



Flat 12, Helix House, 119 119 Perne Road
Cambridge, CB1 3SB

Guide price £295,000



Helix House 119 Perne Cambridge, CB1 3SB

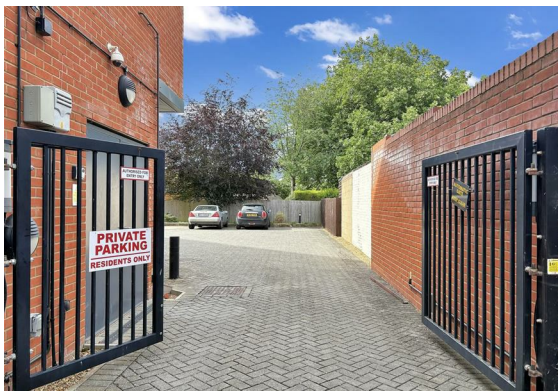
- No Chain
- Off street parking
- Private balcony
- Leasehold - 139 yrs remaining
- Built in 2016

A modern top floor apartment comprising 456 sqft, benefitting from a private balcony and off street parking, offered with no chain.

Accessed via a secure communal entrance, this top floor apartment opens into a spacious open-plan living, dining and kitchen area. The kitchen is well appointed with an integrated hob and oven, alongside space for further appliances including a fridge/freezer and dishwasher.

The living area is a thoughtfully arranged space, comfortably accommodating a sofa, TV and dining area, with doors leading out to the balcony. There are also separate storage cupboards, providing useful additional space and housing a washing machine/dryer. The bathroom is finished in a contemporary style and features a bath with shower over, wash basin with storage, and modern fittings throughout.

The bedroom is a well-proportioned double, benefiting from built-in mirrored wardrobes providing excellent storage. Externally, the property includes an allocated parking space within a secure





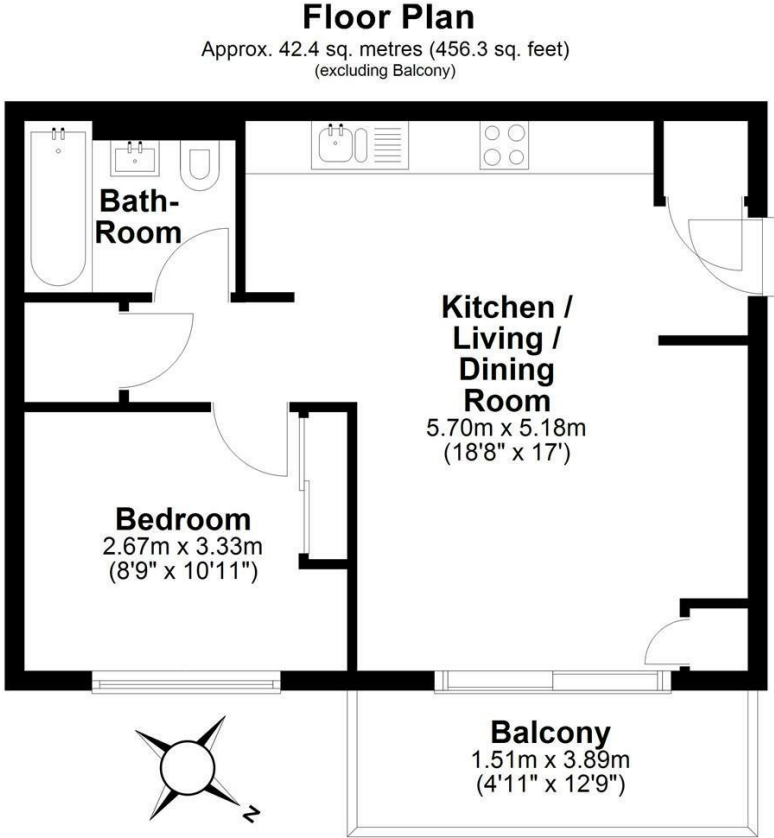
gated area. Which includes locked bicycle storage.

Perne Road is well placed for access to a wide range of facilities, Addenbrooke's, Arm Ltd & the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op, petrol station, chemist, newsagents & Balzano's deli. With the apartment being only a 6 minute cycle to Cambridge train station.

There is 139 years remaining on the lease. Ground rent is £250 per annum and service charge is £1700 per annum.

Agents note: The internal photo's were taken in 2021.

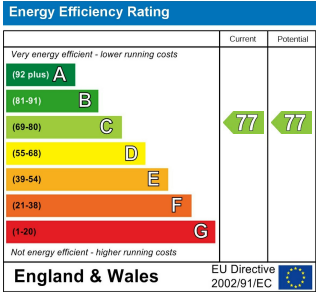




Total area: approx. 42.4 sq. metres (456.3 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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