



Hobson Avenue | Trumpington | Cambridge | CB2 9EG

£2,100 Per Month

COOKE  
CURTIS  
& CO

## Key features

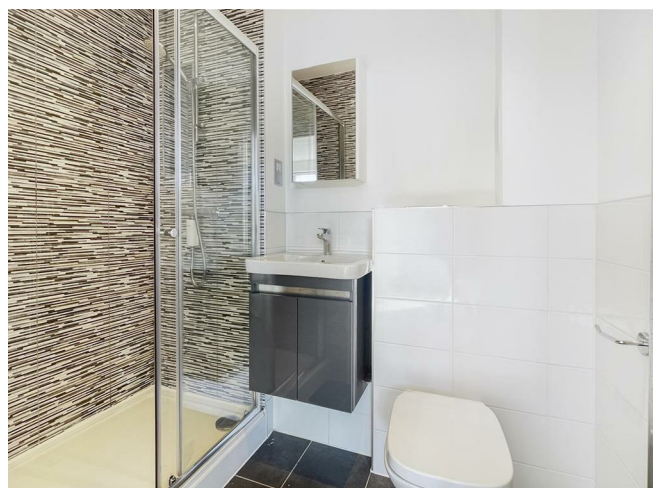
- 85 sqm / 915 sqft
- 2 bed, 2 bath, 1 recep
- Council tax band - C
- EPC - B / 87
- Air conditioning & Gas central heating
- Allocated parking space
- Balcony overlooking gardens
- Available July 2026

## Description

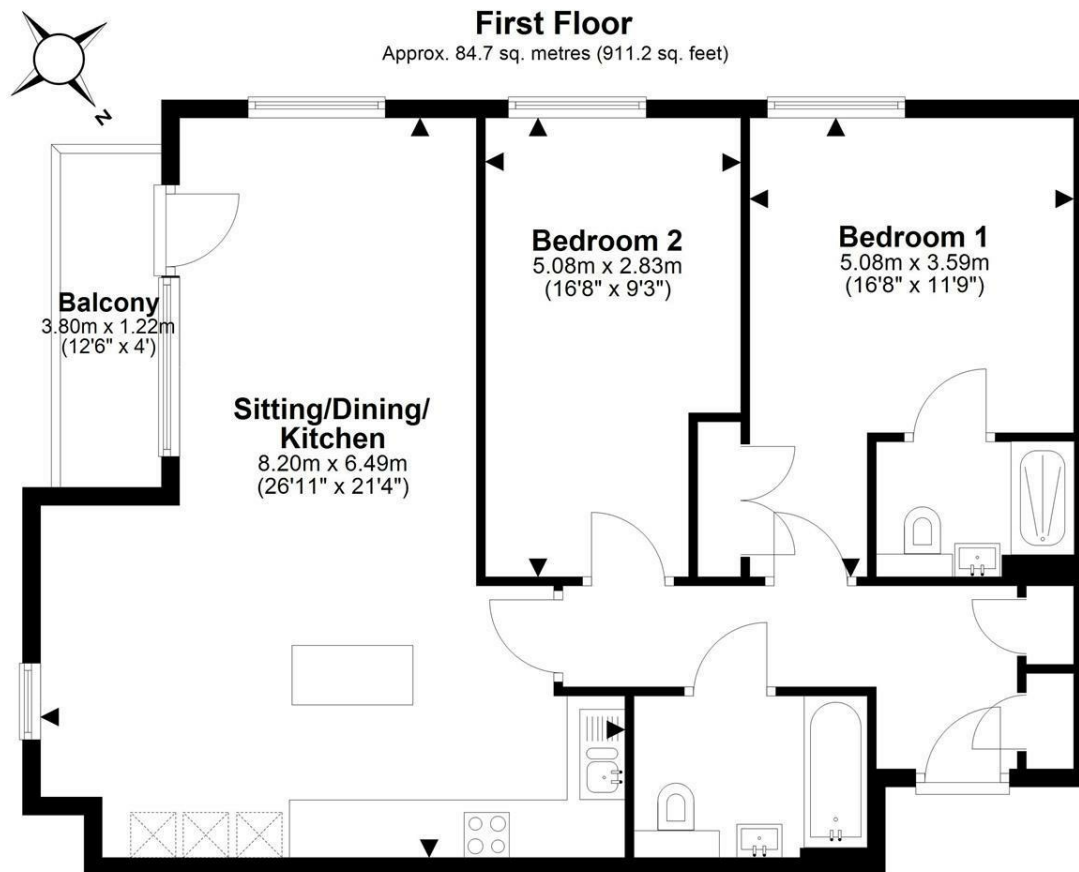
A well proportioned, two bedroom apartment, located on the first floor and situated in Clay Farm. Ideally positioned for access to Addenbrookes hospital, Cambridge City Centre and the main train station.

## Directions

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 Addenbrookes 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





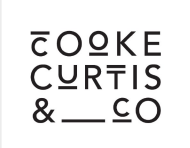


Total area: approx. 84.7 sq. metres (911.2 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band **C** EPC Rating **B**



40 High Street  
Trumpington  
Cambridge  
Cambridgeshire  
CB2 9LS  
01223 508050

[hello@cookecurtis.co.uk](mailto:hello@cookecurtis.co.uk)  
[cookecurtis.co.uk](http://cookecurtis.co.uk)