

356 Clara Rackham Street
Cambridge, CB1 3FN

Guide price £460,000



B

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- 895 sqft / 83 sqm
- Service Charge - £2100.79 PA
- Leasehold (245 years remaining)
- No onward chain
- 2 bed, 2 bath, 1 recep
- EPC - B / 85

A stylish fifth-floor apartment with a west-facing balcony and underground parking, enjoying a prime city location, close to Cambridge Station, available with the benefit of no chain.

No.356 Clara Rackham Street, The Cherry Blossom building, enjoys a most convenient position just off Cromwell Road and forms part of the Timber Works development. The property has been exceptionally well cared for boasts a bright and airy interior throughout.

The accommodation briefly comprises a spacious entrance hall with a useful utility cupboard, finished with Amtico flooring which continues through to the main reception room. The kitchen/living/dining room is a highlight, fitted with a range of base and eye-level units and finished with Caesarstone worktops. Integrated Bosch, Siemens and AEG appliances include a fridge/freezer, microwave, oven, induction hob with extractor and a dishwasher. The Winter Garden measures approximately 21'8" x 5'3" and boasts westerly panoramic views over the city skyline.

There is a contemporary bathroom suite off from the entrance hall and 2 double bedrooms, the master includes an en suite shower room, coupled with a Vesta built-in sliding mirrored wardrobe.



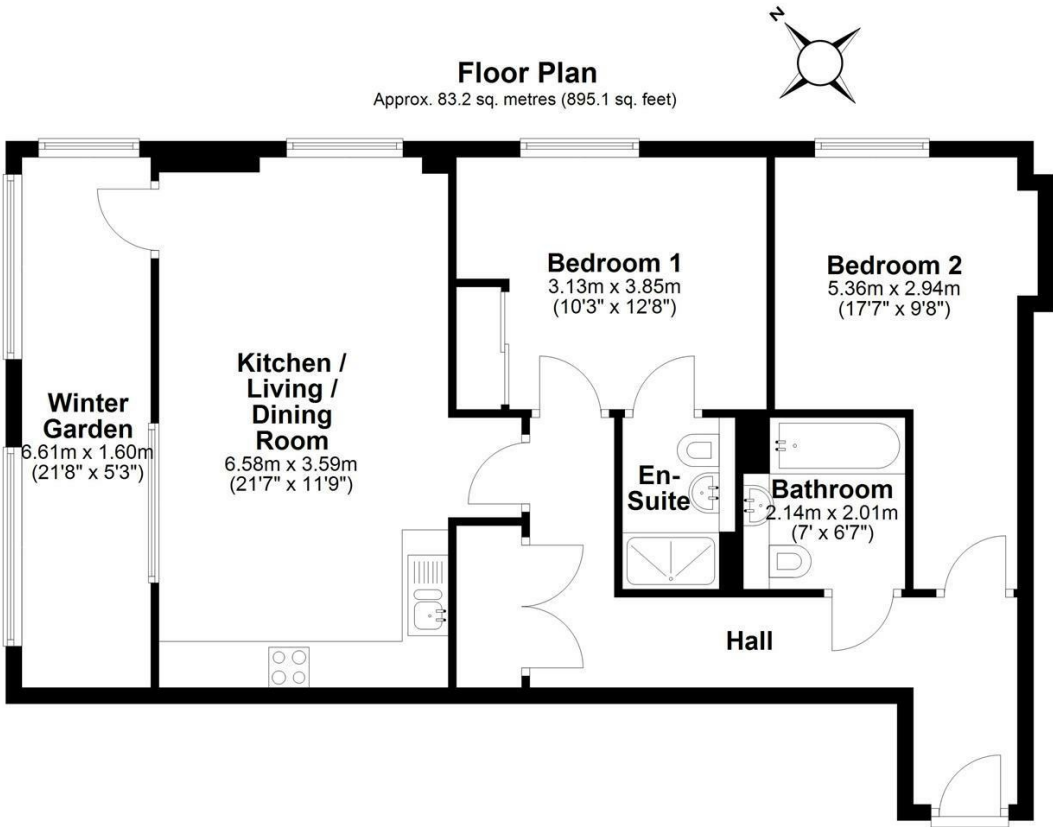


Outside, the main entrance of the building opens onto a central park and playground in the heart of Timberworks. There is plenty of undercroft parking for residents, including electric charging bays and ample bike storage available.

Timber Works is a collection of stylish modern homes located close to the vibrant Mill Road area, a bustling community with independent shops, cafes and restaurants, and a short bike ride from Cambridge city centre and the main station.

Set around a beautifully landscaped central park, Timber Works is designed to provide a unique space for owners to thrive in. There is a children's nursery and communal outdoor space which gives residents a wide variety of places to meet and enjoy time with friends and neighbours.



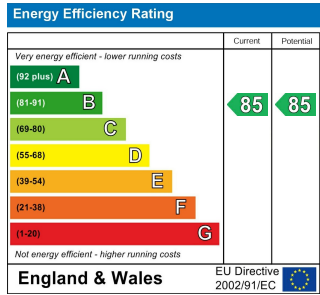


Total area: approx. 83.2 sq. metres (895.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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