



Pym Court, Cromwell Road

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A smart and nicely positioned 2 bedroom ground floor apartment with allocated parking, adjoining communal gardens with a playground beyond. The property enjoys a peaceful position and is within easy reach of Mill Road and Cambridge Train Station.

Guide Price:  
£345,000

Pym Court, Cambridge,  
CB1 3FA



Pym Court is off Cromwell Road and was built in 2014. It is a pleasingly designed development with plenty of planting and attractive communal areas including a lawned garden and a small play area.

Number 52 has a favourable position, being close to the various green spaces and having its own door to the gardens. The internal accommodation covers about 67 sqm / 730 sqft. It is stylishly appointed and has recently fitted Amtico flooring throughout. The main rooms all have tall glazing giving lots of light with both the living space and main bedroom benefiting from southerly aspects.

Both bedrooms are doubles and the bathroom has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail. The kitchen is equipped with integrated appliances and there is gas central heating to radiators. The entrance hall provides access to a utility cupboard with space/plumbing for a washing machine.

Outside, there is an allocated parking space and a bike storage room.

The lease has about 94 years remaining and there is a current service charge of £564 paid yearly and no ground rent to pay.







68 sqm / 730 sqft

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Leasehold

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Ground Floor Flat

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2 bed, 1 recep, 1 bath

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Allocated parking

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2014

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EPC - B / 82

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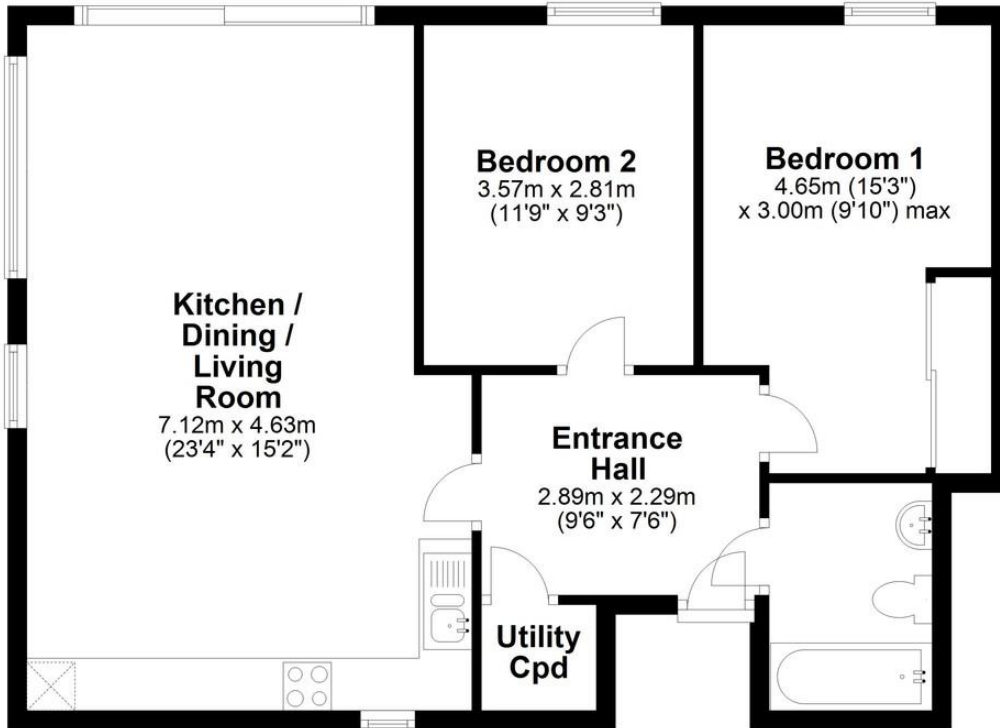
Council tax band - C

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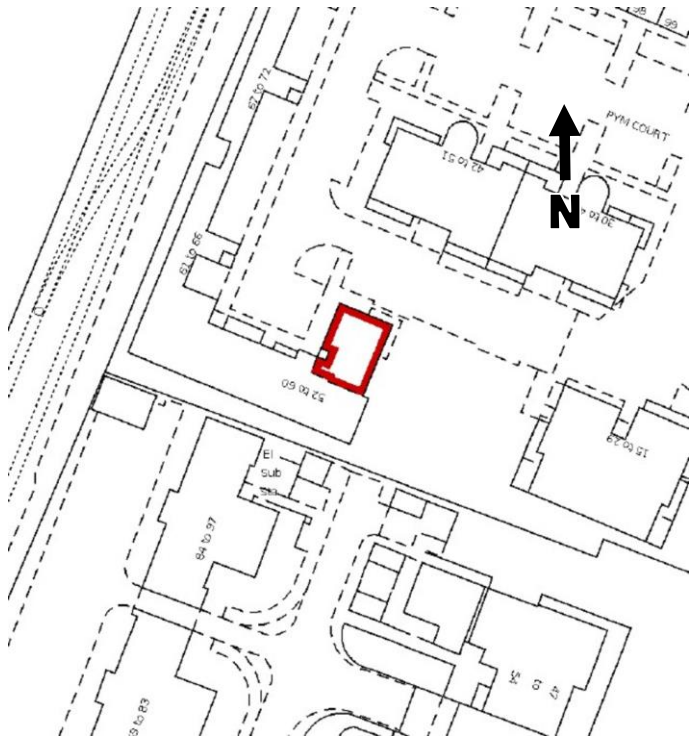
# Floor Plan

Approx. 67.9 sq. metres (730.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



The Cromwell Road area is close to the retail and leisure parks of Newmarket Road and only about a mile away from the Grafton Centre leisure and shopping area.

There are local shops and a major private gym and health club on Cromwell Road itself. Mill Road with its unique, bustling, cosmopolitan atmosphere and range of bars, cafes and shops, is within a mile or so.

The city centre is an easy cycle ride away and access out to the A14 by car along Newmarket Road is about 3 miles. The city's main railway station is about a mile.

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