



356 Clara Rackham Street
Cambridge, CB1 3FN

Guide price £460,000



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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.





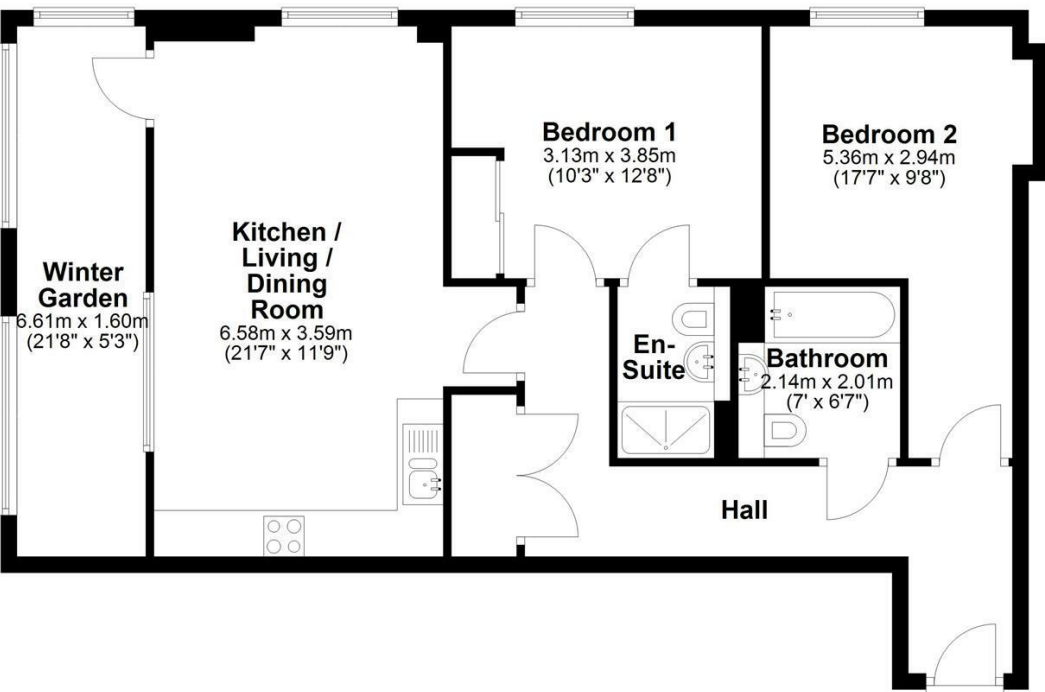
Outside, the main entrance of the building opens onto a central park and playground in the heart of Timberworks. There is plenty of undercroft parking for residents, including electric charging bays and ample bike storage available.

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.



Floor Plan
Approx. 83.2 sq. metres (895.1 sq. feet)

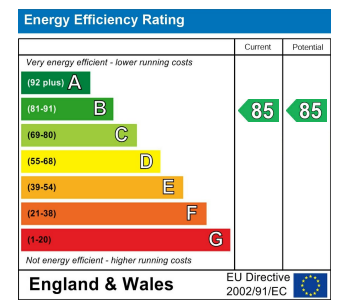


Total area: approx. 83.2 sq. metres (895.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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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