



Clara Rackham Street, Cambridge  
**£500,000 Freehold**

**Sharman  
Quinney**

# Key Features

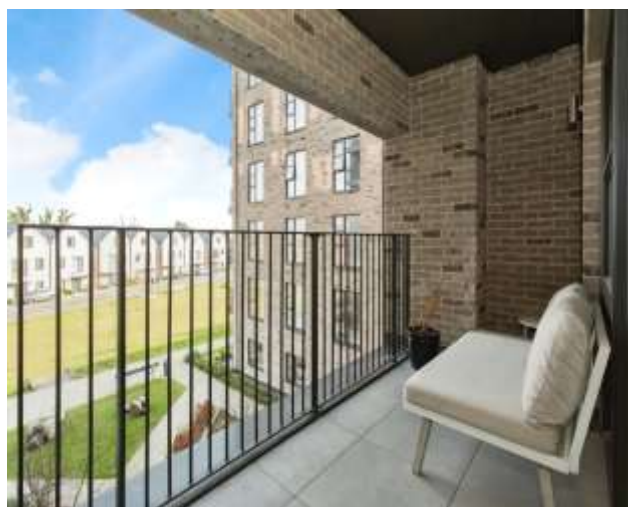


- Contemporary two bedroom apartment
- Finished to a high specification with underfloor heating
- Light and spacious open plan living
- Sleek kitchen with integrated appliances
- Private balcony overlooking manicured garden

Built in 2021 by the award-winning Hill Residential, this sought-after development features a mix of stylish apartments and townhouses, all set around a beautifully landscaped central park.

Accessed via a secure entry system, the apartment offers a spacious entrance hall leading to an impressive open-plan kitchen, dining, and sitting area. The sleek, light grey kitchen is finished to a high standard and includes integrated appliances, along with a convenient utility cupboard.

French doors in the sitting area open onto a private balcony, providing stunning views over the manicured grounds and flooding the space with natural light.





The generous principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room, while the second bedroom is also a well-proportioned double. A stylish main bathroom, finished to an exceptional standard, completes the accommodation.

Located just off Cromwell Road, Timberworks is a modern residential development built in 2021, offering a mix of one- and two-bedroom apartments, as well as two-, three-, and four-bedroom houses. Designed for contemporary living, the development provides excellent connectivity to key areas in Cambridge.

Cambridge train station is just a short cycle ride or approximately a 20-minute walk away, making it an ideal location for commuters. The city centre and Addenbrookes Hospital are easily accessible on foot, by bicycle, or via public transport from Mill Road. For those traveling further afield, the A14 is conveniently located just two miles away via Fen Ditton, offering quick access to surrounding areas.

Clara Rackham Street combines modern living with a prime location, making it a desirable choice for professionals, families, and investors looking to enjoy all that Cambridge has to offer.

Entrance hall

Kitchen / dining room area - 4.96m x 3.05m (16'2





x 10')  
 Sitting room area - 3.26m x 4.82m (10'6 x 15'8)  
 Primary bedroom - 4.30m x 3.05m (14'1 x 10')  
 En-suite  
 Bedroom two - 4.29m x 3.05m (14' x 10')  
 Bathroom


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102857 - 0002

