

# Bush & Co.



86 Pym Court Cromwell Road, Cambridge



B



# Guide Price £110,000 Freehold

## About the Property

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 property is a first floor apartment in a well regarded scheme which is available with the advantage of no upward chain. A 40% ownership share is available with BPHA retaining the other 60%. It is possible to staircase up to 100% for full ownership.

The entrance hall has video intercom entry and a useful walk in cupboard.

There is a spacious open plan living/dining/kitchen with a range of wall and base units and work surfaces housing a stainless steel sink and drainer, electric oven and hob with extractor over, space for fridge freezer and plumbing for washing machine. The living area is bathed in natural light, courtesy of a large south facing window and the gas fired boiler is located in a cupboard.

The generous bedroom features a built in double wardrobe with mirrored sliding doors.

The well appointed three piece bathroom has a shower over the bath with a glass screen, chrome heated towel rail and air extractor fan.

TENURE - Leasehold

TERM - 87 years remaining

MAINTENANCE CHARGES - £227.90 PCM

REMAINING SHARE RENT - £517.99 PCM

COUNCIL TAX - Band B

## Property Highlights

- Purpose Built First Floor Apartment
- Shared Ownership Model - 40% Currently
- 100% Staircasing Allowable
- One Double Bedroom
- No Upward Chain
- Double Glazing
- Gas Radiator Central Heating

## Further Information

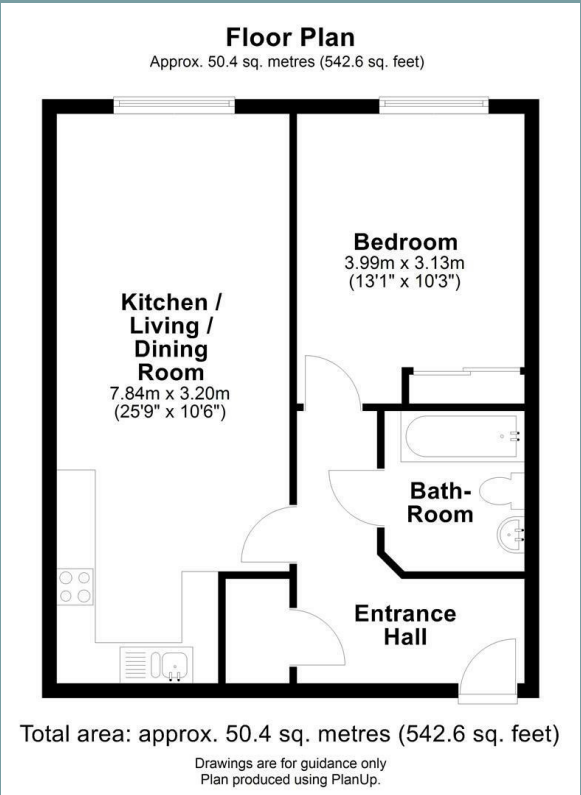
Tenure - Freehold

Council Tax - Band B

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

Viewing - By appointment

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 83      | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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