



Bush & Co.



240 Clara Rackham Street, Cambridge, CB1 3FL

Guide Price £350,000 Leasehold



Clara Rackham Street forms part of the acclaimed Timber Works scheme by Hill Residential. Timber Works is one of Cambridge's most sought-after modern developments. It's centred around landscaped green spaces and a day nursery, creating a welcoming community environment.

The development is located just off Cromwell Road, and this apartment offers easy access to Cambridge city centre, Cambridge Railway Station, Addenbrooke's Hospital and Cambridge Biomedical Campus. A 20-minute walk or a 10-minute cycle takes you to Cambridge Station, providing fast rail links to London King's Cross, making it an ideal choice for commuters. The independent shops, cafés, and restaurants of Mill Road are just a short walk away, while the Beehive Centre, supermarkets, and a range of leisure facilities are all conveniently close by.

The accommodation in detail: Secure front door to the communal entrance hall with lift and stairs to the fourth floor. Timber fire door to the entrance hall with storage cupboard, additional cupboard housing the air circulation system, plumbing for washing machine. Sitting/dining room with Amtico timber flooring, inset lighting, door to the balcony. Kitchen area with a sink unit, range of wall and base units, slimline dishwasher, electric hob and oven, fridge/freezer. Double bedroom with a fitted double wardrobe, window to the balcony. Bathroom with panel bath and shower over, vanity unit with hand basin, illuminated mirror, WC with concealed cistern, and heated towel rail. Outside. The communal gardens are well-maintained with a children's play area. Bike and bin storage.

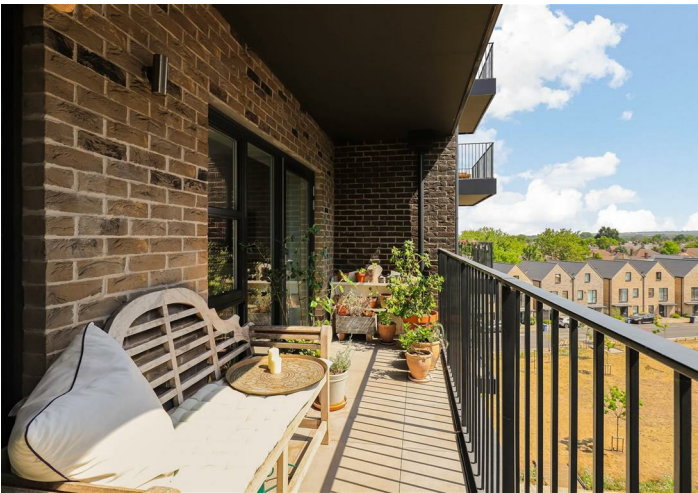
Allocated undercroft parking.

Tenure; Leasehold. 245 years remaining.

Service Charges; £2164.76 2026/2027. No Ground rent.

Services; Mains water, drainage, electricity, communal gas fired heating.

Council Tax; Band C



Exceptional service in Cambridge and the surrounding area

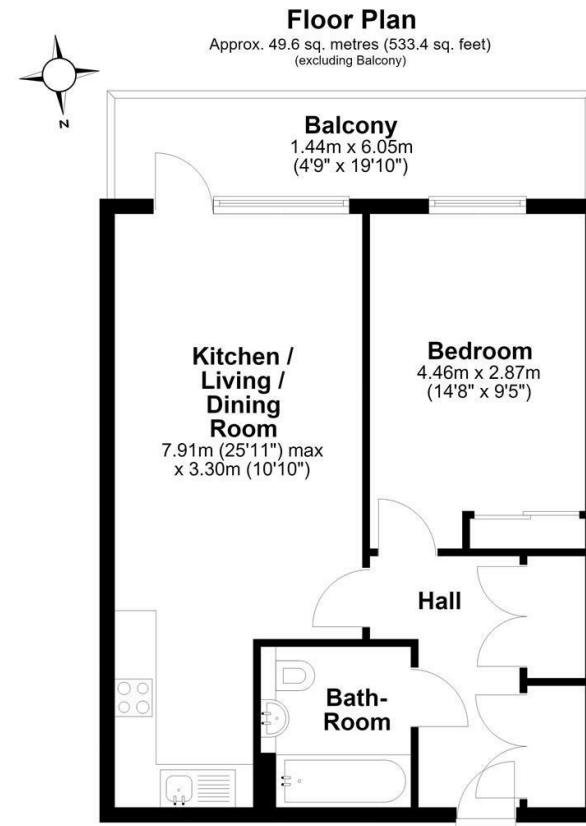
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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Contact us for a market appraisal
01223 246262
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Total area: approx. 49.6 sq. metres (533.4 sq. feet)

Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.