



Whittle Avenue, Trumpington, Cambridge, CB2 9BW

CHEFFINS

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Trumpington, Cambridge,
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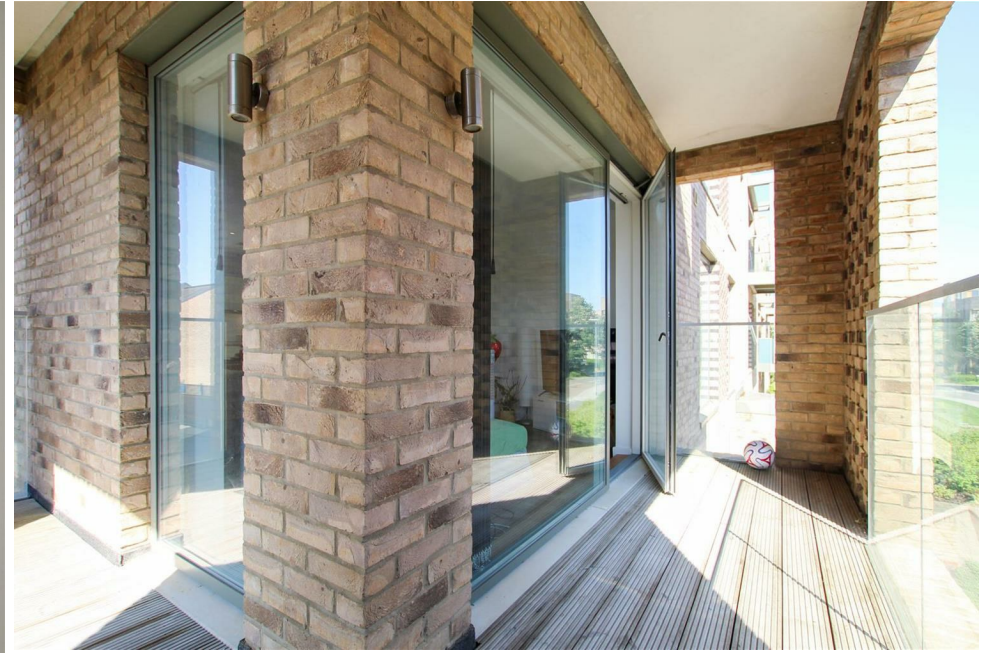
- Available from 14/08/2026
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Balcony
- Allocated Parking

A modern 2 bedroom first floor apartment within a select development close to Addenbrooke's. The accommodation comprises generous living room with fully integrated kitchen and balcony, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Allocated parking. We regret no sharers. Unfurnished. Available from 14/08/2026. EPC: B and Council Tax Band: C.

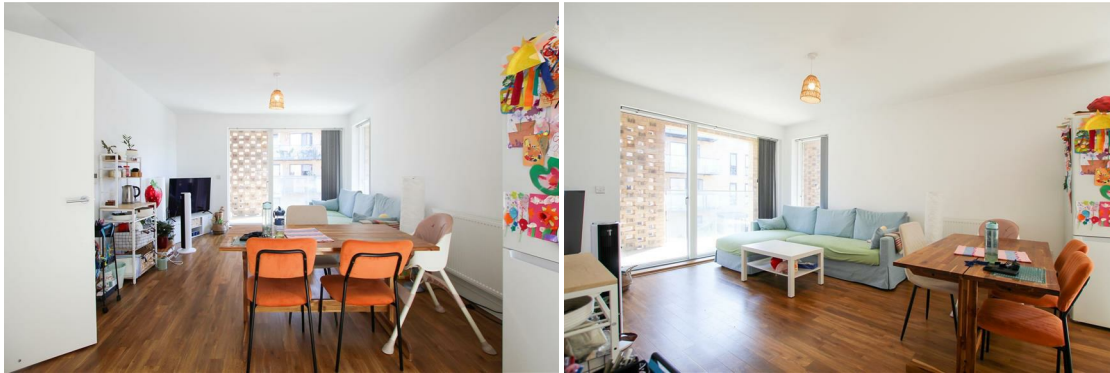
2 2 1

£1,875 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

with video entrance phone, store cupboard housing gas boiler and washer dryer and further store cupboard housing hot water cylinder. The living room, bedrooms and bathroom are accessed off the entrance hall.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, sink with window to rear aspect above, further window to side aspect and integrated appliances including oven, microwave combination oven, ceramic hob with extractor above, fridge freezer and dishwasher. Living area with glazed door to side aspect to balcony and full height window with further glazed door to balcony.

