



C A M B R I D G E





INTRODUCTION

HELIX HOUSE is a luxurious new apartment scheme developed jointly by Laragh Homes and Enterprise Property Group.

Set in the renowned university city of Cambridge, this prominent development comprises a ground floor food retail store with 12 private luxury apartments above.

Featuring seven 1 bedroom apartments and five 2 bedroom apartments, Helix House is the ideal place for a first home, a professional couple to enjoy their own space, downsizers or investors who would benefit from the low maintenance of these properties.

Helix House sits in a convenient spot on the corner of Perne Road and Radegund Road with local amenities close by, and within walking and cycling distance of the station, university colleges and historic City Centre.

CAMBRIDGE

Cambridge is a unique city; a place perfect for all seasons. Inspired by the beautiful sights and sounds this rich cultural environment has to offer, flurries of visitors travel far and wide to visit Cambridge – one of the east of England's most famous cities.

This compact, popular environment offers a cultural heritage to enjoy, from world-class museums and festivals to vibrant nightlife.

Spoilt for choice, there is a varied selection of dramas and musicals at Cambridge Arts Theatre, leading comedy acts, rock bands or perhaps for something extra special, a night enjoying the symphony orchestra at Cambridge Corn Exchange. Alternatively, simply sit and enjoy the parks located around the city or the famous Backs of the Colleges, situated along the idyllic River Cam. Beyond this cultural hub lie hundreds of square miles of gentle countryside, ideal for walking or cycling, and replete with beautiful villages, living museums and historic houses.

Shopping in Cambridge is arguably the best in the region. Major retailers, independent stores and traditional markets nestle side-by-side among the grand façades of the University and Colleges, offering everything from designer

clothes to rare books, fresh produce to original artworks. In the city's heart, the Grand Arcade provides unrivalled shopping luxury, whilst away from the hustle and bustle the Grafton Centre offers dozens of high street stores in a covered mall for hassle-free, one-stop shopping. The city's many superb cafés and restaurants are ideal venues to enjoy during the day or spend a relaxing evening.

Education in Cambridge is second to none, featuring some of the UK's highest rated schools. Post-18 education is also well catered for at Cambridge University, Anglia Ruskin University and Cambridge Regional College.

Healthcare is provided by Addenbrooke's, a flagship NHS facility and the University's teaching hospital, whilst Chesterton Medical Centre provides an out-of-hours emergency service.

Cambridge is at the heart of the high-technology centre known as Silicon Fen, and is also home to the Cambridge Biomedical Campus. Now undergoing a major expansion, the Campus is on track to becoming one of the leading biomedical centres in the world by 2020.

LOCATION

This great location in south-east Cambridge offers access to the M11 motorway, A14 and A11 dual carriageways. The A14 connects to destinations in the east and west, but also links directly to the A1 and M1 to provide swift access to the north and south, including London. The A11 runs from north-east London to Norwich in Norfolk.

Stansted Airport, just 30 miles south of Cambridge off the M11, is easily accessible by car or train from Cambridge Station, and nearby Cambridge Airport offers flights to a choice of destinations without the usual hassles of getting to the airport.

Cambridge railway station provides excellent transport links. Located just minutes by bicycle, approximately 1.9 miles away, as well as frequent services from conventional buses and the guided bus, travelling further afield could not be easier. From Cambridge there are regular rail services direct to London King's Cross and London Liverpool Street (approximate journey time: 50 minutes), the north via Peterborough and regional services to Birmingham and the Midlands, the east of England and the north-west.

The planned new Cambridge Science Park railway station at Chesterton will provide a frequent

service to London and Cambridge and link with the Cambridgeshire Guided Busway.

Addenbrooke's Hospital and Cambridge Biomedical Campus are located approximately 1.5 miles from Helix House. Local bus routes offer numerous services to and from the hospital. Alternatively parking and bicycle lock-ups are available on site, or the option of arriving by foot will take around 25 minutes.

Cambridge's bustling city centre is approximately 2.1 miles away, allowing quick access by bicycle. Cambridge has plenty of cycle routes and footpaths that entwine around the city, allowing a greener mode of travel; a great way to take in all the history and beauty that this famous city has to offer.

