



Clara Rackham Street, CAMBRIDGE
Offers In Excess Of £320,000 Leasehold

**Sharman
Quinney**

Key Features



250 Years remaining as of 01 Jan 2021

£Ask Agent Ground Rent p/a

Review due: Ask Agent

£1942.76 Service Charge p/a

Review due: Ask Agent

- Built by award winning Hill Residential
- Modern forth floor apartment finished to high specification
- Secure video intercom entry system
- Open plan living with integrated appliances
- Winter garden with panoramic city views
- Undercroft parking
- 58 sqm / 624 sqft

Built by the award-winning Hill Residential, this modern fourth-floor apartment offers stylish and contemporary living in the prestigious Timberworks development, just off Cromwell Road.



Accessed via a secure video intercom system, the entrance hall welcomes you with a useful storage cupboard and a separate utility cupboard housing the washing machine, ensuring a sleek and clutter-free living space.

Designed to a high specification, the apartment features an open-plan kitchen and living area, complete with integrated appliances and elegant finishes. Just off the living space, a large winter garden provides a versatile, enclosed area with panoramic views of the city skyline.

The spacious primary bedroom is a well-proportioned double, enhanced by built-in mirrored wardrobes, offering both style and practicality.

Further benefits of this impressive apartment include allocated undercroft parking plus secure bike storage.

Entrance hall

Kitchen / living room - 3.53m x 6.88m (11'5 x 22'5)

Bedroom - 5.96m x 2.85m (19'5 x 9'3)

Winter garden - 3.55m x 1.80m (11'5 x 5'9)

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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