



Hobson Avenue, Trumpington Cambridge
£160,000 Leasehold

**Sharman
Quinney**

Key Features

3 2 B D



125 Years remaining as of 13 Sep 2019

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1608.00 Service Charge pcm

Review due: Ask Agent

- 40% shared ownership with option to staircase
- Spacious open plan kitchen / living / dining room
- Two private patio areas
- Principal bedroom with en-suite
- Secure allocated parking

Situated on the sought-after Hobson Avenue in the ever-popular Trumpington area of Cambridge, this beautifully presented home is available on a 40% shared ownership basis, with the opportunity to staircase to full ownership.

Offering generous living space, contemporary



finishes and excellent outdoor areas, it is ideally suited to first-time buyers, professionals and those looking for superb access to Addenbrooke's Biomedical Campus.

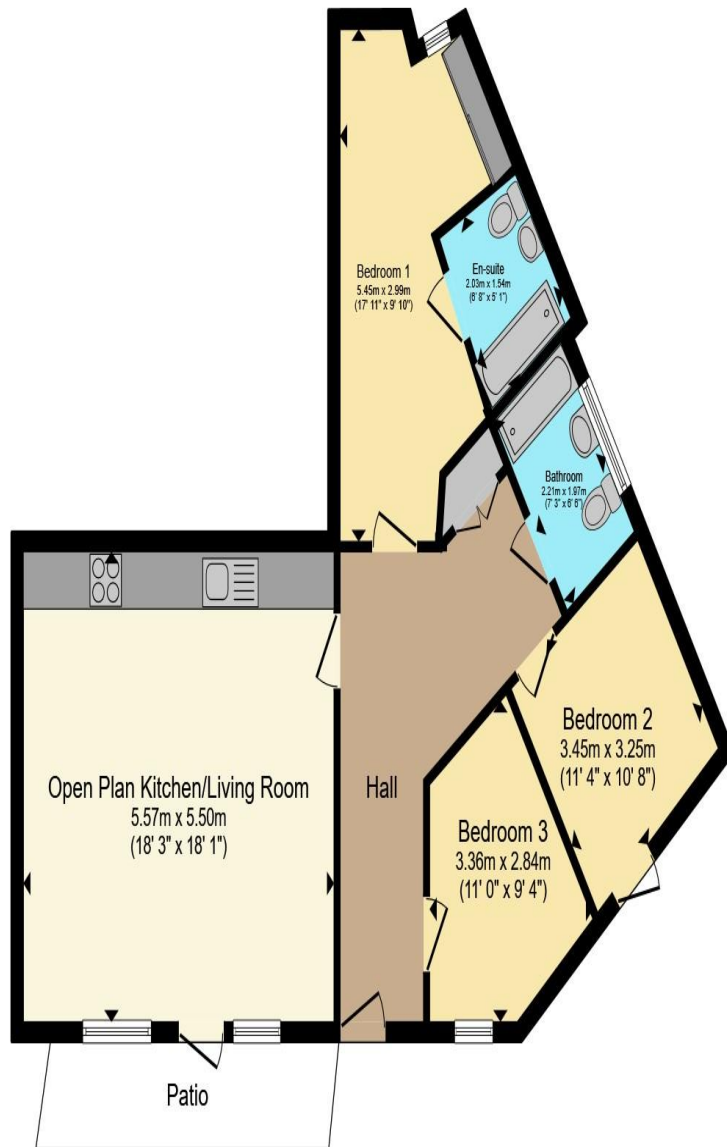
The welcoming entrance hall provides access to all principal rooms. At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a bright and sociable space for everyday living and entertaining. The sleek, modern kitchen is fitted with a range of integrated appliances and ample storage, while large doors open directly onto a generous private patio and summer garden spanning almost the full width of the living area, seamlessly extending the living space outdoors.

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

Further benefits include a secure allocated parking space within the private residents' car park, along with approximately 119 years remaining on the lease.

Trumpington has become one of Cambridge's most desirable and fast-growing neighbourhoods,





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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offering an excellent balance of city convenience and green open spaces. Hobson Avenue is exceptionally well placed for Addenbrooke's Biomedical Campus, Cambridge city centre and the M11, with excellent transport links including regular bus services, the Guided Busway and dedicated cycle routes.

The area is also well served by local amenities and highly regarded schools, including three primary schools and the impressive state-of-the-art secondary school, which boasts outstanding sporting facilities.

To view this property call Sharman Quinney on:
01223 844760

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