



Bush & Co.





## 206 Clara Rackham Street, Cromwell Road, Cambridge, CB1 3FH

Price £465,000 Leasehold



Energy Rating Band B

Clara Rackham Street forms part of the acclaimed Timber-Works 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, retail parks and supermarkets within walking distance as well as all the independent shops and facilities of Mill Road.

The apartment is situated on the second floor with a superb outlook over the central park and development beyond. The communal entrance is secure with video intercom entry and there are stairs and lift to all levels. The specification is particularly high with underfloor heating from an energy efficient communal heating plant and Amtico flooring to all rooms apart from bedrooms, which are carpeted. There is approximately 8 years remaining from the 10 year NHBC warranty.

The long entrance hall includes a utility cupboard housing the washing machine as well as services and a Vent-Axia whole home ventilation unit.

The superb open plan living space offers an abundance of natural light via large dual aspect windows and doors which lead out to a large covered seating terrace with fine views over the play park. The kitchen area comprises a contemporary range of wall and base units and Caesarstone work surfaces with a full complement of integrated appliances including electric oven, induction hob with extractor over, microwave, fridge, freezer and dishwasher.

The principal bedroom is a large double room with full height window and built in double wardrobe with mirrored sliding doors. The ensuite has a large shower cubicle, w.c with concealed cistern and wash hand basin as well as chrome heated towel rail, splash back tiling and electric shaver point.

Bedroom two is another generous double room with full height window.

The main bathroom has a stylish three piece suite with shower over the bath and glass screen in addition to splash back tiling, chrome heated towel rail and electric shaver point.

Outside - There are well kept communal garden areas and a children's playpark nearby.

Parking - There is residents parking space within the underground car park.

TENURE - Leasehold

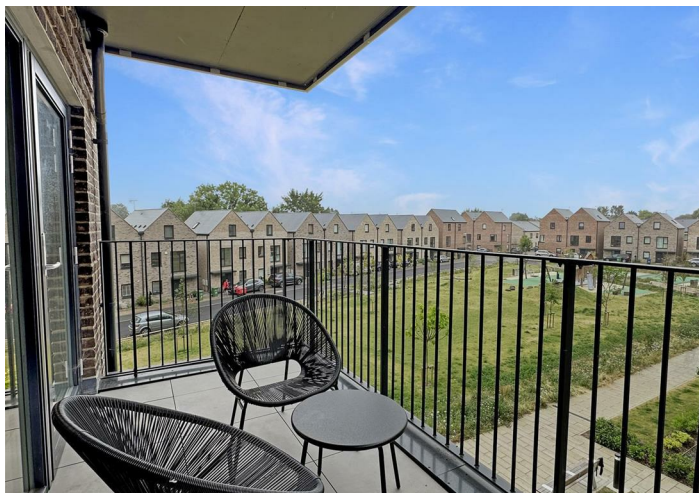
TERM - 250 years from new with 248 years remaining

MAINTENANCE CHARGES - £1810.23 PA

GROUND RENT - We are informed by the seller that there is no ground rent

LOCAL AUTHORITY - Cambridge







## 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.

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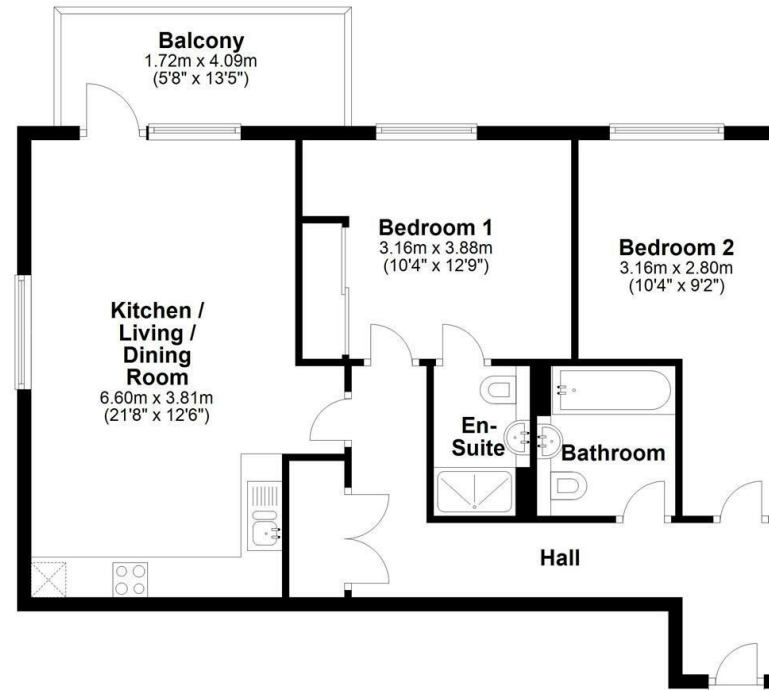
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### Floor Plan

Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
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