



Clara Rackham Street, Cambridge
£460,000 Leasehold

**Sharman
Quinney**

Key Features

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250 Years remaining as of 01 Jan 2021

£Ask Agent Ground Rent

Review due: 01/2026

£1810.23 Service Charge

Review due: 01/2026

- Popular Timber Works development
- Spacious and light apartment
- Contemporary open plan kitchen / living room
- Two double bedrooms
- Two bathrooms
- Balcony overlooking central park
- Hyperoptic broadband ready

Access is via a secure video entry system, with both lift and stair access to all levels. The welcoming entrance hall includes a utility cupboard housing the washer / dryer together with a Vent-Axia airflow system. The dual-aspect living room is filled with natural light and opens out onto a large, covered balcony with stunning views across the



park, creating the perfect space to relax or entertain. The contemporary kitchen area is fitted with Caesartone work surfaces and integrated appliances including a fridge and dishwasher.

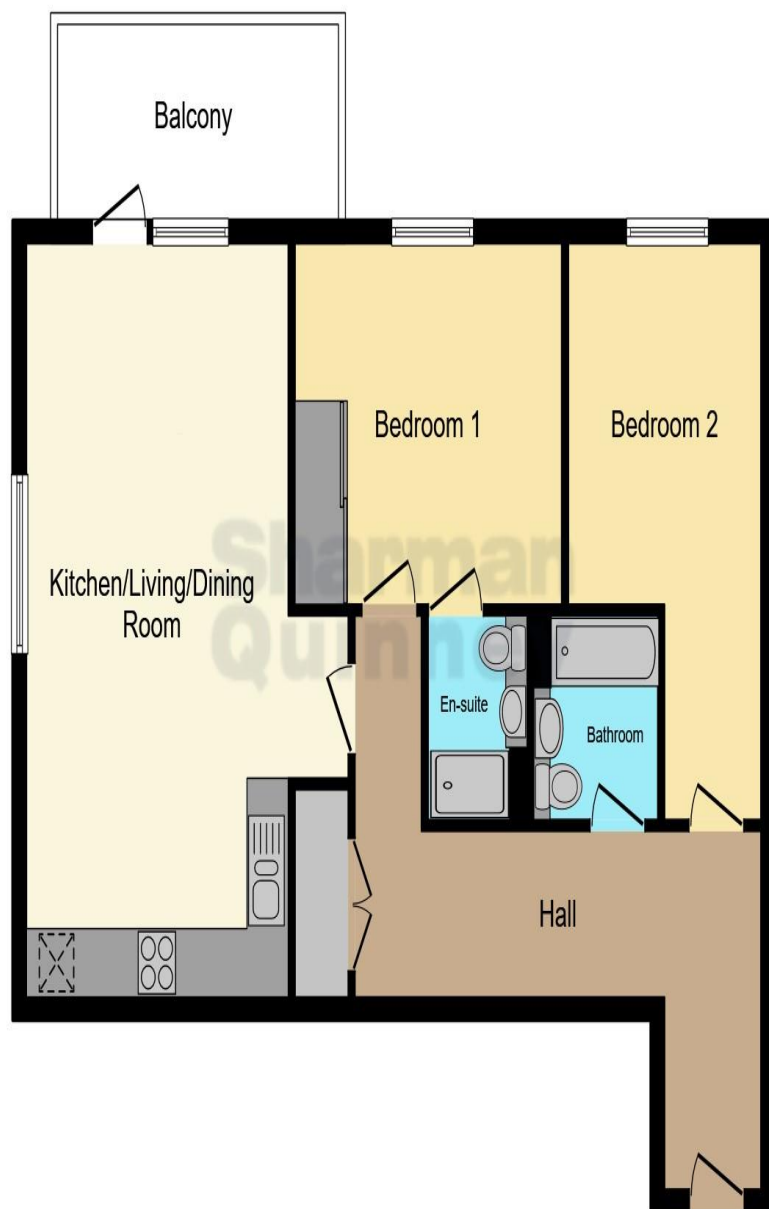
The main bedroom is a spacious double featuring a full-height window, fitted wardrobe with mirrored sliding doors, and a sleek en-suite shower room complete with concealed cistern, wash hand basin and chrome heated towel rail. The second bedroom is also a generous double with a full-height window.

Residents benefit from landscaped communal areas and a nearby children's play park. The property also includes secure undercroft parking with an EV charging point. With underfloor heating throughout and an enviable location, this apartment offers a rare opportunity to enjoy contemporary living in a desirable park-side setting.

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.

Entrance hall

Kitchen / living room - 6.60m x 3.81m (21'8 x 12'6)

Bedroom one - 3.16m x 3.88m (10'4 x 12'9)

En-suite

Bedroom two - 3.16m x 2.80m (10'4 x 9'2)

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

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