



The Clay Farm Centre, Hobson Avenue

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A bright one bedroom top floor apartment with open plan living/dining room and a balcony. Conveniently positioned within easy reach of Addenbrooke's Hospital and the city centre.

£1,700 pcm

Hobson Avenue,
Cambridge, CB2 9FN



This modern 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 fourth floor, where the apartment is located. Offered part furnished, to include double bed and mattress, sofa bed, shelves and a desk.

The entrance hall is fitted with a large storage cupboard. The open plan living space has floor to ceiling windows and a glass door opening onto the balcony. The kitchen is fitted with a range of base and wall mounted gloss units, an integral fridge/freezer and an oven, while the central island has been fitted with an induction hob and extractor over.

The bedroom is a good double size and has a built-in wardrobe. The bathroom is fitted with a modern three-piece white suite with a large mirror and heated towel rail. There is also a large built-in cupboard.

Please note, there is no allocated parking with this apartment. The boiler is a central communal boiler.

Available January 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.

Electricity and gas are currently supplied by Eon.

Ofcom suggests the maximum broadband speed is: 1000mbps.

Gov.uk suggests the property has not flooded in the last 5 years.







60 sqm / 645 sqft

1 bed, 1 bath, 1 recep

EPC - B / 84

Council tax band - B

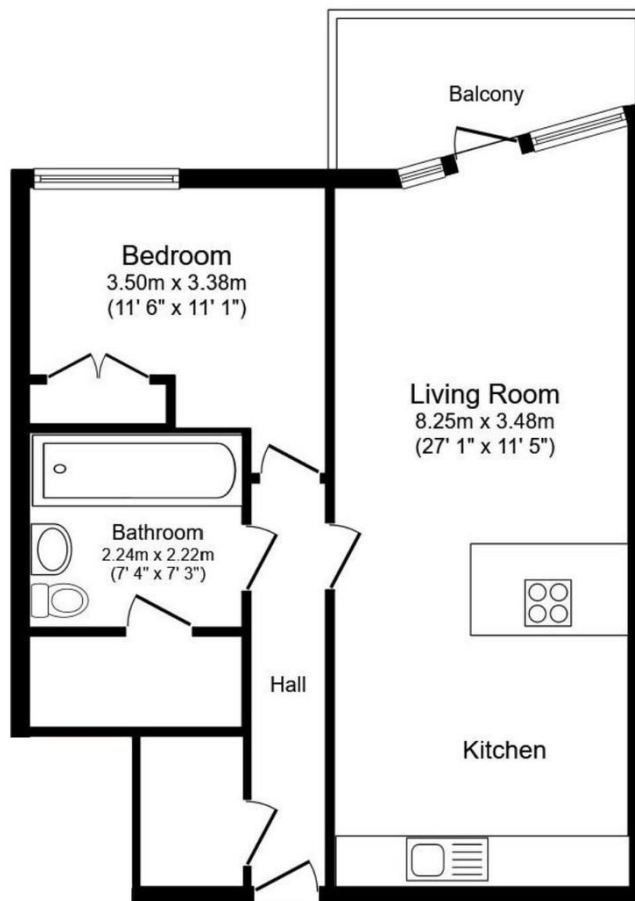
Gas central heating

On street parking

Balcony

Available January 2026







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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