The Grafton is only a 10 minute walk from the centre of Cambridge. The shopping centre has ample on-site parking, and is serviced by local buses including a park and ride service. The Grafton shopping centre is ideal for a great day out offering a wide variety of stores, cafés and restaurants and entertainment including a multi-screen Vue cinema.



DIRECTIONS

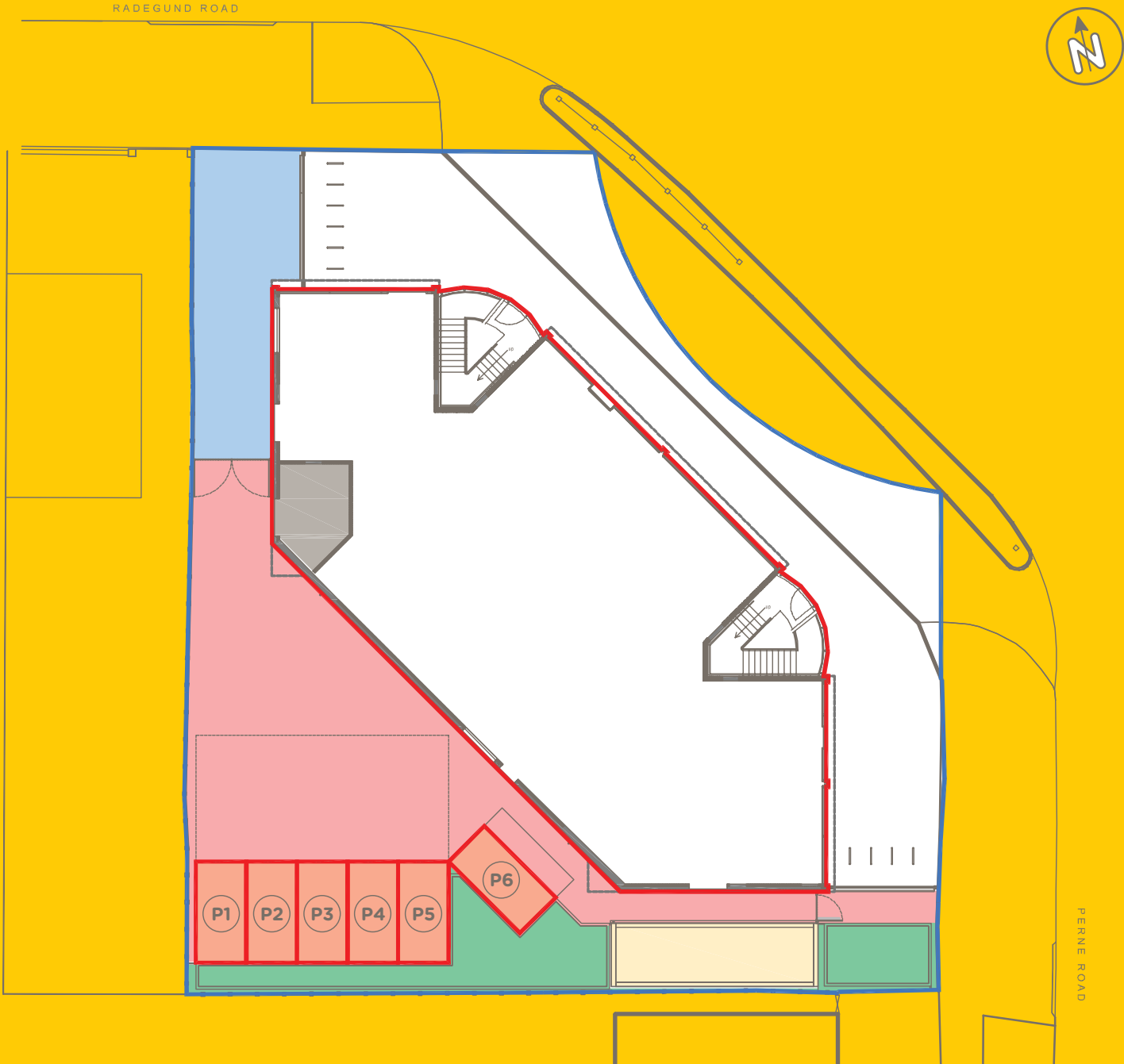
From all directions outside Cambridge go to Junction 11 on the M11 and take the A1309 into Cambridge for several miles. At the second set of major traffic lights, turn right into Long Road. Follow Long Road until you meet a roundabout and take the first exit onto Mowbray Road. Follow this road for nearly 1 mile and Helix House is located on the left-hand side of the second roundabout.

