Bush & Co.

Flat 2 Helix House, 119 Perne Road, Cambridge
Guide Price £299,995

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 large 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.

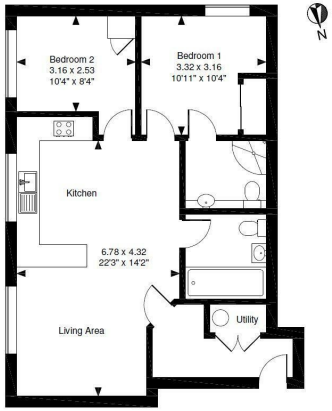
The entrance hall has a video intercom entry system and utility cupboard with washing machine and ventilation unit.
The stunning open plan sitting/dining/kitchen is generously proportioned with the modern kitchen area comprising a range of wall and base units with quartz work surfaces and integrated appliances including electric oven, induction hob with extractor over, fridge, freezer and dishwasher as well as a concealed wall mounted gas fired combination boiler.

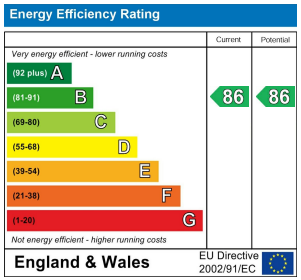
Bedroom one is a generous double room with built in wardrobe and there is a modern three piece ensuite shower room with tiled walls and part tiled flooring, chrome heated towel rail and air extractor fan.
Bedroom two is another double room with built in cupboard.
The stylish bathroom features a three piece suite with shower over the bath, part tiled walls and tiled flooring, a chrome heated towel rail and air extractor.

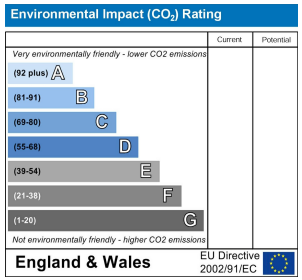
Outside - There are secure communal bicycle and bin stores.

Parking - There is an allocated car parking space within the secure gated car park at the rear of the building.

TENURE - Leasehold
TERM - 150 years from 2015 with approximately 140 years remaining
MAINTENANCE - £2556 PA
GROUND RENT - £350 PA
COUNCIL TAX - Band B
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge







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