



Bush & Co.

216 Clara Rackham Street, Cambridge - £1,950 PCM

A spectacular second floor, two double bedroom apartment located in the thriving new Timber Works development, just minutes from vibrant Mill Road and within walking distance of the City Centre, Beehive Centre and Retail Park, main line train station, local gym and a variety of shops, cafes and local amenities.

Entrance

Secure communal entrance with stairs and lift leading to second floor apartment

Entrance Hallway

Spacious entrance hallway with phone entry system and large cupboard housing the washing machine

Kitchen/Living Room

21'0" x 14'5" (6.42 x 4.41)

Bright and spacious open plan kitchen/living/dining room with three seater leather sofa, chair, bookcase, dining room table and four chairs. The kitchen is equipped with an electric hob and oven, an integrated fridge freezer and dishwasher and door leading to enclosed balcony/garden room.

Bedroom 1

12'7" x 10'3" (3.84 x 3.14)

Master bedroom with double bed and mattress, two bedside tables, built in sliding wardrobes and a spacious en suite shower room

Bedroom 2

17'8" x 10'3" (5.39 x 3.13)

L shaped double bedroom with wardrobe, chest of drawers, bedside table, desk with chair and small double bed with mattress

Bathroom

6'6" x 6'11" (2.00 x 2.13)

Modern bathroom with shower over bath, WC, hand basin, heated towel rail and large mirror

Key information

EPC Rating – B

Council Tax Band – C (Cambridge City Council)

Rent – £1950 pcm (£450 pw)

Deposit – £2250

Available furnished 29th November 2024

Long term tenancy

No parking with the apartment

Secure bin and bike storage

- 75 sqm / 811 sqft
- Two double bedrooms
- Furnished
- Second floor apartment
- Double glazing
- Underfloor heating
- Phone entry system
- Secure bike/bin store
- Enclosed balcony/garden room



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A				(12 plus) A			
(71-81) B				(81-91) B			
(59-70) C				(69-80) C			
(45-58) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

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 tenants 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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