



Bush & Co.





## 100 Pym Court Cromwell Road, Cambridge, CB1 3FB

**Guide Price £400,000 Leasehold**



Energy Rating Band C

The accommodation measures over 816 SQFT of well-planned accommodation, consisting of a wide entrance hall that gives access to all rooms with 2 large storage cupboards. The open plan kitchen, living, and dining has a window to the front aspect, patio doors lead to the terrace, there is a further part glazed door that gives access to the side of the apartment and the rear garden. The kitchen is modern in design, there is a range of cabinets and drawers, ample work surfaces and integrated appliances include oven, 4 ring hob with extractor above, fridge freezer and washing machine.

There are 2 double bedrooms, both located at the rear of the apartment. Bedroom 1 is a larger than average double with built-in wardrobes and benefits from an en suite with a walk-in shower, WC, hand wash basin, heated towel rail and is finished with contemporary tiling. Bedroom 2 again is a double with built-in wardrobes. The bathroom has a bath with a shower attached, WC, hand wash basin finished with stylish tiling.

Outside, there is an allocated parking space and a covered terrace behind a brick wall to the front of the apartment. A passageway to the side leads to a secure wooden gate that gives access to the private rear garden, which is predominantly laid to lawn, enclosed by fencing, and there is a timber storage shed for storage.

Pym Court is a highly regarded modern scheme of purpose-built apartments situated off Cromwell Road, which offers convenient access to the city centre, railway station and Addenbrooke's Hospital Biomedical Campus. There are many retail and leisure facilities nearby, including the Nuffield Health fitness centre, Beehive retail park, Grafton centre, restaurants, cafes and supermarkets.

**TENURE** - Leasehold

**TERM** – 999 Years from 2013. 987 Years Remaining

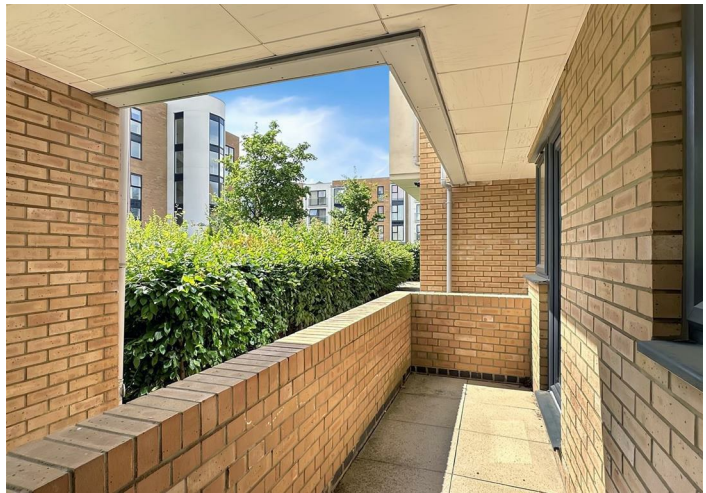
**MAINTENANCE CHARGES** - £1800 PA

**GROUND RENT** - £350 PA

**COUNCIL TAX** - Band C

**SERVICES** - All mains' services are believed to be connected to the property







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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- \* Premium and feature listing status
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**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

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## Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

