



## Flat

Hobson Avenue | | Trumpington | CB2 9BE

**30% Shared ownership £150,000**

**FAULKNER MADDEN**

FM Residential | SO Moves



## Key features

- 30% SHARED OWNERSHIP
- 2 BEDROOM 2 BATHROOM
- PRIVATE BALCONY
- MONTHLY RENT £918.77
- MONTHLY LEASE MANAGEMENT FEE £25.54
- MONTHLY SERVICE CHARGE £134.05
- HA: HEYLO HOUSING
- 125 YEAR LEASE FROM 2019
- YEAR OF CONSTRUCTION 2019
- 100% VALUE £500,000

## Description

Nestled in the desirable area of Trumpington, 76 Hobson Avenue presents an immaculate and spacious third-floor apartment, perfect for those seeking a modern living experience. Built in 2018, this contemporary property boasts a generous 860 square feet of well-designed space, featuring two comfortable bedrooms and two stylish bathrooms, making it ideal for professionals, couples, or small families.

The apartment is bathed in natural light, creating a bright and inviting atmosphere throughout. The single reception room offers a versatile space for relaxation or entertaining, while the modern kitchen is equipped to meet all your culinary needs.

One of the standout features of this property is its excellent location. Just a short 6 to 7-minute cycle ride along a designated flat cycle path will take you to the renowned Addenbrookes and Royal Papworth hospitals, making it an ideal choice for healthcare professionals. Additionally, the apartment is conveniently situated only a 10-minute cycle from Cambridge Station and a mere 15 minutes from the vibrant city centre, ensuring easy access to all that Cambridge has to offer.

This apartment is available on a shared ownership basis, providing a fantastic opportunity for first-time buyers to step onto the property ladder in stages. With parking available for one vehicle, this property combines convenience with modern living, making it a must-see for anyone looking to invest in a home in this sought-after area. Don't miss your chance to make this delightful apartment your own.

## Directions



## Shared Ownership Eligibility Criteria

To qualify for a Shared Ownership home, you must:

Be at least 18 years old.

Have an annual household income below £80,000 (outside London) or £90,000 (in London).

Not own another home or be in the process of selling one.

Be unable to afford a suitable home on the open market.

Not be in mortgage or rent arrears.

Have a good credit history and be able to afford the regular payments and costs involved.

### Heylo Housing Application Requirements

When applying to Heylo Housing, you must provide:

A Budget Planner completed by an Independent Financial Advisor (IFA).

Photo ID (passport, driving licence, or national ID) for all applicants.

A recent utility bill, bank, or credit card statement (dated within the last 3 months) for all applicants.

3 months of payslips.

3 months of bank statements.

Proof of deposit funds.

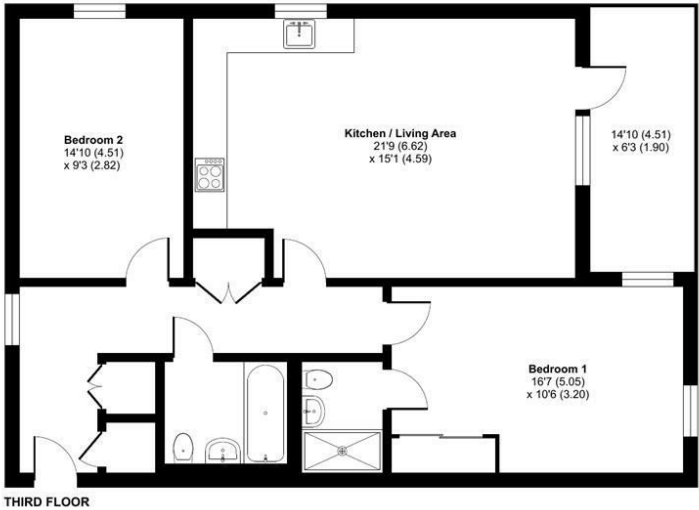
A mortgage decision in principle or a completed Independent Mortgage Advisor (IMA) form.

Permission for Heylo Housing to run a hard credit search on your file.

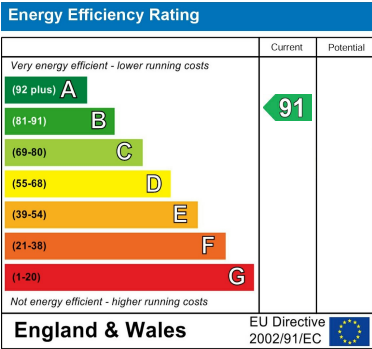


Hobson Avenue, Trumpington, Cambridge, CB2

Approximate Area = 879 sq ft / 81.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for So Moves. REF: 1230253



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Ealing Cross  
85 Uxbridge Road  
Ealing  
London  
W5 5BW  
02045 519027

contact@somoves.co.uk  
somoves.co.uk