



Bush & Co.

86 Pym Court Cromwell Road, Cambridge
Guide Price £110,000

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.

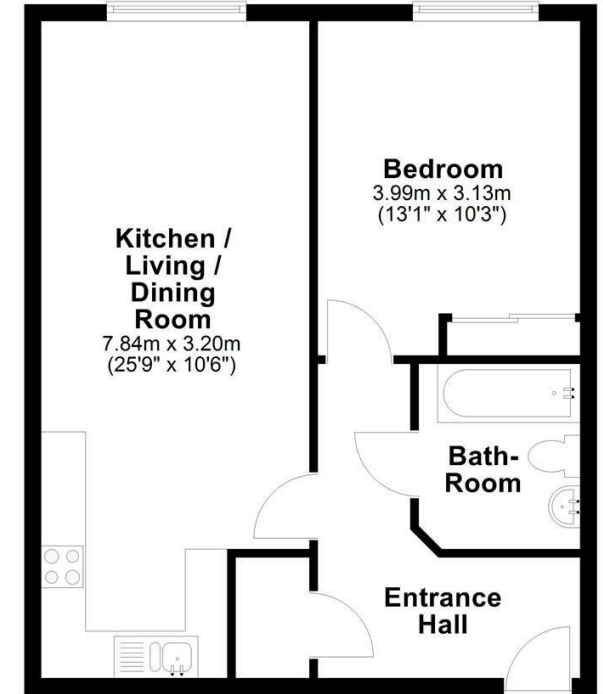
The well appointed three piece bathroom has a shower over the bath with a glass screen, chrome heated towel rail and air extractor fan.

TENURE - Leasehold
TERM - 87 years remaining
MAINTENANCE CHARGES - £227.90 PCM
REMAINING SHARE RENT - £517.99 PCM
COUNCIL TAX - Band B



Floor Plan

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 50.4 sq. metres (542.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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