Bush & Co.

196 Clara Rackham Street, Cambridge

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Guide Price £345,000 Leasehold

About the Property

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 town houses set around a landscaped central park with facilities including community rooms and day nursery.
The development is located off Cromwell Road which offers good access to the city centre, the Addenbrookes Hospital Biomedical Campus and railway station. There are many recreational, retail and leisure facilities nearby with the Beehive Centre, retails parks and supermarkets within walking distance as well as all the independent shops and facilities of Mill Road.

The communal entrance is secure with video intercom entry and there are stairs and lift to all levels. The specification is particularly high with underfloor heating from an energy efficient communal heating plant and Amtico flooring to all rooms apart from the bedroom, which is carpeted. There is approximately 7 years remaining from the 10 year NHBC warranty.

The spacious hallway includes a generous storage cupboard as well as a double utility cupboard which houses plumbing for a washing machine, the air extraction unit and heat exchanger.
The stylish bathroom includes a contemporary three piece suite with shower over the bath, w.c with concealed cistern and inset wash hand basin. There is a large fitted mirror and chrome heated towel rail.
The bedroom is very well proportioned, having a built in double wardrobe with mirrored sliding doors and a window to the winter garden.
There is a superb open plan living/dining kitchen with full width windows and a door to the winter garden. The kitchen area is well appointed with a modern range of wall and base units and stone work surfaces housing a sink and drainer in addition to integrated appliances including electric oven and hob with extractor over, fridge, freezer, dishwasher and microwave.
The winter garden runs the full width of the apartment, across the back, which is not overlooked. There are folding windows which allow a feeling of indoor/outdoor living.

Outside - There are well kept communal gardens and play areas.
There is a parking space within the under croft car park which was purchased at additional cost by the current owners.
There are secure communal bicycle and bin stores for use by residents.

TENURE - Leasehold
TERM - 245 years remaining
MAINTENANCE CHARGES - £151.13 PCM
GROUND RENT - Zero
COUNCIL TAX - Band C
LOCAL AUTHORITY - Cambridge

Property Highlights

- Modern Stylish Apartment
- Popular City Development
- Easy Access To Railway Station, City Centre & Addenbrookes Hospital
- Well Proportioned & Beautifully Presented
- Winter Garden
- Undercroft Car Parking Space
- Under Floor Heating
- Lift & Stair Access

Further Information

Tenure - Leasehold
Council Tax - Band
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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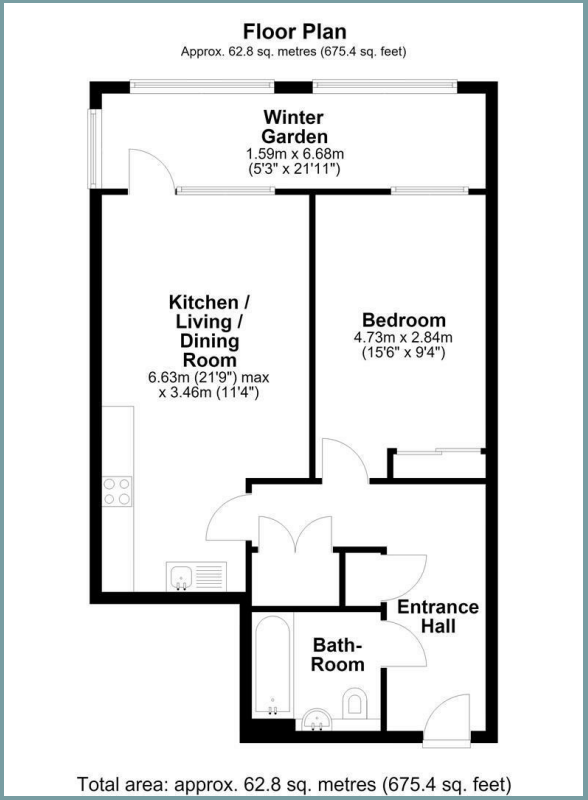

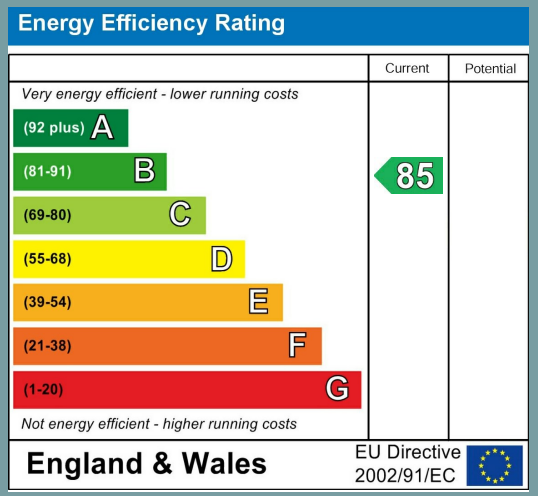

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