



Spacious apartment with large balcony

36 Pym Court Cambridge CB1 3FA

Leasehold: Service charge £2,050 pa Ground rent £350 pa.



Two bedrooms • West-facing balcony • Central location
• Allocated parking • No onward chain

Local information

- Located within the city of Cambridge, with the market square and comprehensive shopping facilities at the Grand Arcade only 1.7 miles away.

- The Beehive Centre, a large retail estate with Asda and Boots is less the 0.5 miles away.

- Cambridge Station is 1.2 miles away which offers services to London Liverpool Street or Kings Cross from 50 minutes.

About this property

36 Pym Court is a modern two bedroom apartment on the third floor of this popular development which was built by Weston Homes and completed in 2014.

The main focal point of the apartment is the open plan kitchen and living space which is a light and airy room as a result of floor-to-ceiling windows along the western aspect. The kitchen is well equipped with integrated appliances and plenty of storage. At the other end of the room is a large seating area with a glazed door which leads out to a west facing balcony spanning the width of the property.

There are two bedrooms – the master features fitted wardrobes and an en suite shower room with a wide, oversized shower cubicle. The second bedroom is a large double with a large window to the rear. The family bathroom with contemporary ceramic floor, features a bath and shower over, wall hung WC and glass mirrored shelves.

Just off the hallway is a deep cupboard providing plenty of storage.

Tenure

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£2,050 pa Ground rent £350 pa.

Local Authority

Cambridge City Council: Council
Tax Band C

EPC rating = B

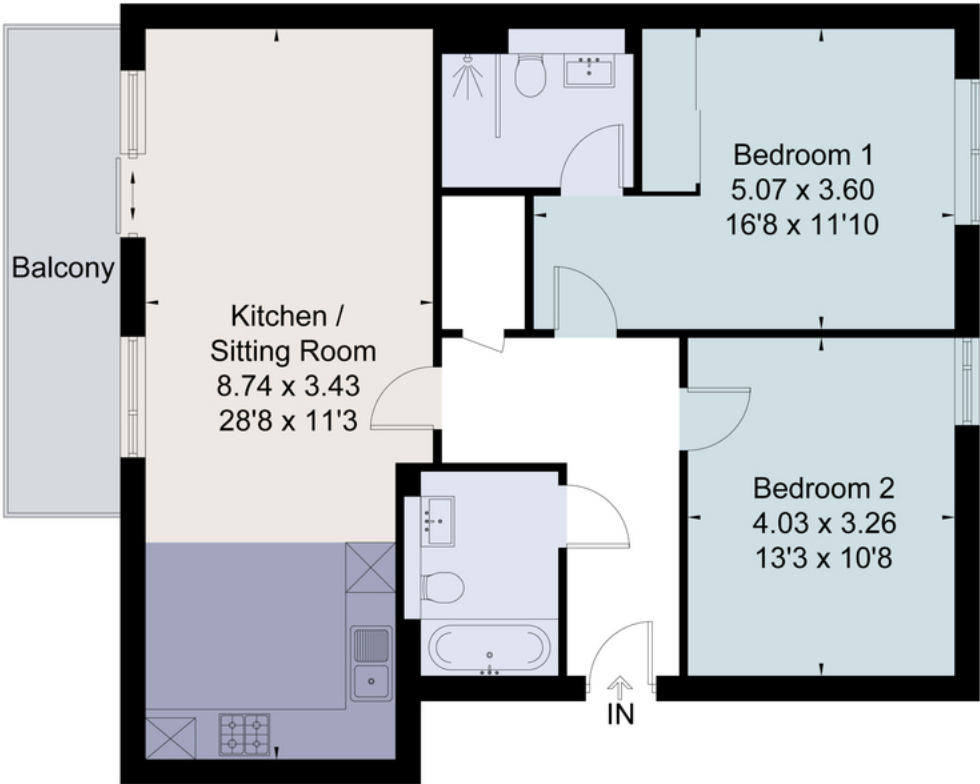
Viewing

Strictly by appointment with
Savills






Approximate Area = 78.9 sq m / 849 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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