Cambridge
Airport

HELIX HOUSE
119 PERNE ROAD
CAMBRIDGE
CB1 3SB

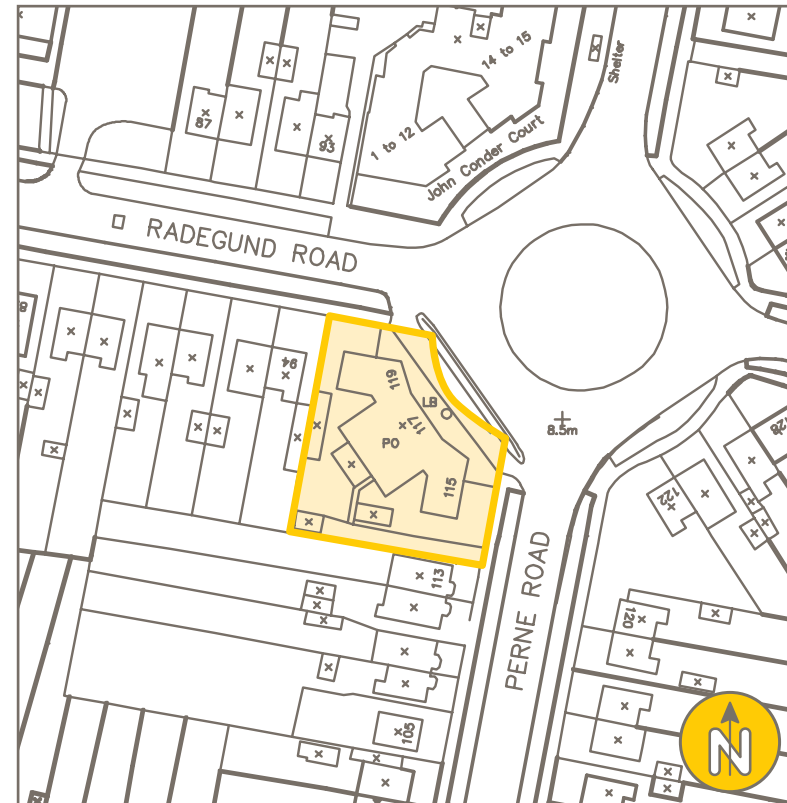
KEY

- Access
- Access for Residential Occupiers
- Amenity
- Residents' Cycle Store
- Residents' Bin Store
- Residents' Parking Spaces
- Site Boundary
- Building Footprint



SITE OVERVIEW

Helix House provides a total of six allocated parking spaces to the rear of the development, together with residents' cycle storage and bin stores.







LUXURIOUS LIVING

Stylish and contemporary in design, all apartments deliver a high specification with high quality fixtures and fittings throughout. Interiors boast open plan living areas, with a combination of Karndean flooring and fitted carpeting included. The beautiful fitted gloss kitchens feature quartz stone worktops and integrated appliances, and the sleek contemporary bathrooms feature Porcelanosa tiles. A number of the apartments have balconies large enough to sit out on and enjoy outside space, whether it be quality down time or a social drink with a friend.

The ground floor of Helix House consists of a retail unit. Attracting locals and passers by, this will be a bustling area offering fantastic convenience for all. Located to the rear are the parking spaces allocated to the two bedroom apartments and a bicycle shelter and bin store for all residents' use.

