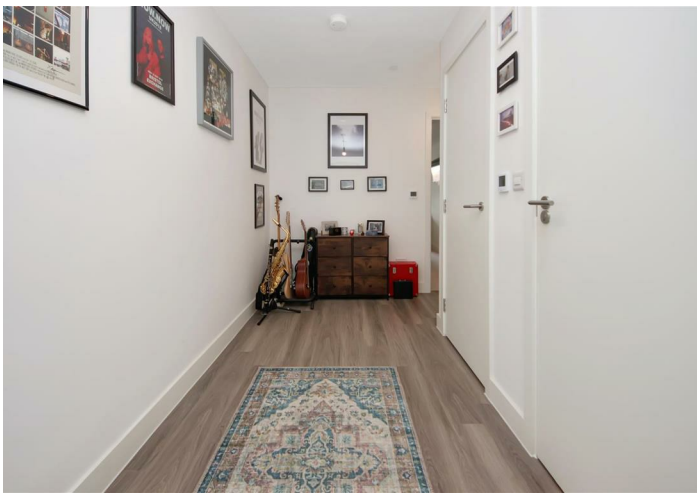




Bush & Co.



## 326 Clara Rackham Street, Cambridge, Cambridgeshire, CB1 3FN

£350,000 Leasehold



Energy Rating Band B

Clara Rackham Street forms part of the acclaimed Timberworks scheme by Hill Residential. The development has recently been completed and includes a bold mix of apartments and town houses set around a landscaped central park with facilities including community rooms and day nursery.

The development is located off Cromwell Road which offers good access to the city centre, the Addenbrookes Hospital Biomedical Campus and railway station. There are many recreation, retail and leisure facilities nearby with the Beehive Centre and Retails Parks within walking distance as well as all the independent shops and facilities of Mill Road.

The apartment is located on the third floor with a long lease and westerly orientation at the back of the building. There is a whole home ventilation system and under floor heating from the communal heating plant. Amtico flooring is provided throughout apart from the bedroom and there are approximately eight years remaining from the original NHBC warranty. Lift and stair access is provided to all floors.

The generous hallway has a secure video intercom entry system as well as a storage cupboard and further utility cupboard with washing machine.

The stylish bathroom features a modern three piece suite with shower over the bath and glass screen, w.c with concealed cistern and inset wash hand basin. There are part tiled walls, electric shaver point, recessed spotlighting and chrome heated towel rail.

The large double bedroom has a built in double wardrobe with mirrored doors and looks out over the winter garden.

The spacious sitting/dining/kitchen has windows and doors opening into the winter garden and the kitchen is comprehensively fitted with a range of wall and base units and caesarstone work surfaces with inset stainless steel sink unit and a full complement of included integrated appliances featuring electric oven and hob with extractor over, microwave, fridge, freezer and dishwasher.

The winter garden offers a superb space running the full width of the flat with fully opening windows allowing plenty of natural light and ventilation.

Outside - There are well kept communal garden areas and a childrens play park as well as secure bicycle and bin stores.

Parking is not allocated but there are 'pay to park' spaces within the development and we are informed that some underground parking spaces are still available to purchase. Unrestricted parking is available in the neighbouring area.

TENURE - Leasehold

TERM - 248 years remaining

MAINTENANCE CHARGES - £1589 PA

GROUND RENT - N/A

COUNCIL TAX - Band C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

Clara Rackham Street, Cambridge, CB1 3FN



Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup> (excluding winter garden)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

## Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

