



Hobson Avenue, Trumpington, Cambridge, CB2 9EG

**CHEFFINS**



## Hobson Avenue

Trumpington, Cambridge,  
CB2 9EG

- Minimum 12 Month Tenancy
- Available from 29/08/2025
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Balcony
- Allocated Parking

A modern 2 bedroom top floor apartment within a select development close to Addenbrooke's. The accommodation comprises entrance hall, open plan living room with fitted kitchen and generous balcony, 2 double bedrooms, 2 bathrooms (1 En Suite) and study. Allocated parking space. We regret no pets. Unfurnished. Available from 29/08/2025. EPC: B and Council Tax Band: C.

2 2 1

**£1,950 PCM**





## LOCATION

Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and supermarket and further amenities can be found in Cambridge city centre approximately 2.5 miles accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.



## ENTRANCE HALL

video entrance phone and doors to open plan living room/kitchen, bedrooms, bathroom and study off.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above and integrated appliances including oven, combination microwave oven, electric hob with extractor above, fridge freezer and dishwasher. Open to generous living area with full height window to rear aspect and full height window and glazed door to front aspect leading to:

## BALCONY

large balcony with timber decking, brick and glass balustrades.

## BEDROOM 1

fitted double wardrobe with mirrored sliding doors, full height window to front aspect and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with mirror above, heated

towel rail and window to front aspect.

## BEDROOM 2

full height window to front aspect.

## STUDY

full height window to rear aspect and double doors to utility cupboard housing washer dryer, gas central heating boiler and hot water cylinder.

## BATHROOM

shower over bath with glass shower screen, wc and wash basin with mirror above, heated towel rail and window to rear aspect.

## LETTING AGENT NOTES

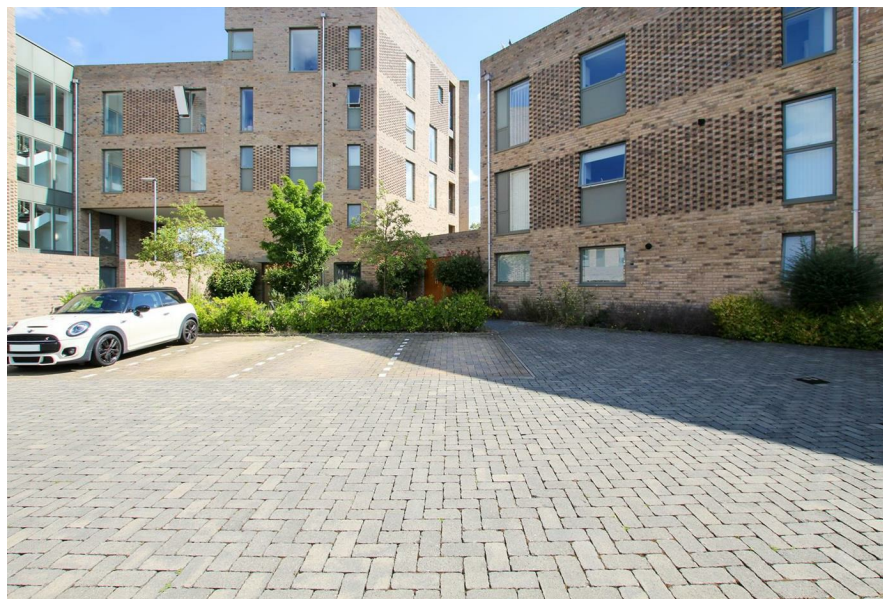
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

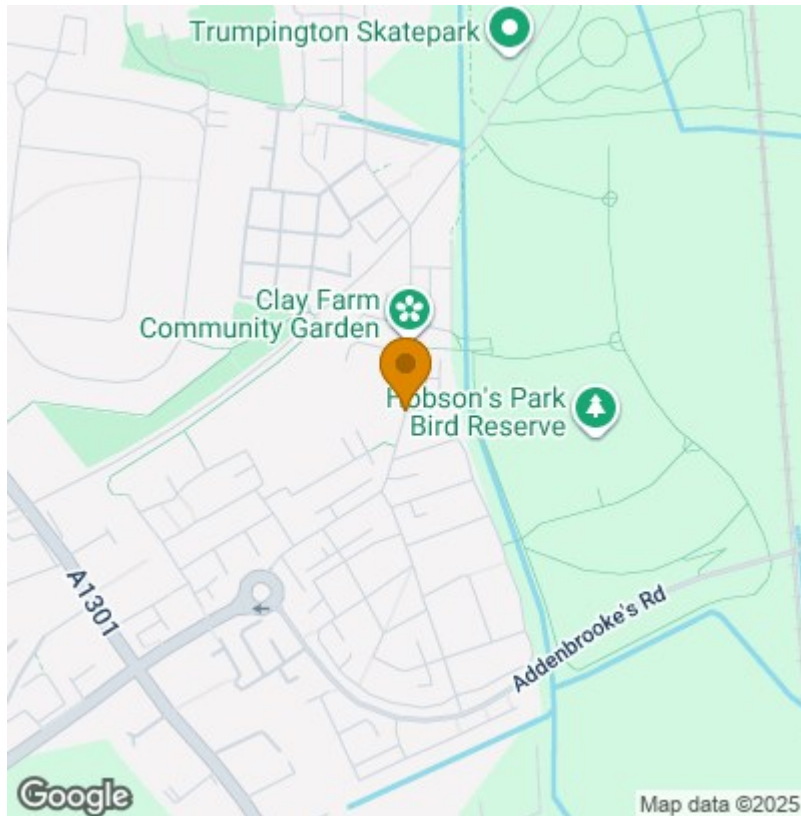
Holding Deposit - £450

Deposit - £2250









Total area: approx. 85.4 sq. metres (919.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) 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	

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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.