FIRST FLOOR



- 1 Bed apartments
- 2 Bedroom apartments
- Stairs & Corridors
- Terraces
- WD Washer Dryer



DIMENSIONS

APARTMENT 1 - 503 sq ft

Kitchen/Dining/Living	6.2m x 4.0m	20'4" x 13'1"
Utility Cupboard	1.5m x 1.1m	4'11" x 3'7"
Bedroom	3.2m x 2.8m	10'6" x 9'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"

APARTMENT 2 - 682 sq ft

Kitchen/Dining/Living	6.6m x 4.2m	21'8" x 13'9"
Bedroom 1	3.3m x 3.1m	10'10" x 10'2"
Bedroom 1 Ensuite	2.2m x 1.8m	7'3" x 5'10"
Bedroom 2	2.9m x 2.5m	9'6" x 8'2"
Bathroom	2.2m x 1.9m	7'3" x 6'2"

Allocated Parking Space - P2

APARTMENT 3 - 766 sq ft

Kitchen/Dining/Living	7.8m x 3.5m	25'7" x 11'6"
Utility Cupboard	1.7m x 1.0m	5'7" x 3'3"
Bedroom 1	4.0m x 3.3m	13'1" x 10'10"
Bedroom 1 Ensuite	2.1m x 1.8m	6'10" x 5'10"
Bedroom 2	3.8m x 3.2m	12'5" x 10'6"
Bathroom	2.2m x 1.8m	7'3" x 5'10"

Allocated Parking Space - P1

APARTMENT 4 - 586 sq ft

Kitchen/Dining/Living	6.9m x 4.1m	22'8" x 13'5"
Utility Cupboard	1.9m x 0.9m	6'2" x 2'11"
Bedroom	4.2m x 3.4m	13'9" x 11'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Terrace	3.2m x 1.5m	11'6" x 4'11"

APARTMENT 5 - 537 sq ft

Kitchen/Dining/Living	8.0m x 7.8m	26'3" x 25'7"
Utility Cupboard	1.8m x 1.0m	5'10" x 3'3"
Bedroom	3.6m x 2.9m	11'10" x 9'6"
Bathroom	2.3m x 1.8m	7'6" x 5'10"

APARTMENT 6 - 609 sq ft

Kitchen/Dining/Living	7.8m x 3.7m	25'7" x 12'1"
Utility Cupboard	1.6m x 0.8m	5'3" x 2'7"
Bedroom 1	3.3m x 3.1m	10'10" x 10'2"
Bedroom 2	3.3m x 2.6m	10'10" x 8'6"
Bathroom	2.2m x 1.9m	7'3" x 6'2"

