



Bush & Co.

Flat 1 Helix House 119 Perne Road, - £1,450 PCM

A delightful one double bedroom apartment in Helix House which is situated on the corner of Radebund Road and Perne Road above the co-op supermarket. The location allows for convenient access to the mainline railway station, Addenbrookes Hospital and the city centre and just a short walk to many local shops and amenities. 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.

Secure Entrance

Secure communal entrance with stairs leading to first floor apartment

Entrance Hall

The entrance hall has a video intercom entry system, built in storage cupboard and further utility cupboard with washing machine and ventilation unit

Kitchen/Living Room

20'6" x 13'5" (6.27 x 4.09)

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 fan, fridge, freezer and dishwasher

Bedroom

10'5" x 9'2" (3.18 x 2.81)

The double bedroom has a built in wardrobe with mirrored sliding doors

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 tenants 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.

Bathroom

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

Key Information

EPC Rating – B

Council Tax Band – B (Cambridge City Council)

Rent – £1450 pcm (£334 pw)

Deposit – £1673

Available unfurnished now

Long term tenancy

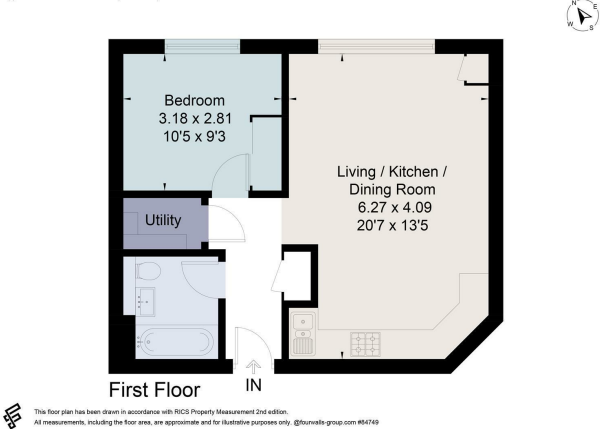
Secure communal bicycle and bin store

Whilst there is no dedicated parking space for this apartment, parking is freely available in neighbouring streets

- Spacious One Bedroom Apartment
- 46.5 sqm / 500 sqft
- Double Glazing
- Superb Location
- No Allocated Parking
- First Floor
- Sorry, No Pets or Smoking
- Gas Central Heating
- Secure Communal Bicycle and Bin Store



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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