



Radcliffe & Rust
Residential sales & lettings

110 Pym Court, Cambridge CB1 3FB
£1,250 PCM

Radcliffe & Rust are delighted to present To Let this well presented, two bedroom, third floor apartment built by Weston Homes in 2013. Located on the Veritas development just off Cromwell Road, the apartment is located perfectly for access to the train station, Cambridge City centre and many other local amenities including shops, public houses and restaurants. The apartment itself benefits from a stunning open plan living, dining and kitchen area, two double bedrooms with a very attractive en suite to bedroom one and a modern and well lit family bathroom. Outside there is off road parking and a private terrace off the living room and bedroom areas.



Communal entrance

With secure door to front aspect, stairs and lift to all floors.

Entrance hall

With entrance door to communal entrance hall, telephone entry system, radiator, central heating control thermostat and a generous storage cupboard.

Living/Dining area

18'03" x 12'03" (5.56m x 3.73m)

(Maximum measurements)

With double glazed window to front aspect, two radiators, television point, telephone point and airing cupboard housing a gas fired combination boiler.

Kitchen area

5'05" x 8'05" (1.65m x 2.57m)

Fitted kitchen with matching wall and base units, worktops over with inset one and a half times sink and drainer unit, splashback skirting, electric oven with induction hob and cookerhood over, built in washer/dryer, built in fridge freezer and laminate flooring.

Bathroom

5'07" x 8'02" (1.70m x 2.49m)

Part tiled suite comprising bath with mixer taps and shower attachment over, low level W.C, wash hand basin, inset mirror with shelving and alcove lighting, shaving point, heated towel rail and tiled flooring.

Bedroom one

16'02" x 11'07" (4.93m x 3.53m)

(Maximum measurements)

With double glazed window to rear aspect, built in mirrored wardrobe with sliding doors, radiator, television point and telephone point,

En-suite

7'02" x 5'07" (2.18m x 1.70m)

Part tiled suite comprising of walk in shower cubicle with built in ceiling mounted shower head, low level W.C, wash hand basin, inset mirror with shelving and alcove lighting, heated towel rail and tiled flooring.

Bedroom two

16'01" x 9'00" (4.90m x 2.74m)

(Maximum measurements)

With double glazed window to rear aspect and radiator.

Outside

To the front of the property there is one allocated parking space. There is also the added benefit of a communal bin storage area.

Agent notes

Available from Nov 2020. Council tax band C.

Property Reservation Fee: £288.46 Deposit: £1,442.30

There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.





