



Bush & Co.



117 Pym Court, Cromwell Road, Cambridge CB1 3FB

Guide Price - £675,000 Freehold



Energy Rating Band B

Pym Court is a highly regarded modern scheme of townhouses and apartments situated off Cromwell Road, which offers convenient access to the city centre, railway station and Addenbrookes 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.

The property is a modern three storey townhouse offering well proportioned accommodation with a superb roof terrace, benefiting from double glazing, gas radiator central heating, private garden and car parking space.

The entrance door leads to a hallway with stairs to the first floor and an under stairs cupboard. A cloakroom leads off the hallway with a two piece suite and extractor fan. The kitchen comprises a range of wall and base units with integrated oven and hob, plumbing for washing machine and concealed wall mounted gas fired boiler. The living room is situated at the back with a picture window and sliding door leading out to the garden.

The first floor landing has stairs to the second floor and an airing cupboard housing the hot water cylinder. There are two well proportioned bedrooms on this level in addition to a modern three piece bathroom with part tiled walls and chrome heated towel rail.

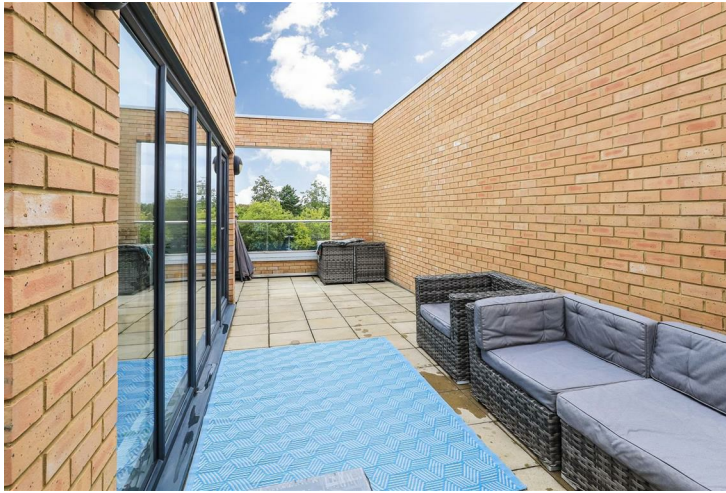
The second floor landing has further stairs up to the roof terrace and there are another two generous bedrooms and an additional three piece bathroom.

The entire top floor features a fabulous roof terrace with glass balustrades and far reaching dual aspect views.

Outside - The enclosed low maintenance rear garden includes a patio, astro turf area and side access gate. Secure communal bin and bicycle storage is provided.

Parking - There is an allocated car parking space nearby. Visitor parking is available in surrounding streets without the need for a permit.

Note - There is a monthly service fee of £60.28 payable towards the upkeep of the development.



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.

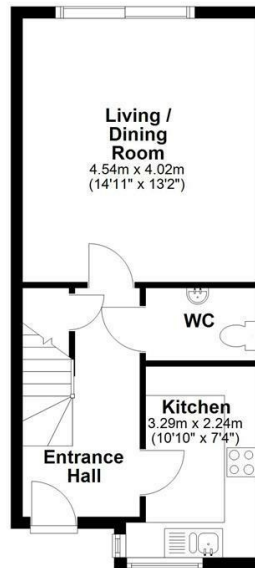
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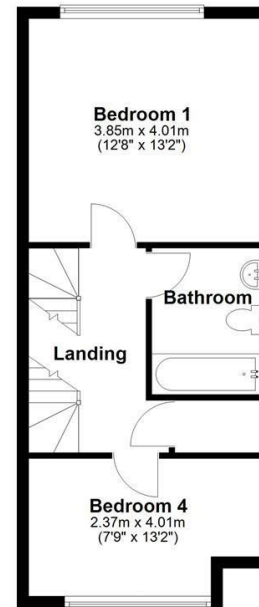
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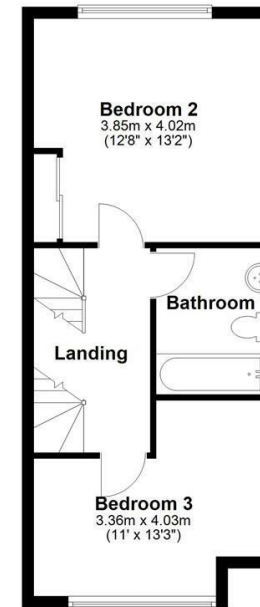
Ground Floor
Approx. 35.9 sq. metres (386.0 sq. feet)



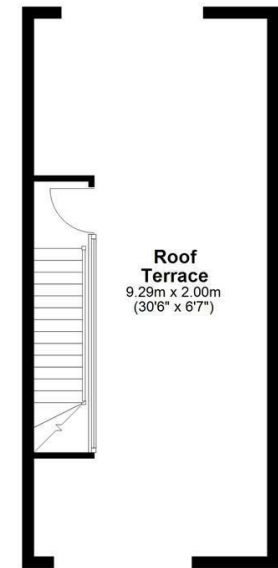
First Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



Second Floor
Approx. 38.8 sq. metres (418.0 sq. feet)



Third Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 151.4 sq. metres (1629.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

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