BEDROOM 1

with fitted wardrobe, full height window to front aspect and door to:

EN SUITE SHOWER ROOM

with shower enclosure, WC and wash basin with wall mounted mirror above and heated towel rail.

BEDROOM 2

with full height window to front aspect.

BATHROOM

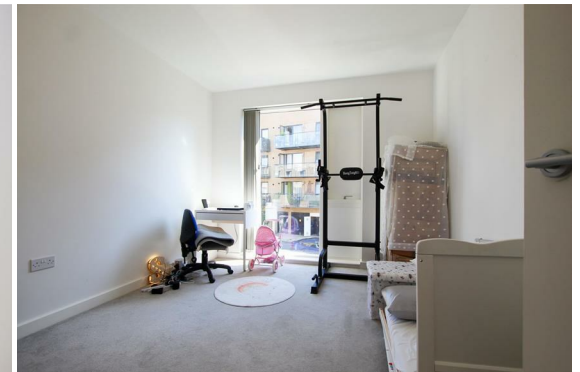
with shower over bath, WC and wash basin with wall mounted mirror above, heated towel rail and window to rear aspect.

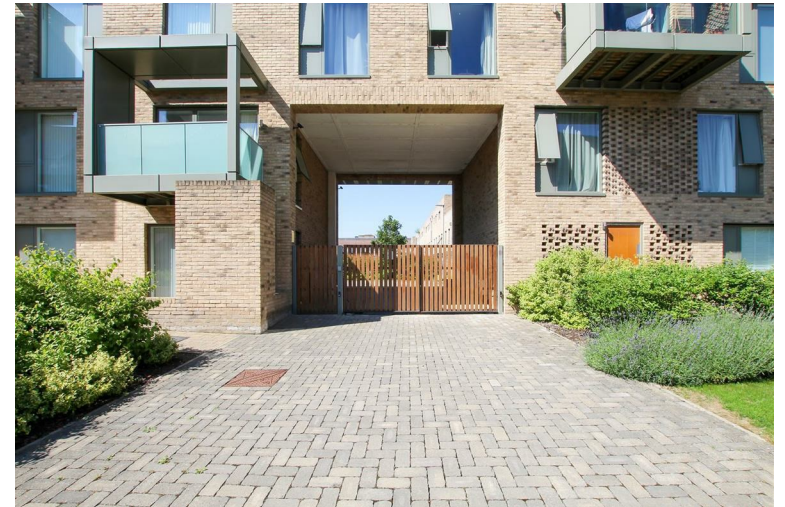
LETTING AGENT NOTES

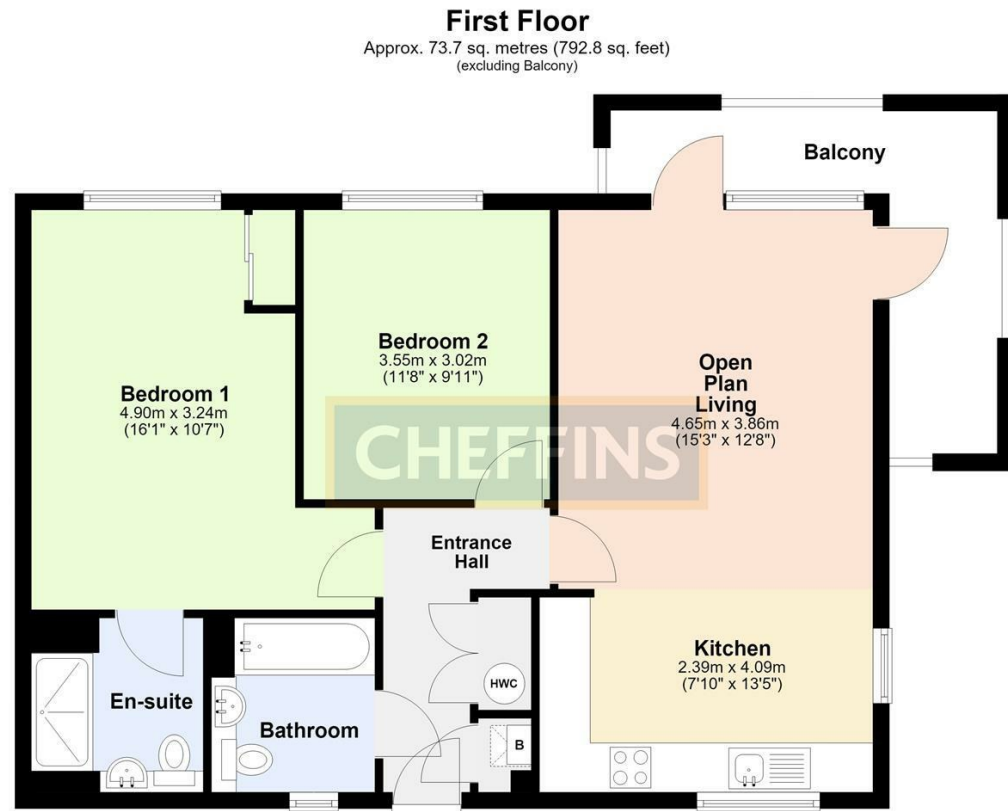
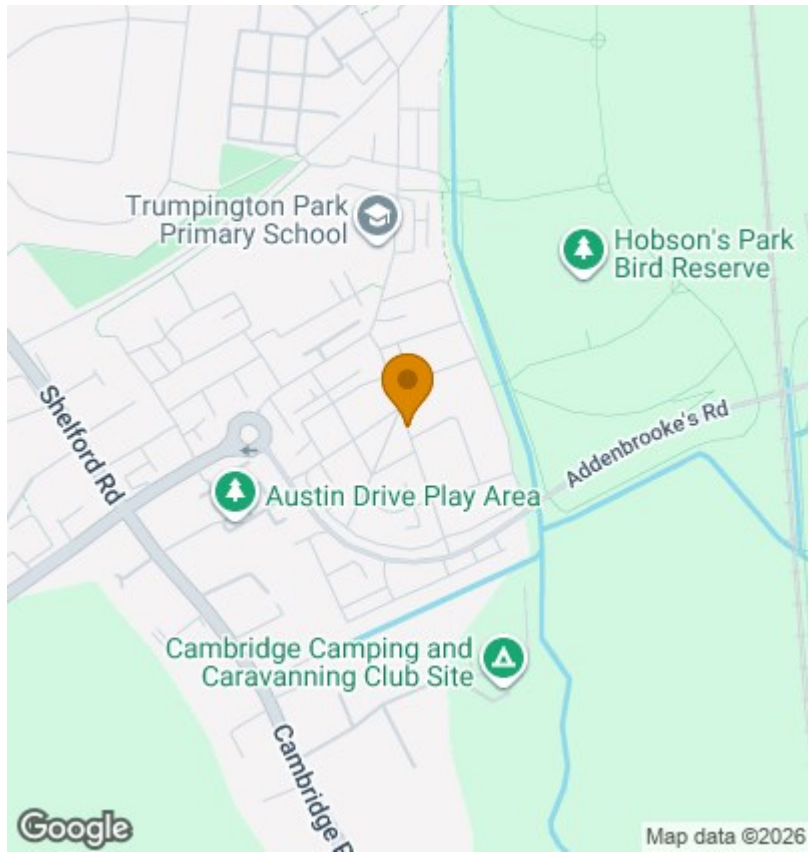
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £432

Deposit - £2163







Total area: approx. 73.7 sq. metres (792.8 sq. feet)

Floor area excludes the balcony.
Plan produced using PlanUp.

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.