



80 Sqm/ 861sqft

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Allocated Parking

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Second Floor Apartment

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2019

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Close to Addenbrooke's

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EPC - B / 91

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2 beds, 1 recep, 1.5 bath

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Council Tax Band - C

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Hobson Avenue

A bright, immaculately presented apartment enjoying triple aspect, complete with two double bedrooms, open plan living/dining room, large balcony and allocated parking. The property is conveniently positioned within easy reach of Addenbrooke's and the city centre. The flat is for sale as 55% shared ownership for £242,000. A monthly rental of around £435.30 is payable.



Guide Price  
£242,000



This modern stylish apartment is accessed via a video entry system giving access to the communal hall on the ground floor with stairs and a lift up to the second floor where the apartment is located. There is a parking space in a private car park behind the building.

There is a welcoming entrance hall fitted with two large storage cupboards well suited for storing shoes and coats. The open plan living space enjoys a south and west dual aspect, flooding the apartment with natural light throughout the day, with a patio door leading onto the balcony. The kitchen is fitted with a range of units, integral fridge/freezer, 4 ring gas hob and oven while leaving space for a dining table and chairs.

There are 2 double bedrooms and a stylish bathroom. The master bedroom is particularly spacious and has built-in mirrored wardrobes and an en-suite shower room. Completing the accommodation is a handy utility cupboard off from the hall with storage and space/plumbing for further appliances.

The flat is for sale as 55% shared ownership for £242,000. A monthly rental of around £435.30 is payable per month, plus a service charge of £1020 per annum. The lease has 123 years remaining.



Floorplan to come...

Total area:  
Approx. 80 sqm  
(861 sqft)



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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