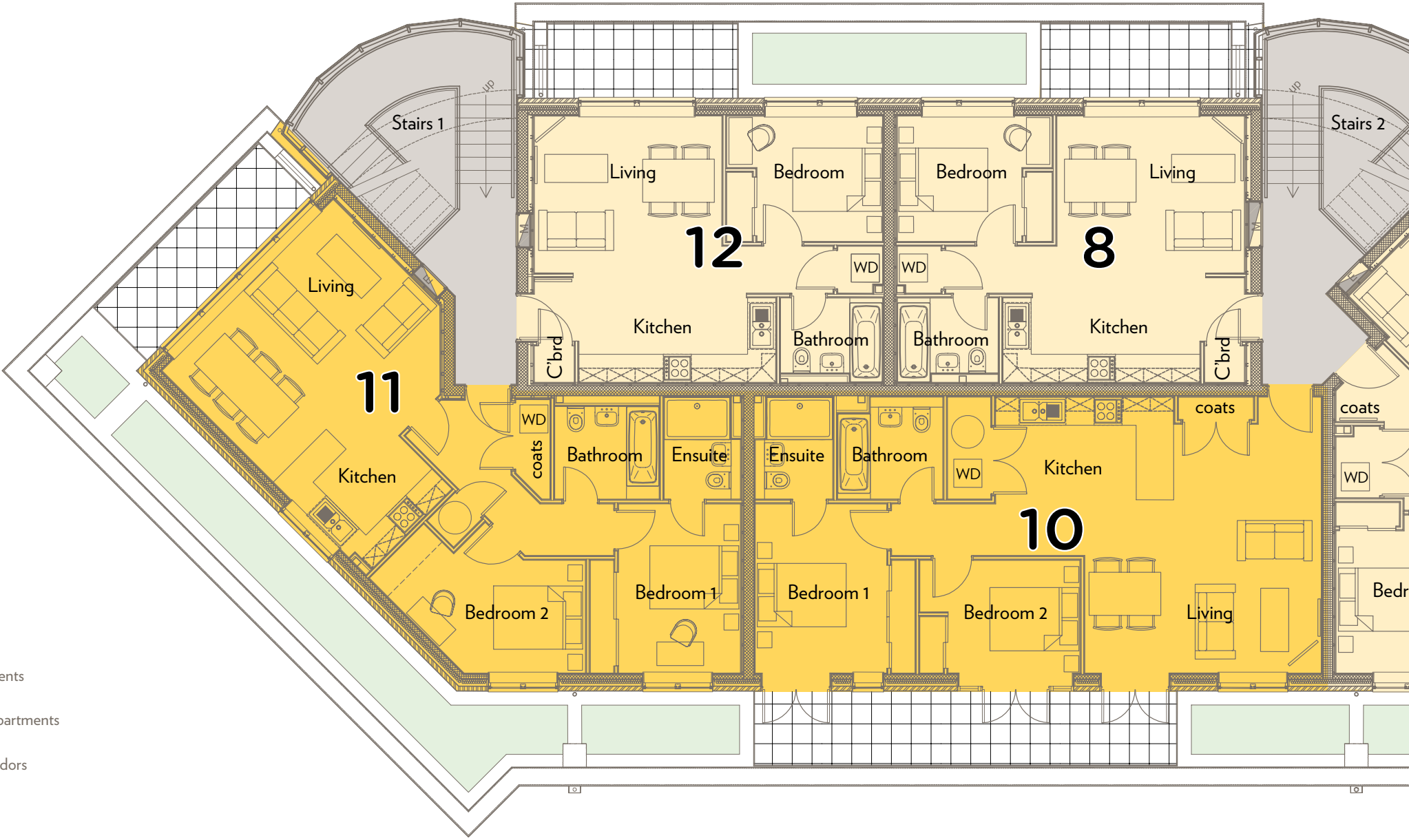
Allocated Parking Space - P3

APARTMENT 7 - 503 sq ft

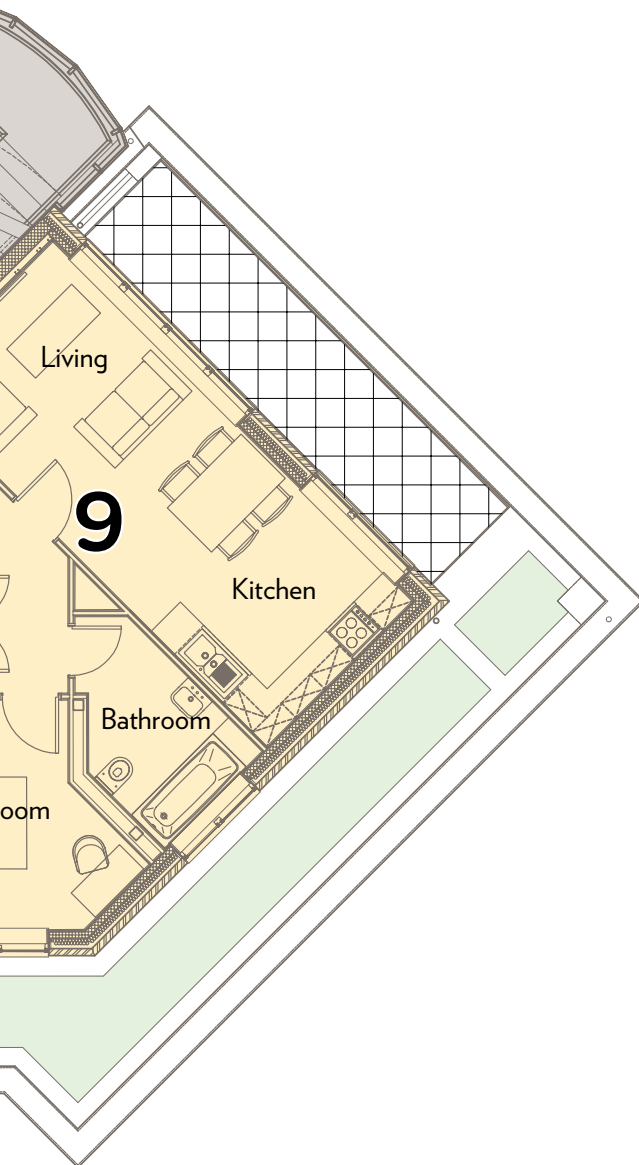
Kitchen/Living/Dining	6.2m x 4.0m	20'4" x 13'1"
Utility Cupboard	1.5m x 1.1m	4'11" x 3'7"
Bedroom	3.2m x 2.8m	10'6" x 9'2"
Bathroom	2.2m x 1.8m	7'3" x 5'10"

