



Bush & Co.

12 Pym Court, Cambridge - £1,850 PCM

A recently redecorated second floor two double bedroom modern apartment within walking distance of the mainline railway station, the City Centre, Beehive Centre and Retail Park and many local amenities including close by gym, supermarkets and many shops. The property comes with one allocated parking space and offers good access to the A14.

Communal Entrance

Secure communal entrance with stairs and lift leading to second floor apartment

Entrance Hall

Spacious entrance hall with wooden floor and storage cupboard

Living Room

16'2" x 11'8" m (4.94 x 3.56 m)
Large and bright living room with balconies to two sides and opening to the fitted kitchen area (two sofas, coffee table, tv unit, dining table and chairs)

Kitchen Area

11'11" x 9'9" (3.64 x 2.98m)
Fitted kitchen area with electric hob and oven, fridge-freezer and washer-drier

Bedroom 1

10'11" x 9'11" m (3.33 x 3.03 m)
Double bedroom with ensuite shower and balcony
Newly carpeted (No bed included)

Bedroom 2

12'9" x 7'8" m (3.90 x 2.35 m)
Second double bedroom
Newly carpeted
(No bed included)

Bathroom

Large master bathroom with shower attachment over the bath, WC, hand basin and heated towel rail

Key Information

EPC Rating – B
Council Tax Band – C (Cambridge City Council)
Rent – £1850 pcm (£426 pw)
Deposit – £2134
Available part furnished now
Long term tenancy
One allocated parking space
Communal gardens

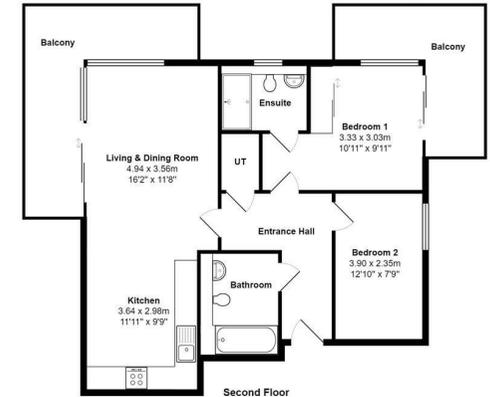
- Smart Two Double Bedroom
- Gas Central Heating
- Video Entrance System
- Sorry, No Pets Allowed
- Second Floor Apartment
- Partly Furnished Property (No beds)
- One allocated Parking Space
- Communal Garden
- Double Glazing
- Two Bathrooms

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 tenants 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.



12, Pym Court, Cromwell Road, Cambridge, CB1 3FA



Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only

Plan prepared by charles@harrison.co.uk

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			

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