



342 Clara Rackham Street, Cambridge, CB1 3FN  
Guide Price £425,000 Leasehold



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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
- 7 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 247 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.

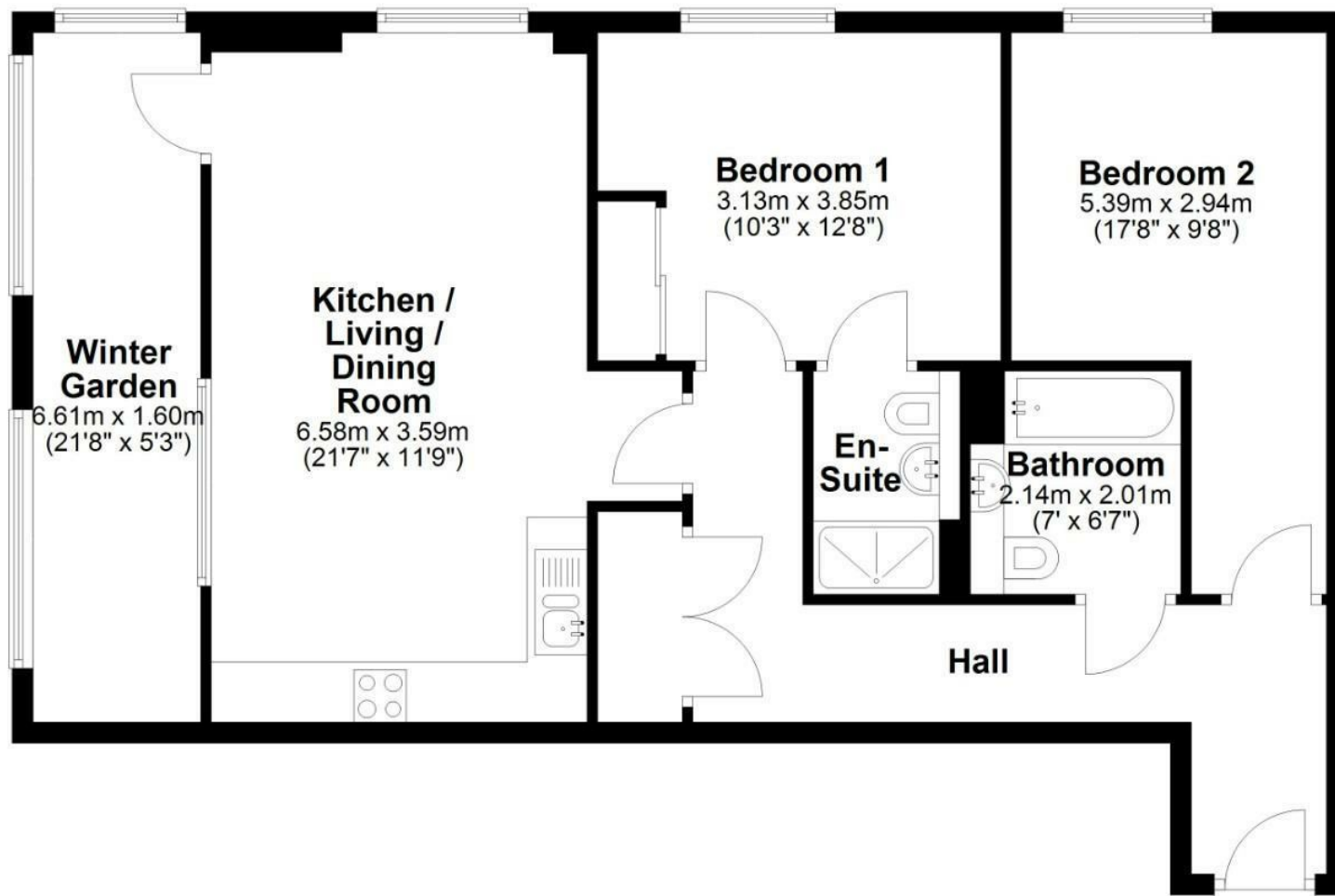
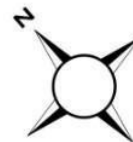
**Viewing**

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) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

