



IMMACULATE TOP FLOOR 1 BED APARTMENT

APT 12, HELIX HOUSE,
119 PERNE ROAD, CAMBRIDGE CB1 3SB

Leasehold

◆ EPC rating = B

Situation

- Excellent access to Addenbrooke's Hospital (1.4 miles) and Biomedical campus (1.8 miles).
- 1 mile from Cambridge Station which provides links to King's Cross and Liverpool Street from around 48 minutes.
- Close to Mill Road which provides shopping facilities, cafes and restaurants.

Description

Helix House is a complex of 12 apartments built to a high specification in 2016 and benefits from a Co-Op at ground floor level. 12 Helix House is a spacious 459 sq ft, 1 bedroom apartment. Within the kitchen/living room, which benefits from Karndean flooring, is a well fitted kitchen with Smeg appliances including oven, induction hob and dishwasher. The living room is spacious, with Velfac doors leading out on to a balcony.

Off the kitchen is a double bedroom with fitted wardrobes and further space for either a chest of drawers or a desk. The bathroom with bath and shower over, contains high quality, contemporary white Roca sanitaryware. The apartment also benefits from a parking space to the rear of the building and a video inter-com entry system.

Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Savills.

Tenure:

Leasehold - 150 years from 2016

Outgoings:

Service Charge: £1,078.02 per annum; Ground rent: £350 pa

Viewing:

Strictly by appointment with Savills

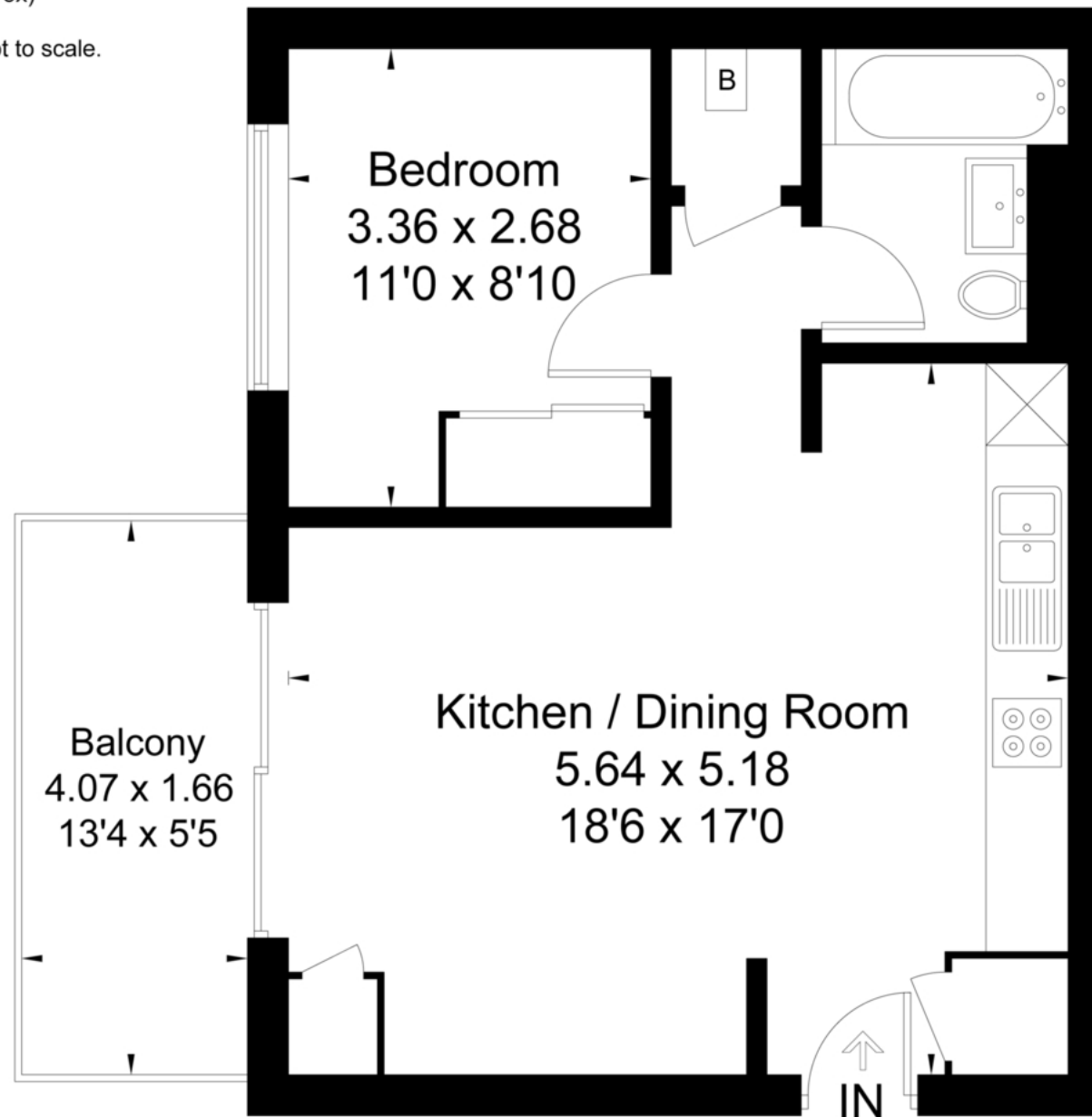
Savills Cambridge
cambridge@savills.com
01223 347147

savills.co.uk

savills



Gross Internal Area (approx)
42.7 sq m / 459 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



Savills Cambridge
cambridge@savills.com
01223 347147

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91023032 Job ID: 128548 User initials: 190211 VP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC