



Clay Farm Centre, Hobson Avenue

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[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

This exceptionally well-presented fourth floor two-bedroom apartment offers of thoughtfully designed living space, ideal for professionals, couples, or those seeking a stylish and low-maintenance residence. Enjoys excellent views out over the biomedical campus and countryside beyond.

£1,700 pcm

Hobson Avenue,  
Cambridge, CB2 9FN



Upon entering, you are welcomed into a spacious entrance hall that provides direct access to all main rooms. Housing a large storage cupboard.

The apartment's standout feature is the modern open-plan kitchen and living area, including integrated fridge/freezer, washing machine and dishwasher, which offers an ideal setting for both entertaining and everyday living. This light-filled space benefits from direct access to a private balcony.

There are two generously sized bedrooms, each thoughtfully proportioned. Bedroom 1 provides ample room for freestanding furniture and storage. Bedroom 2 is equally versatile, making it ideal for use as a guest room, home office, or nursery.

The property is completed by a well-appointed modern bathroom featuring a full-sized bath with over head shower, WC, and washbasin. Also featuring a storage cupboard in bathroom.

This apartment represents an outstanding opportunity to acquire a high-quality home that combines modern design with practical features. Viewings are highly recommended to fully appreciate the space and comfort on offer.

Available from 1st August 2025 to a professional household. Maximum two sharers and one child considered.







62 sqm/ 671 sqft

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2 bed, 1 bath, 1 recep

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Council tax band - B

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EPC - B / 84

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Gas central heating

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On street parking

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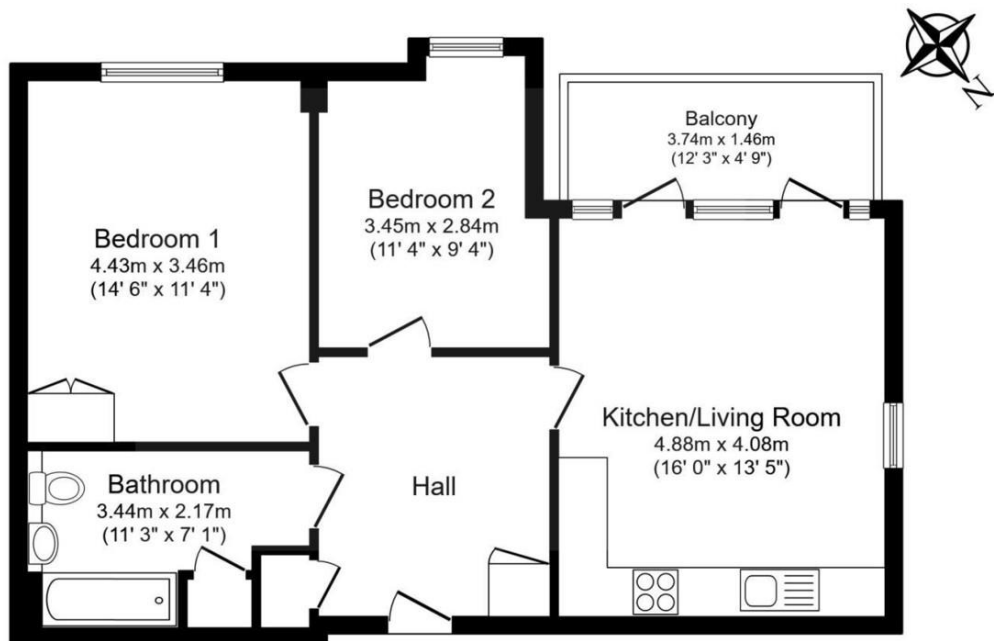
Balcony

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Available August 2025

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Total floor area 62.3 sq.m. (671 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). Plan produced for Accent Housing. Powered by [www.focalagent.com](http://www.focalagent.com)

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 brand new 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.

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