchen	6.56m x 5.13m	21'6" x 16'10"
Shower Room	2.63m x 1.90m	8'8" x 6'3"
Bedroom	2.63m x 4.32m	8'8" x 14' 2"
<b>TOTAL</b>	<b>55.3 sq m</b>	<b>595 sq ft</b>

APARTMENT 11		
Living Room/Kitchen	6.36m x 4.49m	20'11" x 14'9"
Shower Room	2.40m x 1.73m	7'11" x 5'8"
Bedroom 1	3.57m x 2.89m	11'9" x 9' 6"
Bedroom 2	2.70m x 2.89m	8'10" x 9'6"
<b>TOTAL</b>	<b>59.2 sq m</b>	<b>637.2 sq ft</b>

All dimensions are approximate.  
Areas for built-in wardrobes have not been included.

# Dimensions

## APARTMENT 12

Living Room/Kitchen	5.15m x 4.19m	16'11" x 13'9"
Shower Room	2.59m x 1.75m	8'6" x 5'9"
Bedroom 1	2.59m x 3.79m	8'6" x 12' 5"
Bedroom 2/Study	2.59m x 2.09m	8'6" x 6' 11"
<b>TOTAL</b>	<b>53.5 sq m</b>	<b>575.9 sq ft</b>

## APARTMENT 13

Living Room/Kitchen	5.18m x 5.66m	17'0" x 18'7"
Shower Room	2.67m x 1.99m	8'9" x 6'7"
Bedroom	2.67m x 4.27m	8'9" x 14' 0"
<b>TOTAL</b>	<b>53.5 sq m</b>	<b>575.9 sq ft</b>

## APARTMENT 14

Living Room/Kitchen	4.92m x 5.37m	16'2" x 17'8"
Shower Room	2.69m x 1.97m	8'10" x 6'6"
Bedroom 1	2.69m x 4.58m	8'10" x 15' 0"
Bedroom 2/Study	3.77m x 3.36m	12'5" x 11'0"
<b>TOTAL</b>	<b>70.2 sq m</b>	<b>755.6 sq ft</b>

All dimensions are approximate.  
Areas for built-in wardrobes have not been included.



Fitzwilliam Museum 14 minute cycle

# Second Floor



## KEY



Internal areas



Furniture examples



## Specifications

### FINISHED TO AN EXCEPTIONAL STANDARD

Novum delivers high-specification streamlined concepts for contemporary lifestyles. Complete with luxury fittings, sleek interiors and cohesive designs, it boasts open-plan properties created to enhance space and light.

### Kitchen

- Quality handleless kitchen with grey Nebraska oak wall units and matt cashmere base units
- Silestone worktops and up-stands in White Storm
- Contemporary chrome tap fittings
- LED under pelmet lighting
- Siemens induction hob, oven and extractor hood
- Indesit integrated fridge freezer, washer and dishwasher

### Bathroom & Ensuites

- Porcelanosa tiling to walls and floors
- Vileroy & Boch slim-line sanitary ware
- Electric wall mounted showers with glass screen
- Contemporary chrome heated towel rails
- Hansgrohe tap fittings
- Burbidge Isala vanity units
- Recessed fitted mirrors with downlights above
- Shaver socket

### Internal Finishes

- Modern, painted internal doors with brushed chrome ironmongery
- Limed oak vinyl flooring to all areas except bedrooms and bathrooms
- Cormar Sensations carpet to bedrooms in Mother of Pearl
- Satin chrome window and door ironmongery
- Fitted wardrobes with sliding glass doors to master bedroom



## Electrical Fittings

- Downlights to all areas
- Dimmer switches to living room and master bedroom
- White low profile switches and sockets (brushed stainless steel to kitchen) with USB sockets to living room and master bedroom

## Home Entertainment

- Digital TV aerial installed
- Wiring for Virgin Cable TV
- BT telephone sockets
- CAT6 data points

## Heating

- Electric underfloor heating throughout

## Security

- Video entry access system
- Mains-powered smoke and heat alarm
- Multipoint locking front door
- CRL 10-year warranty cover

## Finishing Touches

- High quality of finishes and materials used throughout
- Grey aluminium windows
- Fully-glazed balconies and terraces (where applicable)
- Paintwork mixed to Farrow and Ball's 'Skimming stone' to all walls
- Communal cycle store and parcel drop facility

Please note that all specifications are subject to variation.

# Site Overview

Novum provides an external communal area for residents with bicycle shelter, bin storage and visitor parking bay. The property also has a solar panel roof and video entry system plus a parcel-drop facility.



The Mermaid Chinese Takeaway



Dino's Barbers

Fallowfield

**NOVUM**  
WATER LANE, CAMBRIDGE

Primary Court

High Street

Water Lane

Lilley Close

ATM



Supermarket

Water Street

Water Street

Ferry Lane



Green Dragon Pub

Stourbridge Common

RIVER CAM

# About Laragh

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## CREATING UNIQUE, STYLISH HOMES

Cambridgeshire-based development company Laragh has gained a prestigious reputation for building bespoke quality homes delivered to exceptional standards.

As an award-winning housebuilder, Laragh takes great pride in creating beautifully customised homes set in desirable locations across the East of England. With a decade of development expertise, Laragh successfully combines accomplished architects and design specialists with a wealth of residential market knowledge to build stunning new properties.

The company cares passionately about the design and quality of each home and every project is meticulously planned by a trusted team of hand-picked professionals, ensuring attention to detail, fine craftsmanship and enduring value.



# Contact

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GET IN TOUCH TODAY

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