



Bush & Co.



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

**Guide Price £285,000 Leasehold**



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 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 apartment is conveniently located on the ground floor with its own private covered entrance. The property is well specified and offers spacious and light accommodation throughout with double glazing and gas radiator central heating. Sold with the advantage of no upward chain.

The front door leads to a generous entrance hallway with a large built in cupboard and wood effect laminate flooring which continues through much of the flat.

The open plan sitting/dining/kitchen is positioned at the front and features an abundance of natural light which presents a modern spacious ambience. There are sliding doors leading to the first of two private walled seating terraces. The kitchen area comprises a range of wall and base units with contrasting work surfaces, integrated electric oven and hob with extractor canopy as well as washing machine, fridge/freezer and concealed wall mounted gas fired boiler.

The well proportioned bedroom has a built in double wardrobe with mirrored doors and sliding patio doors lead out to a further large private walled seating terrace at the back.

The three piece bathroom has shower over the bath in addition to heated towel rail.

**Parking** - There is an allocated covered parking bay for sole use.

**Facilities** - There are communal bicycle and bin stores located nearby.

**TENURE** - Leasehold

**TERM** - 89 years remaining

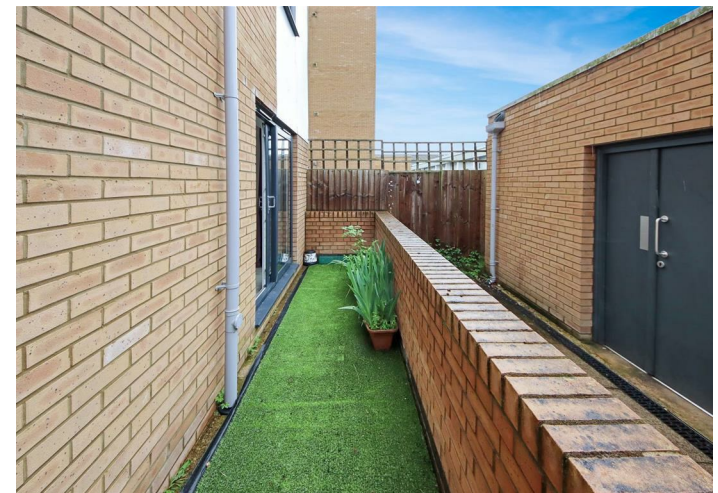
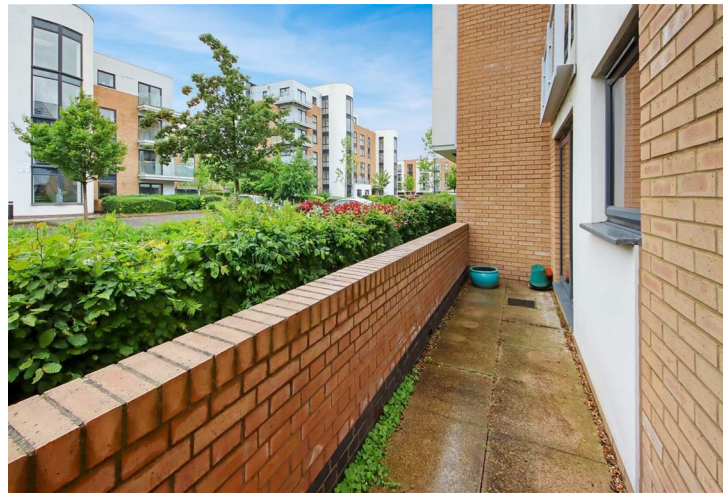
**MAINTENANCE CHARGES** - £1117 per annum

**GROUND RENT** - Zero

**LOCAL AUTHORITY** - Cambridge

**COUNCIL TAX** - Band B

**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.

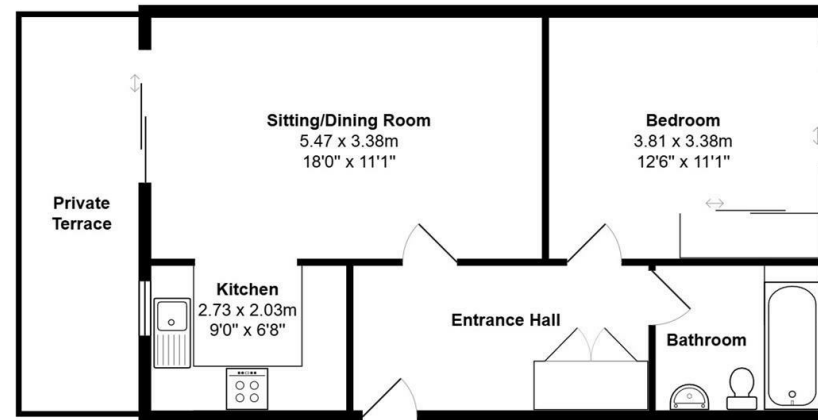
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### Pym Court, Cromwell Road, Cambridge, CB1 3FB



Total Area: 51.7 m<sup>2</sup> ... 556 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by [charlesjharrison.co.uk](http://charlesjharrison.co.uk)

### Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

