



Bush & Co.



# Flat 2 Helix House 119 Perne Road, - £1,650 PCM

A delightful two 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 spacious apartment benefits from having two bathrooms and secure gated parking.

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 central heating 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 and utility cupboard with washing machine and ventilation unit

## Kitchen/Living Room

22'2" x 14'2" (6.78 x 4.32)  
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 fan, fridge, freezer and dishwasher

## 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.

## Bedroom 1

10'10" x 10'4" (3.32 x 3.16)  
Double bedroom with built in wardrobe and ensuite shower room with tiled walls and part tiled flooring, chrome heated towel rail and air extractor fan

## Bedroom 2

10'4" x 8'3" (3.16 x 2.53)  
Second double bedroom with cupboard

## 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 – £1650 pcm (£380 pw)  
Deposit – £1903  
Available unfurnished now  
Long term tenancy

- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Secure Gated Parking
- 66 sqm / 711 sqft
- Double Glazing
- Gas Central Heating
- Superb Location
- Sorry, No Pets or Smokers

