



**PYM COURT**  
Cromwell Road, Cambridge

Carter Jonas



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## **PYM COURT, CROMWELL ROAD, CAMBRIDGE, CB1 3FB**

- Cambridge City Centre - approx. 1.2 miles
- Cambridge Railway Station - approx. 1.2 miles
- Addenbrookes Hospital - approx. 2.8 miles

Central location • Modern décor • Well maintained •  
EPC rating B

### **DESCRIPTION**

Situated within a modern development in Cambridge, this well-presented 1-bedroom apartment offers modern living with high-quality finishes throughout.

The property boasts a spacious open-plan living area, seamlessly integrated with a fully equipped kitchen featuring top-of-the-line appliances, including a fridge-freezer, washer-dryer, oven, and hob. This contemporary space is perfect for both relaxing and entertaining.

The principal bedroom is thoughtfully designed with built-in wardrobes, offering ample storage space. The stylish bathroom is complete with a shower over bath, low level w/c and wash basin.

### **OUTSIDE**

The property also benefits from an allocated parking space.

## **MODERN ONE-BEDROOM APARTMENT SITUATED IN A PRIME POSITION NEAR THE CITY CENTRE.**



## LOCATION

Cromwell Road is conveniently situated just off Coldham's Lane, less than half a mile from Mill Road in the favoured Romsey Town area. The area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for all ages.

The property is located just 1.5 miles from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of eateries. Cromwell Road is well placed for the mainline station to London Kings Cross & London Liverpool Street, as well as Addenbrooke's Hospital which is situated just 2.8 miles from the property.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 989 years remaining

**Ground Rent:** Approx. £300 per annum

**Service Charge:** Approx. £1599.46 per annum

**Services:** All mains services provided

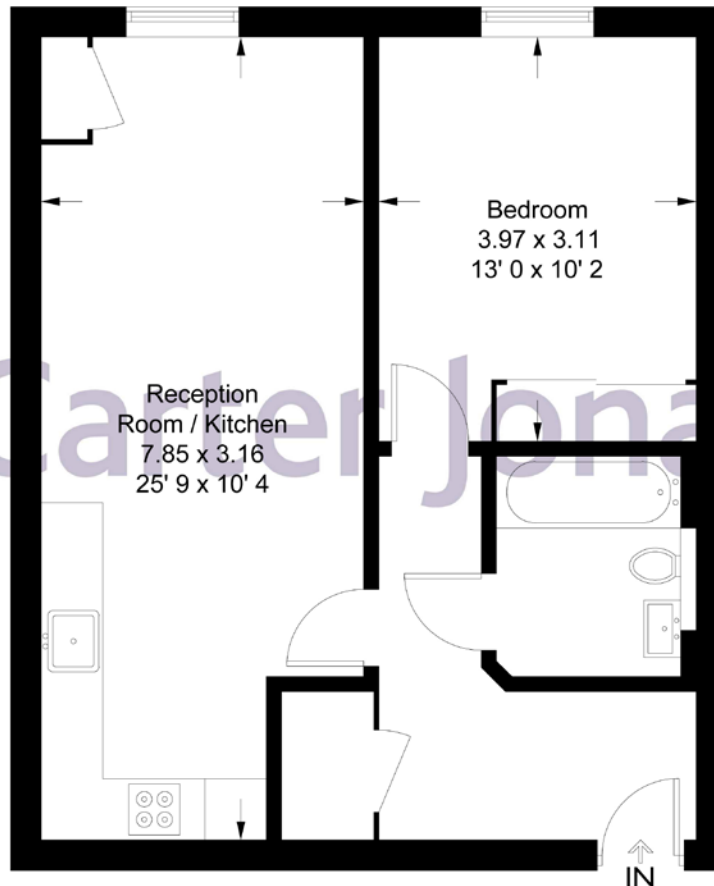
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents,  
Carter Jonas 01223 403330



## Pym Court

Approximate Gross Internal Area = 542 sq ft / 50.4 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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