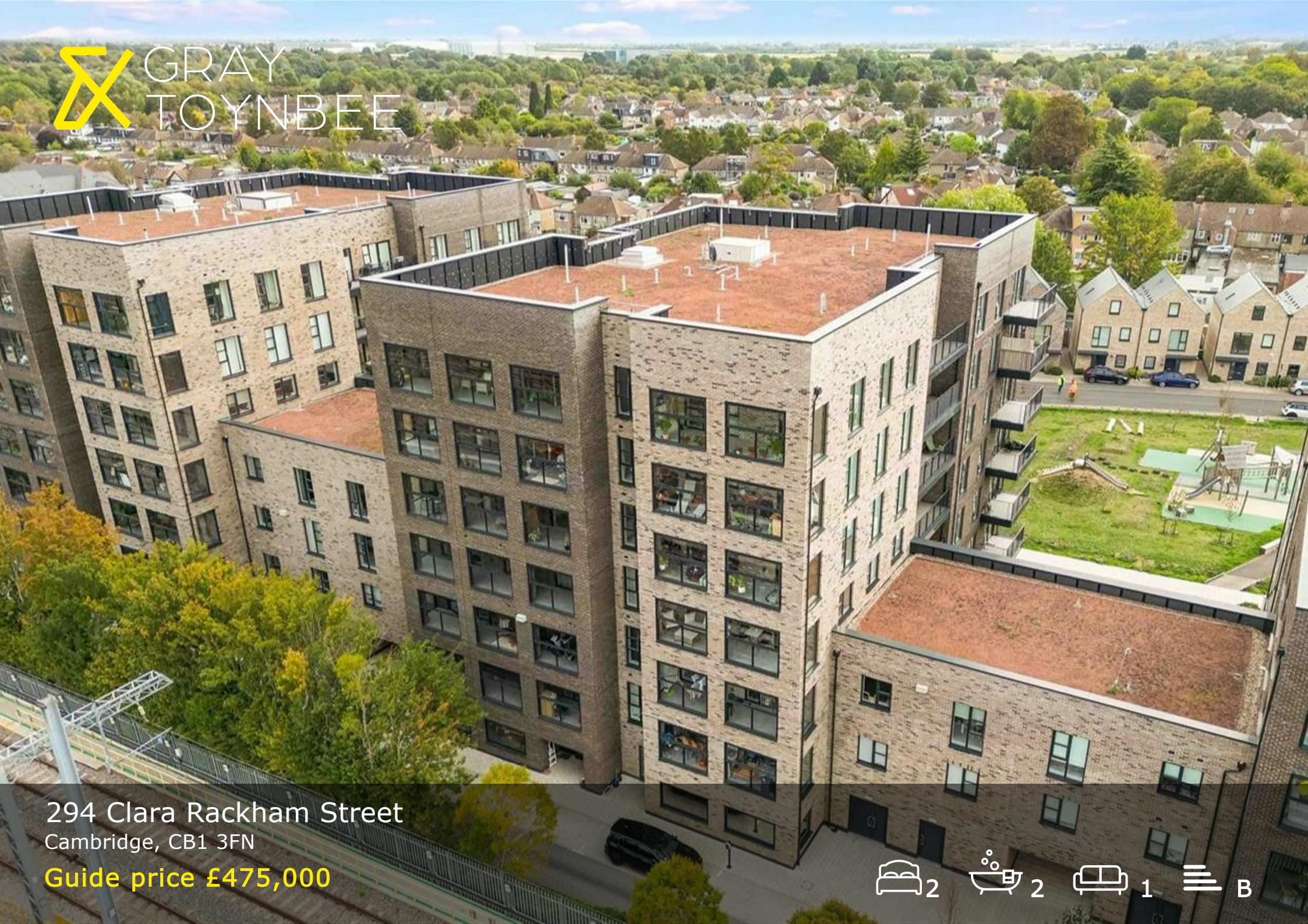
GRAY
TOYNBEE
294 Clara Rackham Street
Cambridge, CB1 3FN
Guide price £475,000
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# Clara Rackham Street

Cambridge, CB1 3FN

- NHBC warranty (6 years remaining)
- No upward chain
- Undercroft parking with EV charging available
- Leasehold (244 years remaining)
- Service Charge - £2136.97 PA

A modern first-floor apartment of 1070 sqft / 99 sqm with undercroft parking and a west-facing Winter Garden, a stone's throw from Cambridge Station, available with no onward chain.

