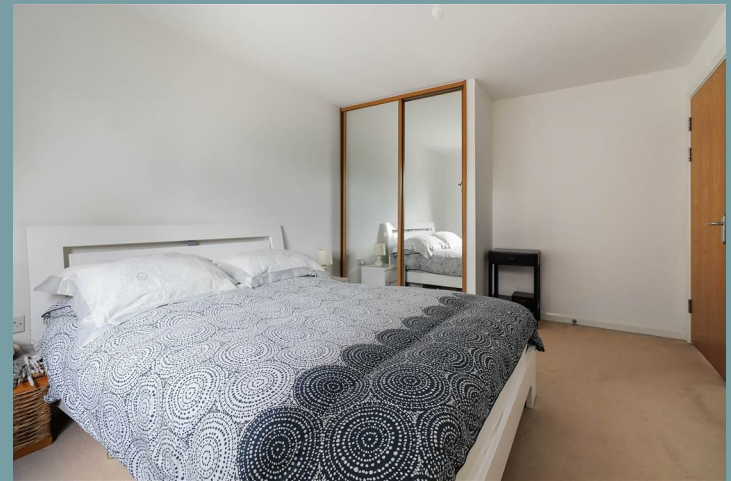


Bush & Co.



121 Pym Court Cromwell Road, Cambridge





40% Shared Ownership £142,000 Leasehold

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 with fast access to London and Addenbrookes Hospital Biomedical Campus. There are many retail and leisure facilities nearby including the Nuffield Health fitness centre, Beehive centre, retail park, 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. Spacious and light throughout with very well proportioned low maintenance accommodation extending to 736 sq ft (68 sq m).

Price is for a 40% ownership share.

Staircasing to 100% is also available if required - please enquire for details. Full value £355,000.

The secure communal entrance allows access to the apartment, opening into a spacious hallway with built in cupboard and video intercom entry phone.

The 'L' shaped living/dining room provides an abundance of natural light courtesy of a floor to ceiling window and additional window to the front elevation, with a sunny south westerly orientation.

The contemporary fitted kitchen/breakfast room comprises a range of wall and base units and contrasting work surfaces housing a stainless steel sink in addition to an integrated electric oven and hob with extractor over, integrated dishwasher and plumbing for washing machine. There is space for a fridge freezer and room for a small table. A cupboard conceals the wall mounted gas fired boiler.

There are two equally generous double bedrooms to the rear of the building, one of which includes a built in double wardrobe with mirrored sliding doors.

The stylish fitted bathroom has a modern three piece suite with mixer tap shower and glass screen over the bath.

There is a chrome heated towel rail, part tiled walls and air extractor fan.

Outside - There are communal garden spaces in addition to secure bicycle and bin stores.

There is no allocated parking, however on street parking is available nearby without the necessity for resident permits.

TENURE - Leasehold

TERM - 86 years remaining

MONTHLY RENT FOR OTHER SHARE - £613.56

MAINTENANCE CHARGES - £92.33 PCM

GROUND RENT - TBC

Property Highlights

- First Floor Apartment
- Spacious & Light Throughout
- Popular Modern Development
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Gas Radiator Heating
- No Upward Chain
- 40% Shared Ownership with 100% Staircasing Allowable
- 736 sq ft ... 68 sq m

Further Information

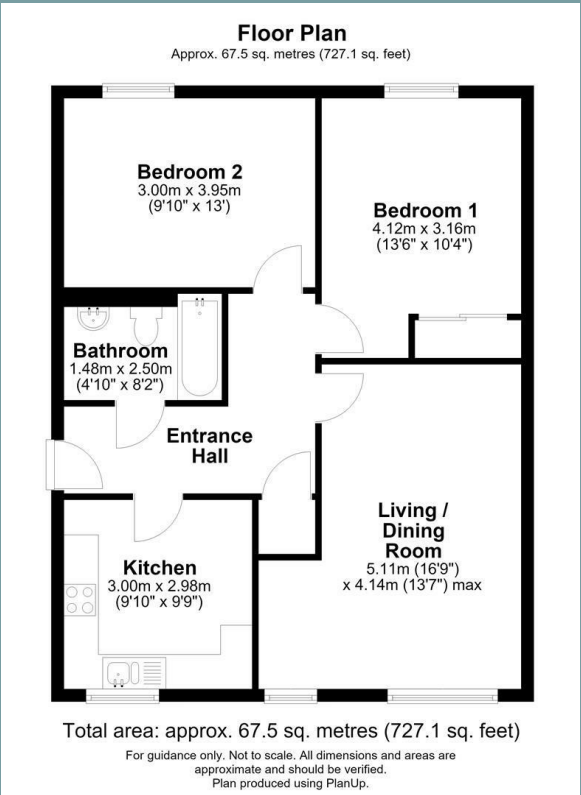
Tenure - Leasehold

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

121 Pym Court Cromwell Road, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk

Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.