



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

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A 4TH FLOOR CB1 FLAT WITH UNDERCROFT PARKING AND A WEST-FACING COVERED BALCONY BOASTING CITY VIEWS, FORMING PART OF THE TIMBER WORKS DEVELOPMENT BY HILL RESIDENTIAL AVAILABLE WITH NO ONWARD CHAIN.

- 894 sqft / 83 sqm
- Undercroft residents parking
- 2 bed, 1 recep, 2 bath
- Electric heating to underfloor
- Council tax band - C
- 4th floor apartment
- 8 years NHBC warranty remaining
- Built in 2022
- EPC – B / 85

No. 342 Clara Rackham Street is a bright and well-positioned 4th floor apartment, situated in the heart of Romsey and enjoying a particularly nice position with its bedrooms having views over a Sedum roof. Specifications to the apartment include Amtico flooring, Caesarstone worktops, quality kitchen units, appliances and vanity bathroom furniture. The property also has over 8 years NHBC warranty remaining.

The accommodation briefly comprises a hallway with a built-in cupboard housing a Heat Interface and Consumer Units. There is a bright open-plan kitchen/living/dining room, which benefits from a dual aspect and has a door onto an enclosed winter garden measuring approximately 21'8" x 5'3" with westerly views over the historic city of Cambridge. The kitchen has been fitted with a stylish range of base and eye-level units; integrated appliances include a Bosch oven, microwave and induction hob with a concealed extractor over. There is also an integrated Zanussi fridge/freezer, dishwasher and washer/dryer, all of which are included within the sale.

There are two double bedrooms, the master bedroom including built-in sliding wardrobes and a modern ensuite shower room, complemented by an illuminated mirror cabinet, attractive tiling and a heated towel rail. The main bathroom has also been fitted with a stylish white suite and includes a shower over the bath.

No. 342 is located on the 4th 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 Timber Works. 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, cafés 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.

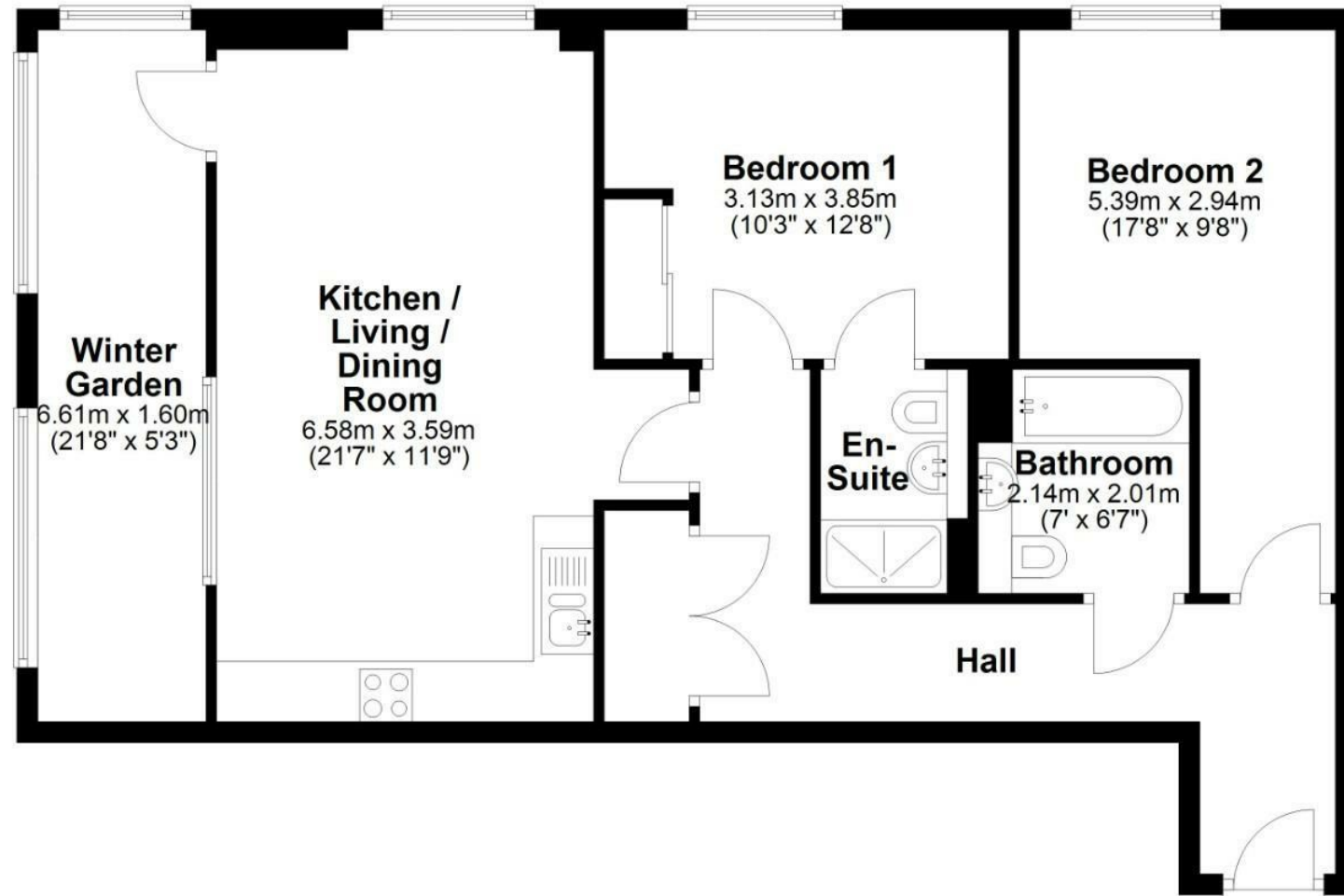
Viewing

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



Floor Plan

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 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	85	85
(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	