The plans are not shown to scale; all dimensions are approximate and given at their maximum.
Kitchen layouts may be subject to variation.

SECOND FLOOR



- 1 Bed apartments
- 2 Bedroom apartments
- Stairs & Corridors
- Terraces
- WD Washer Dryer
- Sedum Green Roof



DIMENSIONS

APARTMENT 8 - 463 sq ft

Kitchen/Dining/Living	5.6m x 5.1m	18'4" x 16'9"
Utility Cupboard	1.1m x 0.9m	3'7" x 2'11"
Cloakroom	0.9m x 0.9m	2'11" x 2'11"
Bedroom	3.3m x 2.6m	10'10" x 8'6"
Bathroom	2.2m x 1.8m	7'3" x 5'10"
Terrace	4.0m x 1.6m	13'1" x 5'3"

APARTMENT 9 - 515 sq ft

Kitchen/Dining/Living	7.4m x 2.9m	24'3" x 9'6"
Utility Cupboard	1.5m x 0.9m	4'11" x 2'11"
Bedroom	3.6m x 3.6m	11'10" x 11'10"
Bathroom	3.2m x 2.0m	10'6" x 6'7"
Terrace	7.0m x 1.5m	23'0" x 4'11"

APARTMENT 10 - 770 sq ft

Hallway	3.2m x 2.0m	10'6" x 6'7"
Kitchen	3.5m x 2.2m	11'6" x 7'3"
Dining/Living	5.0m x 3.8m	16'5" x 12'5"
Utility Cupboard	2.2m x 0.9m	7'3" x 2'11"
Bedroom 1	3.5m x 3.3m	11'6" x 10'10"
Bedroom 1 Ensuite	2.2m x 1.6m	7'3" x 5'3"
Bedroom 2	3.4m x 2.4m	11'2" x 7'10"
Bathroom	2.2m x 2.2m	7'3" x 7'3"
Terrace	8.9m x 1.5m	29'2" x 4'11"

Allocated Parking Space - P5

APARTMENT 11 - 735 sq ft

Kitchen/Dining/Living	6.1m x 5.2m	20'0" x 17'1"
Utility Cupboard	2.2m x 0.9m	7'3" x 2'11"
Bedroom 1	3.5m x 3.2m	11'6" x 10'6"
Bedroom 1 Ensuite	2.2m x 1.6m	7'3" x 5'3"
Bedroom 2	4.6m x 2.3m	15'1" x 7'6"
Bathroom	2.2m x 2.2m	7'3" x 7'3"
Terrace	4.9m x 1.6m	16'1" x 5'3"

Allocated Parking Space - P4

APARTMENT 12 - 463 sq ft

Kitchen/Dining/Living	5.6m x 5.2m	18'4" x 17'1"
Utility Cupboard	1.1m x 1.0m	3'7" x 3'3"
Cloakroom	1.0m x 0.9m	3'3" x 2'11"
Bedroom	3.3m x 2.5m	10'10" x 8'2"
Bathroom	2.2m x 1.8m	7'3" x 5'10"
Terrace	4.0m x 1.5m	13'1" x 4'11"

Allocated Parking Space - P6

The plans are not shown to scale; all dimensions are approximate and given at their maximum.
Kitchen layouts may be subject to variation.

