



Hobson Avenue, Trumpington, Cambridge, CB2 9EG

CHEFFINS

Hobson Avenue

Trumpington, Cambridge,
CB2 9EG

- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Patio Terrace
- Allocated Parking

A modern 2 bedroom ground floor apartment within a select Trumpington development close to Addenbrookes Hospital and Cambridge Biomedical Campus. The accommodation comprises entrance hall, open plan living room with fitted kitchen and generous patio terrace off, principal bedroom with en-suite shower room, 1 further double bedroom, bathroom and study. Allocated parking space. Unfurnished. Available now. EPC: B and Council Tax Band: C.

2 2 1

£1,950 PCM





LOCATION

Hobson Avenue forms part of an exclusive, contemporary development in the highly sought-after district of Trumpington, situated on the southern fringe of Cambridge. The property benefits from a prime position within easy reach of the city centre, together with a wide variety of everyday amenities close at hand. For commuters, Cambridge South Railway Station (due to open June 2026) and the nearby M11 offer excellent transport connections to London and further afield, while well-established cycle routes, frequent bus services and the guided busway provide convenient access to Addenbrooke's Hospital and the Cambridge Biomedical Campus.



ENTRANCE HALL

Video entry phone and doors to the bedrooms, open plan living room/kitchen, study and bathroom off.

BEDROOM 1

Built in double wardrobe with sliding mirrored doors, window to front aspect and door to:

EN-SUITE SHOWER ROOM

Shower enclosure, wc and wash basin with vanity unit below and mirror above, wall cabinet, heated towel rail and window to front aspect with frosted glass.

BEDROOM 2

Fitted double wardrobe with slide doors and window to front aspect.

OPEN PLAN LIVING ROOM/KITCHEN

Kitchen area fitted with base and wall units, sink with window to rear aspect above and integrated oven, combination microwave oven, electric hob with extractor above, fridge freezer and dishwasher. Open to the living area with window to rear aspect, window to front aspect

and further window and door opening to patio terrace.

STUDY

Built in cupboard housing washer dryer, gas central heating boiler and hot water cylinder, further fitted cupboards and window to rear aspect.

BATHROOM

Shower over bath with glass shower screen, wc with mirror above, wash basin with vanity unit below and window to rear aspect above with frosted glass, wall cabinet and heated towel rail.

OUTSIDE

generous patio terrace to the front partly covered and with low level boundary wall. Residents car park to the rear with 1 allocated parking space.

LETTING AGENT NOTES

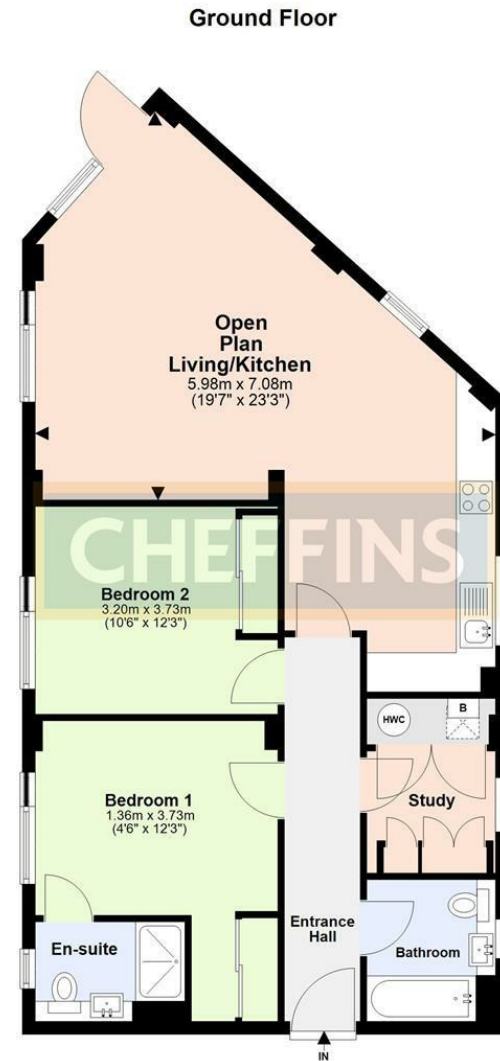
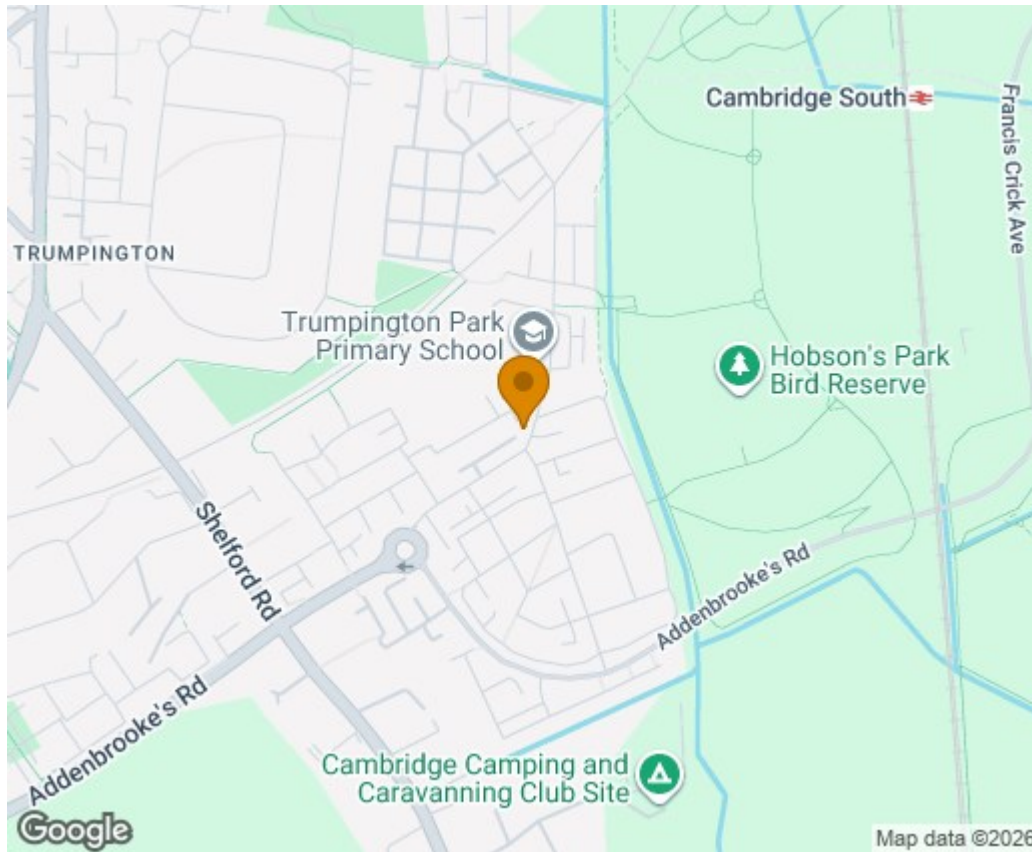
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £450

Deposit - £2250







Total area: approx. 84.8 sq. metres (912.6 sq. feet)

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (54-68) D | | |
| (39-53) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.