

Bush & Co.



Flat 1 Helix House, 119 Perne Road, Cambridge





Guide Price £210,000 Leasehold

About the Property

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 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

Property Highlights

- Spacious One Bedroom Apartment
- Popular South City Location
- High Specification
- Well Appointed Kitchen & Bathroom
- Double Glazing
- Gas Radiator Heating
- No Upward Chain

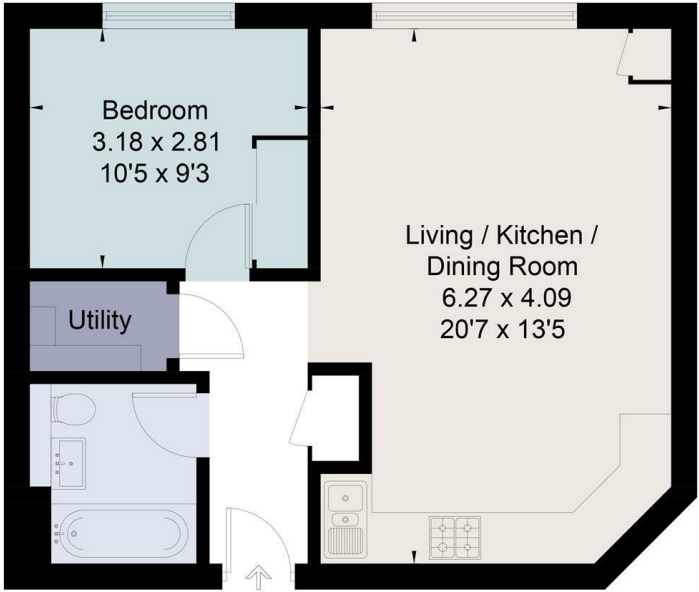
Further Information

Tenure - Leasehold
Council Tax - Band B
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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Approximate Floor Area = 46.5 sq m / 500 sq ft



First Floor

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 #84749



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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

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