



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

**CHEFFINS**



## Pym Court

Cromwell Road, Cambridge,  
CB1 3FA

A well proportioned 2 bedroom 1st floor apartment forming part of this select development off Cromwell Road. The accommodation comprises entrance hall, generous open plan living room with kitchen and balcony, Master bedroom with en-suite shower room, further double bedroom, bathroom and store room. Further benefits include allocated parking space and bicycle store. We regret no pets. Furnished. Available from 13/10/2025. EPC: B and Council Tax Band: C.

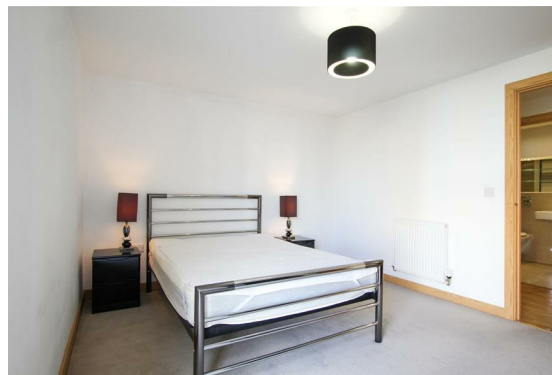
### LOCATION

Located within the popular Romsey ward of Cambridge the property is well placed to access to local amenities on vibrant Mill Road (0.7 miles) and the Beehive Centre and Cambridge retail park nearby (0.3 miles). The property is also convenient for access to Cambridge Train Station and the CB1 Business District (1.2 miles), Addenbrookes Hospital (2.6 miles) and the city centre (1.4 miles). Distances approximate.

2 2 1

£2,025 PCM





## ENTRANCE HALL

the open plan living room/kitchen, bedrooms, bathroom and store room are accessed off the entrance hall.

## OPEN PLAN LIVING ROOM/KITCHEN

### LIVING AREA

window to rear aspect, sliding patio door to balcony and furniture comprising 2 sofas, coffee table, TV stand and dining table with 4 chairs. The living area is open to:

### KITCHEN AREA

base and wall units, work tops, sink and integrated appliances including oven, ceramic hob with extractor hood above, fridge freezer and washing machine.

### BALCONY

paved and with glass and rail balustrade.

### BEDROOM 1

built in double wardrobe with mirrored sliding doors, sliding patio door to small balcony, furniture comprising double bed, 2 bedside and a chest of drawers and door to:

## EN-SUITE SHOWER ROOM

walk in shower with glass screen, wc and wash basin with mirror and glass shelving above and heated towel rail.

### BEDROOM 2

window to front aspect and furniture comprising double bed, 2 bedside and wardrobe.

### BATHROOM

bath with hand held shower, wc and wash basin with mirror and glass shelving above and heated towel rail.

### STORE ROOM

## LETTING AGENT NOTES

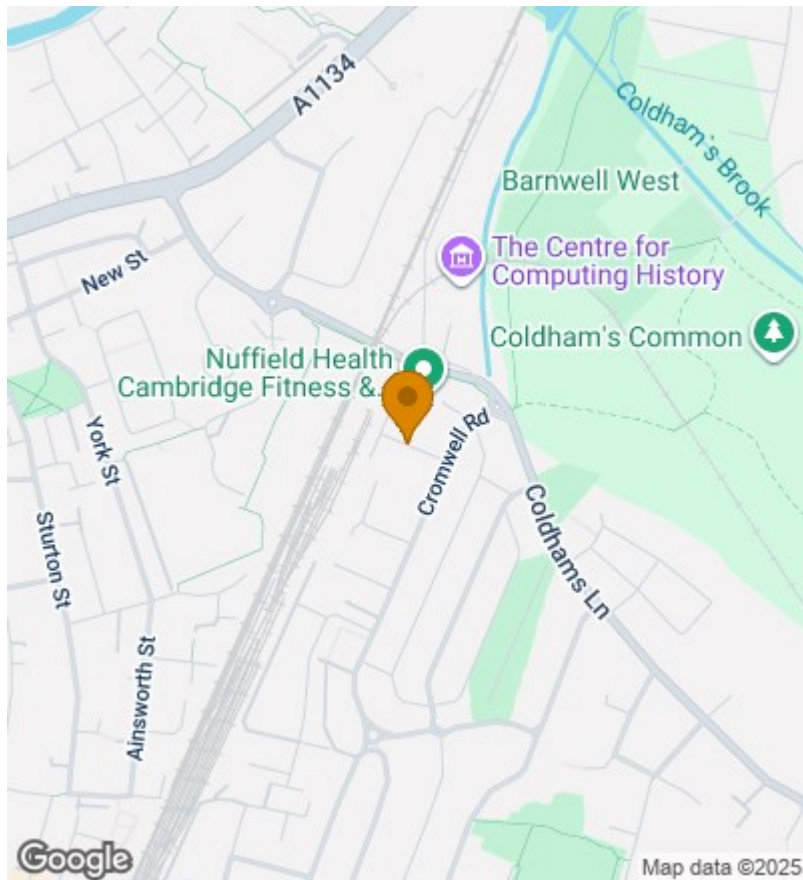
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £467

Deposit - £2336





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 02 plus <b>A</b>                            |         |           |
| (01-01) <b>B</b>                            | 84      | 84        |
| (09-00) <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 & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## First Floor

Approx. 78.2 sq. metres (842.0 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.