SPECIFICATION

KITCHEN

- Individually designed kitchens featuring handle-free cabinets with contemporary doors in a choice of colours*
 - All cabinet doors and drawers include soft-close mechanism
 - Quartz worktops in a choice of colours*
 - Smeg integrated stainless-steel oven
 - Smeg induction 4-zone hob
 - Smeg integrated telescopic extractor hood
 - Integrated fridge/freezer (Apartments 3, 4, 5, 6, 8, 9, 10, 12)
 - Integrated fridge (Apartments 1, 2, 7, 11)
 - Integrated freezer (Apartments 1, 2, 7, 11)
 - Integrated dishwasher
 - Freestanding washer/dryer
 - Blanco stainless-steel under-mounted bowl with chrome polished tap
 - LED feature lighting to underside of wall cabinets
- * Colour options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

BATHROOM & ENSUITES

- Roca white sanitaryware
- Hansgrohe tap fittings
- Shower over bath
- Rainfall overhead shower with handset in ensuite
- Chrome heated towel rails
- Porcelanosa wall and floor tiling
- Vanity unit under basin with mirror above or mirrored cabinet

INTERNAL FINISHES

- Karndean to kitchen, hall and living area
- Carpets to bedrooms
- Pavilion grey woodwork, architrave and skirting
- Stainless-steel lever handles
- Wardrobes to bedroom 1

ELECTRICAL FITTINGS

- A combination of mains voltage and low-energy lighting throughout
- LED feature lighting to underside of kitchen wall cabinets
- Brushed stainless-steel flat-plate sockets to kitchen
- Dimmer switches to bedroom 1 and lounge

HEATING

- Gas-fired central heating and hot water
- Flat panel horizontal radiators

HOME ENTERTAINMENT

- Wiring for Virgin Media
- Telephone outlets and CAT 5E data points provided to reception rooms and bedrooms

SECURITY & PEACE OF MIND

- Mains-powered smoke, heat and carbon monoxide detector
- NHBC 10-year warranty cover
- Video door entry system

TENURE

Tenure: Leasehold, 150 years

Ground Rent: One bedroom - £250pa; two bedroom - £300pa

- Estimated service charges available on request.

Viewings: For further information please contact Gill Daniels at Savills on 01223 347031.



Specification details may be subject to variation. All photographs are from previous developments and are indicative only.

THE DEVELOPERS

Helix House is a partnership between two leading regional companies, Enterprise Property Group and Laragh Homes. The two developers have an established track record for excellence, having successfully created several joint schemes in prime locations in and around Cambridge and surrounding villages. This development will be the tenth joint venture for these well-known local developers.

As a partnership with unrivalled experience, this professional team can draw on a comprehensive network of crafts and trades people who are outstanding in their fields. This means they can tailor their approach to the individual needs of every project and are uniquely positioned to ensure the highest standards of customer service throughout – from the initial site acquisition and design to sales and aftercare.



Enterprise Property Group is a local developer which has successfully constructed many schemes, not only regionally but also nationally. Enterprise Property Group's focus is residential development, for which it has a proven track record based on its many years' experience, embracing conversion and restoration of historic buildings, new-build, and urban regeneration. The group is committed to delivering quality properties, built to a high specification, in all its areas of operation.



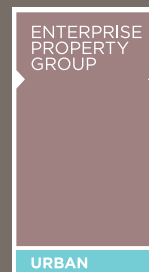
Laragh Homes, a Cambridge-based development company dedicated to building bespoke houses and apartments, draws upon an exceptional breadth of experience, including unrivalled knowledge of the Cambridge area and its property market. The company's aim is to build unique homes of quality and style in excellent locations for its purchasers to enjoy. Working on high profile developments both solely and in partnership with established development partners and a team of property professionals, Laragh Homes creates homes designed to truly enhance their surroundings.



CONTACT

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132-134 Hills Road
Cambridge
CB2 8PA
01223 347000

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