



Bush & Co.

# Flat 1 Helix House, 119 Perne Road, Cambridge

## Guide Price £210,000

FOR SALE TO BUY TO LET INVESTORS ONLY.  
The property will be sold with tenants in-situ with a rental income of £1450 pcm.

Helix House is situated on the corner of Rade Gund 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 Kardean 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

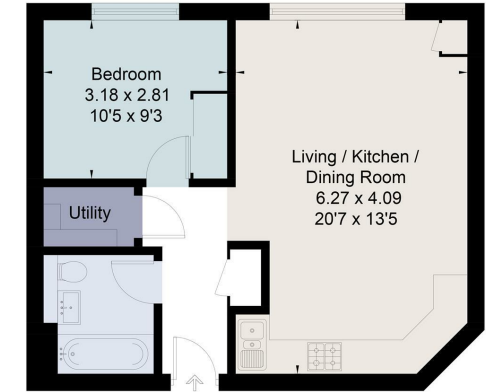
kitchen area comprising a range of wall and base units with quartz work surfaces and integrated appliances including electric oven, induction hob with extractor over, fridge, freezer and dishwasher as well as a concealed wall mounted gas fired combination boiler. The double bedroom has a built in wardrobe 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.

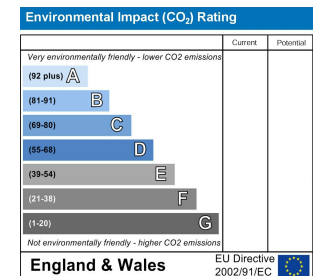
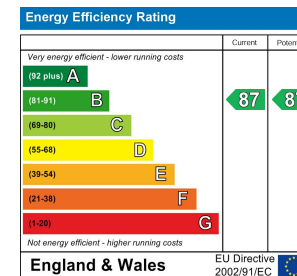
TENURE - Leasehold  
TERM - 150 years from 2015 with approximately 140 years remaining  
MAINTENANCE - £2046 PA  
GROUND RENT - £250 PA  
COUNCIL TAX - Band B  
SERVICES - All mains services are believed to be connected to the property  
LOCAL AUTHORITY - Cambridge



Approximate Floor Area = 46.5 sq m / 500 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64749



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 Lettings@bushandco.co.uk