



# Well-situated one bed apartment

90 Pym Court Cambridge CB1 3FB

### About this property

90 Pym Court is a modern one bedroom apartment which was built in 2014. The property is ideally situated with a predominantly south and west aspect on the second floor and extends to approximately 543 sqft and includes a double bedroom with built in wardrobes, along with a well-appointed bathroom. The open plan kitchen/breakfast room has a long run of working surfaces, fitted with a comprehensive range of cabinetry and integrated appliances. This area 'extends' into the sitting room with a large picture window at one end to ensure that there is plenty of natural light. A large cupboard in the hall provides ample storage. Beside the block is allocated parking for one vehicle and a bike store. The property can be seen in greater detail on the attached floor plan.

999 year lease. Ground Rent: £300 p.a; Service Charge approx £1,400 pa.

EPC rating = B

### Viewing

Strictly by appointment with Savills

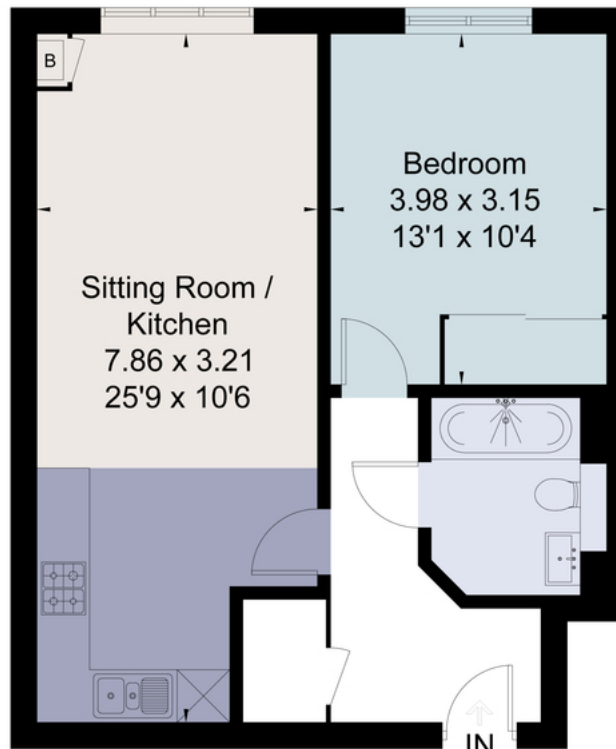
## 90 Pym Court Cambridge CB1 3FB



savills.co.uk

Savills Cambridge  
01223 347147  
cambridge@savills.com

Approximate Area = 50.5 sq m / 543 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
For identification only. Not to scale.  
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 240669

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029050 Job ID: 136327 User Initials: 190905 VP

