



Hobson Avenue, Trumpington Cambridge
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Stylish ground floor apartment
- Spacious open-plan kitchen / living / dining room
- Two private patio areas
- Principal bedroom with en-suite shower room
- Secure allocated parking space
- No onward chain
- Prime Trumpington location with excellent access to Addenbrooke's Biomedical Campus and Cambridge city centre

Situated on the highly sought-after Hobson Avenue in the ever-popular Trumpington area of Cambridge, this beautifully presented ground floor apartment offers spacious and contemporary accommodation.

The welcoming entrance hall provides access to all principal rooms. At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a bright and sociable space ideal for both everyday living and entertaining.



The modern kitchen is fitted with a range of integrated appliances and ample storage, while large doors open directly onto a generous private patio and garden area spanning almost the full width of the living space, seamlessly blending indoor and outdoor living.

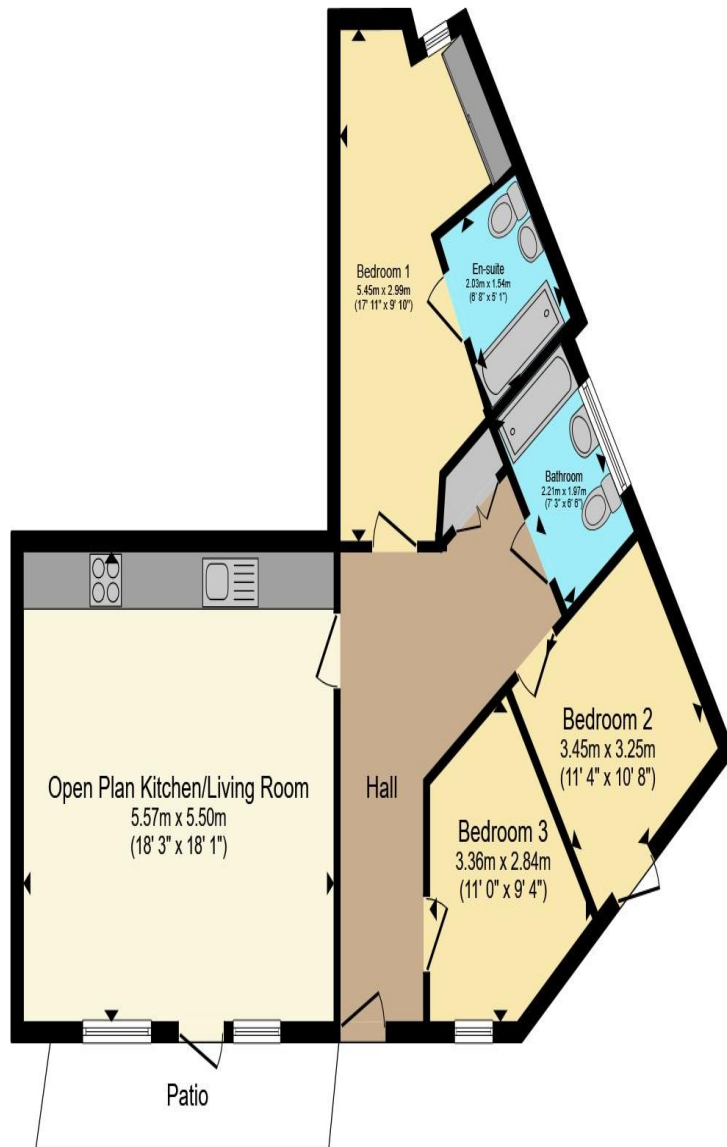
The principal bedroom is positioned to the rear of the property and benefits from a stylish en-suite shower room. A further double bedroom enjoys direct access to a second private patio, while the third bedroom offers versatility as a nursery, home office or guest bedroom. A contemporary family bathroom completes the accommodation.

Further benefits include an allocated parking space within the secure residents' car park.

Trumpington has become one of Cambridge's most desirable and well-connected neighbourhoods, offering an excellent balance of city convenience and green open spaces. Hobson Avenue is ideally positioned for Addenbrooke's Biomedical Campus, Cambridge city centre and the M11, with exceptional transport links including regular bus services, the Guided Busway and dedicated cycle routes.

The area also benefits from an excellent range of local amenities and highly regarded schools, including three primary schools and the state-of-





Total floor area 72.8 m² (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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the-art Cambridge Academy for Science and Technology, renowned for its outstanding sporting facilities.

AGENTS NOTE: Heylo Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share and the remaining 60% share of the property from Heylo Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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