

Bush & Co.



240 Clara Rackham Street, Cambridge





Guide Price £350,000 Leasehold

About the Property

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 under croft parking.

Tenure; Leasehold. 245 years remaining.

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

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

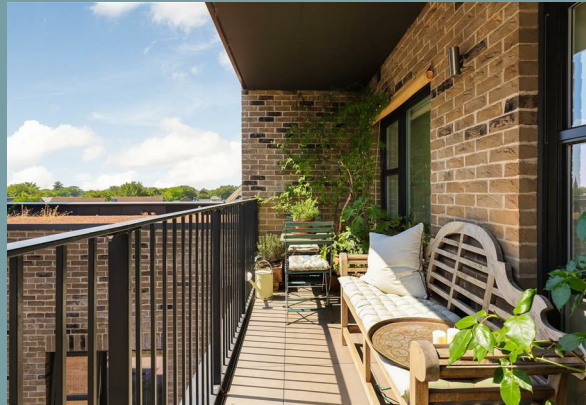
Council Tax; Band C

Property Highlights

- Modern Fourth Floor apartment
- Double bedroom
- Double glazed windows
- Sitting/ dinng
- Spacious balcony
- Bathroom
- Underfloor Heating
- Allocated parking space
- Fitted kitchen
- Great location

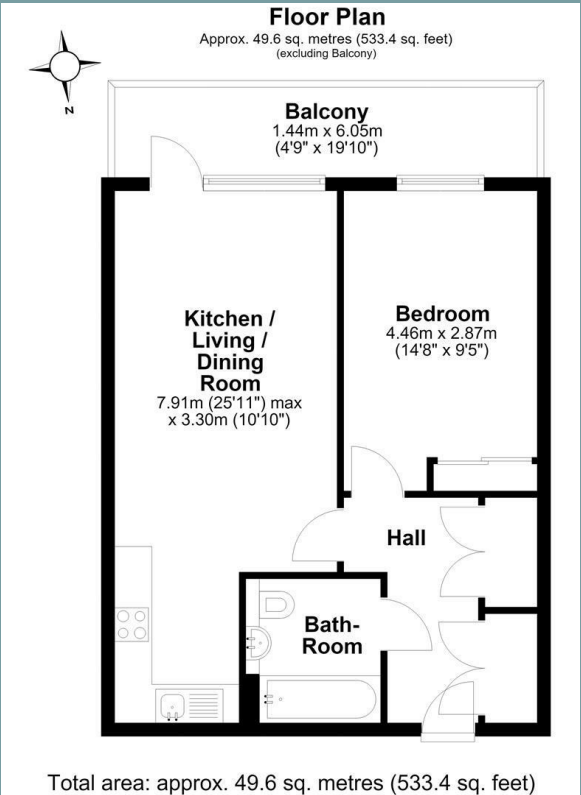
Further Information

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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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