



Hobson Avenue | Trumpington | Cambridge | CB2 9EG

£2,050 PCM

COOKE
CURTIS
& CO

Hobson Avenue | Trumpington

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A light and spacious third floor, two bedroom apartment with views of local Trumpington parks. Ideally located a short walk to the Addenbrookes campus and easy access to the M11 & guided busway.

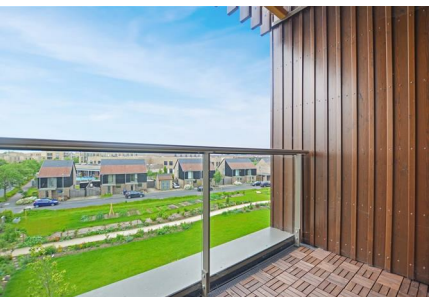
- 79sqm / 853sqft
- Council tax band - C
- Gas central heating
- Unfurnished
- 2 bed, 2 bath, 1 recep
- EPC - B / 86
- Undercroft Parking
- Available September 2026

This third floor apartment offers lovely scenic views, over the local community gardens and Trumpington lakes.

The property comprises of a large entrance hall with two storage cupboards. To the left the master bedroom is first which comes with built in double wardrobe. There is also an en-suite shower room with walk in shower, WC, wash basin and towel rail along with added storage shelves. The second double bedroom is the next room along the hall. Across the hallway from bedroom two is the family bathroom which has a full suite of bath with shower over, WC, wash basin and heated towel rail.

At the end of the hallway is the open plan living/kitchen area





with large wide windows letting in plenty of light and overlooking Trumpington Lakes. The kitchen comes fully equipped with integrated appliances including fridge freezer, oven, dishwasher, washer/dryer and electric hob with free standing microwave. Sliding doors take you onto a balcony which looks over the community gardens.

Available 18 September 2026

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

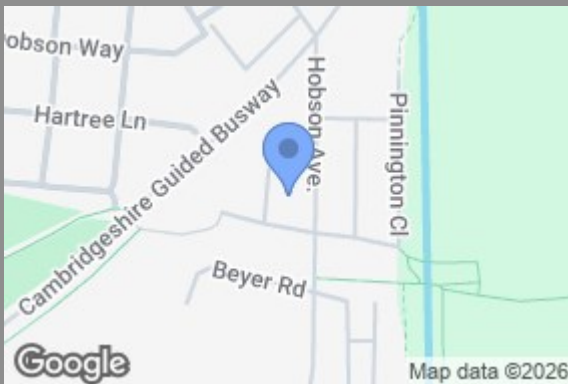
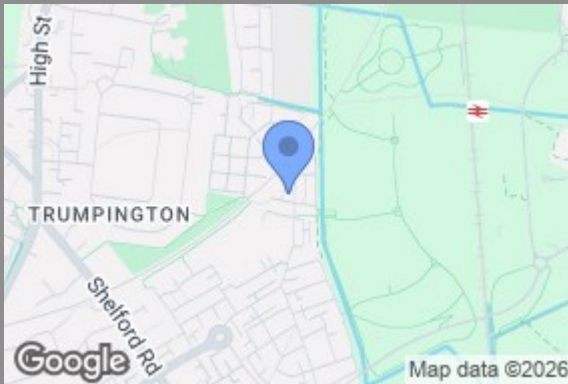
UK power networks suggest the gas and electricity is currently supplied by: Octopus Energy
Ofcom suggests the maximum broadband speed is: 1800 mbps
Gov.uk suggests the property has a very low flood risk.

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, by bicycle on one of several 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 brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym.

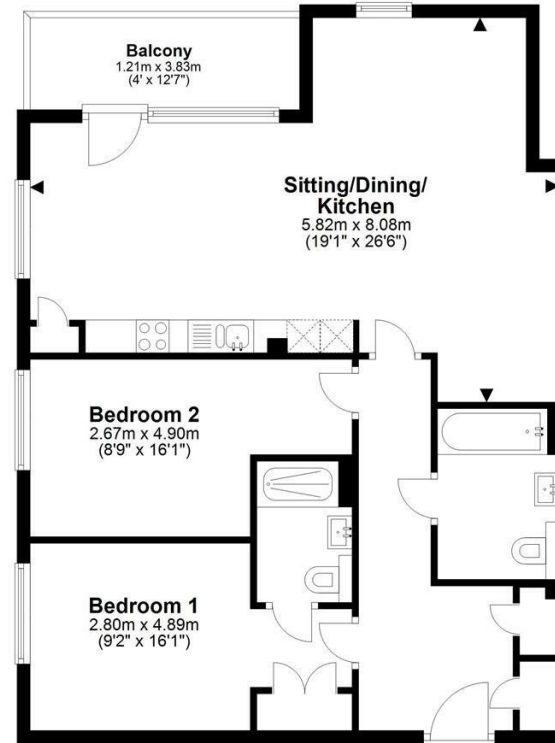
A number of Private Schools are within cycling distance.

There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.



Third Floor

Approx. 79.3 sq. metres (853.4 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band C EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			
(81-111) B		86	86
(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	

40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050
Lettings@cookecurtis.co.uk