



Bush & Co.

Flat 1 Helix House, 119 Perne Road, Cambridge
Guide Price £235,000

Helix House is situated on the corner of Radegund Road and Perne Road above the co-op supermarket. The development was completed in 2016 and has been finished to a high standard with quality fixtures and fittings throughout. The location allows for convenient access to the railway station (1 mile) the Addenbrookes Hospital Biomedical Campus (1.3 miles) and the historic city centre (1.5 miles). In addition, the independent shops and facilities that Mill Road is famous for are just a short walk away, as is the Leisure Park with cinema and a wide choice of cafes, bars and restaurants.

The property is a first floor apartment offering both space and light with floor to ceiling double glazed windows. There are high specification fixtures and fittings with Smeg appliances, Roca sanitary ware and Karndean wood effect flooring in addition to a gas fired radiator central heating system and Vent-Axia home ventilation system.

The entrance hall has a video intercom entry system, built in storage cupboard and further utility cupboard with washing machine and ventilation unit. The open plan sitting/dining/kitchen is

generously proportioned with the modern kitchen area comprising a range of wall and base units with quartz work surfaces and integrated appliances including electric oven, induction hob with extractor over, fridge, freezer and dishwasher as well as a concealed wall mounted gas fired combination boiler. The double bedroom has a built in wardrobe with mirrored sliding doors. The stylish bathroom features a three piece suite with shower over the bath, part tiled walls and tiled flooring, a chrome heated towel rail and air extractor.

Outside - There are secure communal bicycle and bin stores. Whilst there is no dedicated parking space for this apartment, parking is freely available in neighbouring streets.

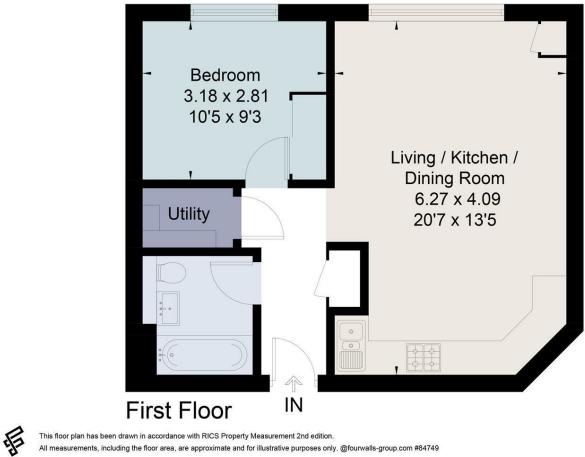
TENURE - Leasehold
TERM - 150 years from 2015 with approximately 140 years remaining
MAINTENANCE - £2046 PA
GROUND RENT - £250 PA
COUNCIL TAX - Band B
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge

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 purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Approximate Floor Area = 46.5 sq m / 500 sq ft



Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very 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		
England & Wales	EU Directive 2002/91/EC	

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