This spacious and well-presented apartment enjoys a prime position just off Cromwell Road, in the heart of CB1.

The accommodation comprises: an entrance hall with utility and storage cupboards, finished with Amtico flooring which continues through to the main reception area. The open-plan kitchen / living / dining room has Caesarstone worktops, base and eye-level units, and integrated Bosch, Siemens and AEG appliances including fridge/freezer, microwave, oven, induction hob with extractor and dishwasher. A door from the living area leads to a Winter Garden, benefitting from westerly aspects and access to the principal bedroom.

There is a stylish bathroom, 2 double bedrooms with the master benefiting from an en-suite and Vesta sliding mirrored wardrobes.

Outside, the building opens onto a central park and playground area. No.294 comes with the advantage of undercroft parking which also includes EV charging bays, plus ample bike storage.

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.

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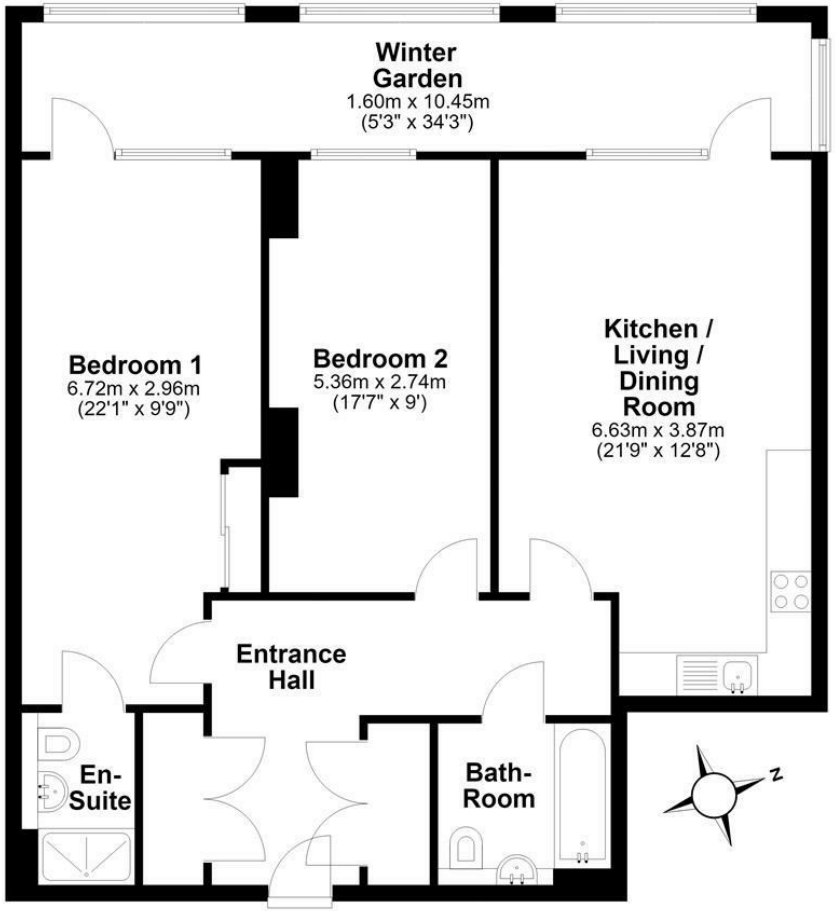
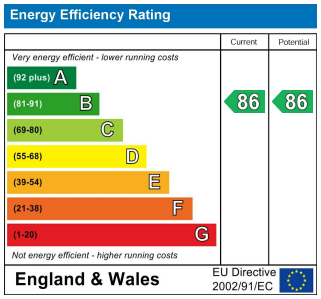
## Ground Floor

Approx. 99.5 sq. metres (1070.6 sq. feet)




Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

## Energy Efficiency Graph




Tenure: Leasehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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