Hobson Avenue, Cambridge, CB2 9BE

CHEFFINS

CHEFFINS

Hobson Avenue

Trumpington, Cambridge,
CB2 9BE

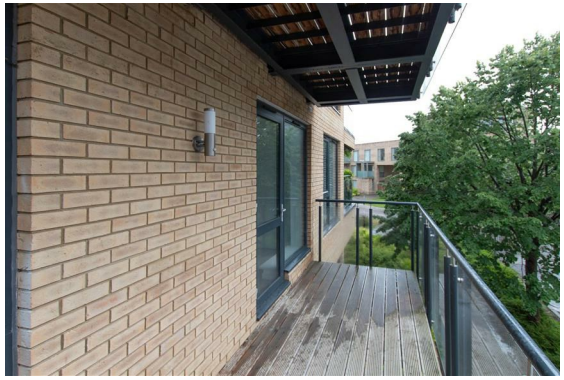
2 2 1

£1,800 PCM

A modern 2 bedroom first 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 balcony, principal bedroom with en-suite shower room, 1 further double bedroom and bathroom. Allocated parking space. Unfurnished. Available now. EPC: A and Council Tax Band: C.

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
Window to side aspect, two single storage cupboards, one double storage cupboard

BEDROOM 2
Window to side aspect

KITCHEN/SITTING ROOM
Fitted wall and base units with worktop over, integrated fridge freezer, integrated washing machine, electric oven, gas hob with extractor over, door leading to:

BALCONY
With glass surround

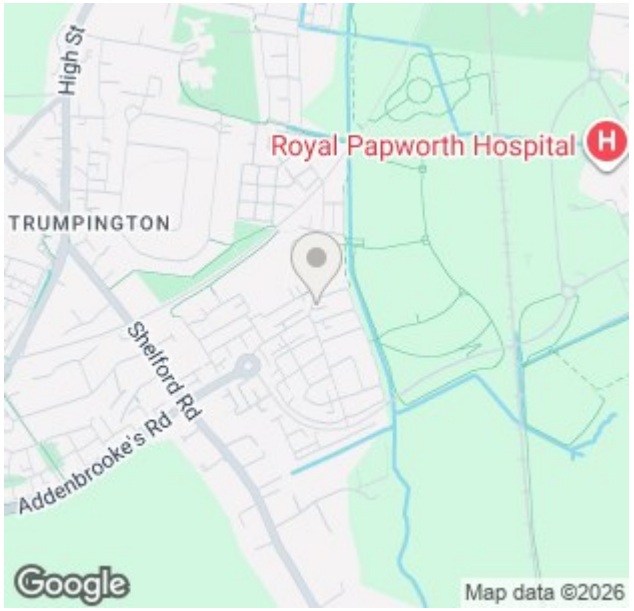
BEDROOM 1
Window to side aspect, integrated wardrobe with sliding doors leading to:

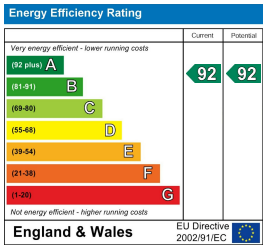
EN-SUITE SHOWER ROOM
Fitted shower cubicle, WC, wash hand basin

BATHROOM

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

Holding Deposit - £415
Deposit - £2076





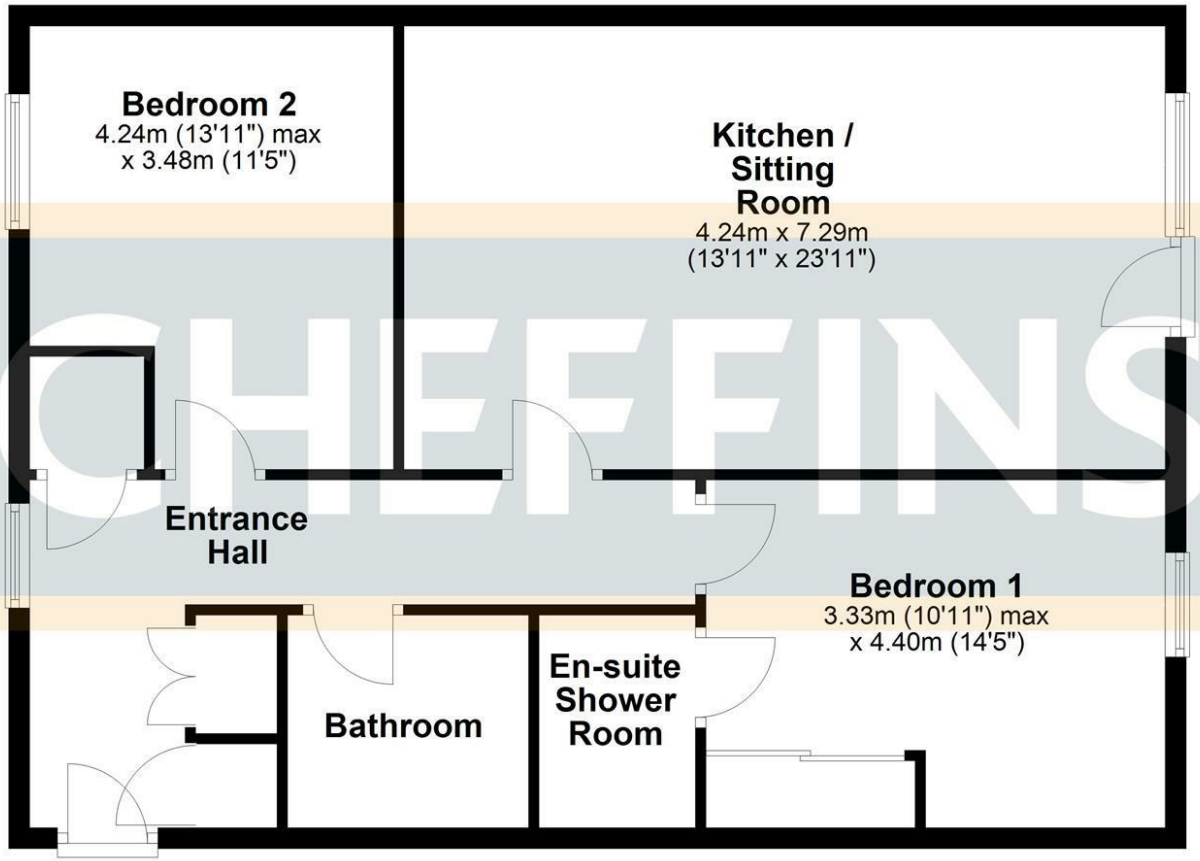
£1,800 PCM

Council Tax Band - C

Local Authority - Cambridge City Council

Floor Plan

Approx. 83.4 sq. metres (897.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

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 I 01223 271916 I 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.