



370 Clara Rackham Street, Cambridge, CB1 3FN
Guide Price £465,000 Leasehold



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A STYLISH AND WELL-DESIGNED CB1 PENTHOUSE APARTMENT WITH UNDERCROFT PARKING AND A WEST-FACING WINTER GARDEN, ENJOYING UNRESTRICTED VIEWS OVER THE CITY SKYLINE.

- Stylish Penthouse of 852 sqft / 79sqm
- Undercroft parking with EV charging points
- West-facing winter garden
- Within striking distance of Mill Road and Cambridge Station
- 2 double bedrooms and 2 bathrooms
- 8 years NHBC warranty remaining

No. 370 Clara Rackham Street, The Cherry Blossom building, enjoys a most convenient position just off Cromwell Road on the newly built Timber Works development by award-winning housebuilders Hill Residential. Specifications to the house include Amtico flooring, Caesarstone worktops, quality kitchen units, appliances and vanity bathroom furniture. The property also has over 8 years NHBC warranty remaining.

The property is finished to an excellent specification and has been cleverly designed with open-plan modern living in mind. The bathrooms are particularly well-appointed, and the kitchen includes integrated Bosch and Zanussi appliances.

This apartment benefits from an enclosed winter garden measuring approximately 22'5" x 5'7" and boasting westerly panoramic views over the city skyline. Its reception room has a dual aspect and includes custom-fitted blinds. There are 2 good sized bedrooms, the master is particularly spacious and includes an en suite shower room, coupled with a Vesta built-in sliding mirrored wardrobe.

No. 370 is located on the 6th floor, accessed by a lift or stairs. The lower ground floor of the building provides secure undercroft parking with automatic number plate recognition. There is also visitors parking on the development on a first-come, first-served basis.

Outside, the main entrance of the building opens onto a central park and playground in the heart of Timberworks. The apartment is conveniently situated for access to Cambridge Station, Mill Road and the city centre

Location

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.

Bold architectural features and the use of striking materials give the apartments at Timber Works a light, modern and spacious feel.

Tenure

Leasehold

The lease term is 250 years with 248 years remaining.

Ground Rent - We have been informed by the vendors that there is no ground rent payable.

Service charge - £2000 per annum. This will be reviewed annually and adjusted according to related costs.

Services

All mains services connected apart from gas.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Floor Plan

Approx. 79.2 sq. metres (852.9 sq. feet)



Total area: approx. 79.2 sq. metres (852.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

