



Bush & Co.



340 Clara Rackham Street, Cambridge, Cambridgeshire, CB1 3FN

Guide Price £310,000 Freehold



Energy Rating Band B

Clara Rackham Street forms part of the acclaimed Timber-Works scheme by Hill Residential. The development has recently been completed and includes a bold mix of apartments and townhouses set around a landscaped central park with facilities including community rooms and a day nursery. The development is located off Cromwell Road, which offers good access to the city centre, the Addenbrookes Hospital Biomedical Campus and the railway station. There are many recreation, retail and leisure facilities nearby with the Beehive Centre, retail parks and supermarkets within walking distance as well as all the independent shops and facilities of Mill Road.

Accommodation in details:

Secure reception hall with stairs and lift service. Front door to entrance hall, storage cupboard, utility with plumbing for washing machine. Open plan sitting/ dining room with sliding door to Winter garden, kitchen area with a sink unit, a range of wall and base units, and integrated appliances. Double bedroom with a range of fitted wardrobes. Bathroom is a fine modern suite with a panel bath and shower over, a hand basin, a WC, an extractor fan and a towel rail.

Outside, well-maintained communal gardens, a play area and secure under croft parking.

Tenure: Leasehold 246 years remaining

No ground rent

Service Charges: £2,238.54 (26/27)

Services; Mains water, drainage and electricity.



Exceptional service in Cambridge and the surrounding villages

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.

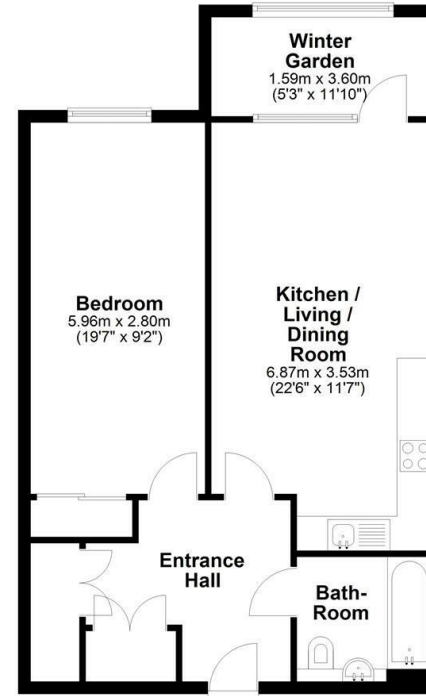
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
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- * Dedicated sales progression
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01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan
Approx. 63.7 sq. metres (685.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

