



The Clay Farm Centre | Hobson Square | Cambridge | CB2 9FN

£1,500 Per Month

COOKE  
CURTIS  
& CO

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Cambridge | CB2 9FN  
£1,500 Per Month

A well proportioned, one-bedroom apartment on the fourth floor above the Clay farm Centre. Ideally situated for access to the Addenbrookes campus, Cambridge City Centre and the main train station.

- 59 sqm / 636 sqft
- EPC - 84 / B
- Gas central heating
- Bike storage
- 1 bed, 1 bath, 1 recep
- Council tax band -B
- On road parking
- Available September 2026

This apartment has been kept in excellent condition and being on the top floor enjoys views across the development. It is located on Hobson Avenue, accessed by car from Long Road or on foot / by bicycle from the Addenbrookes Road side. It is approximately 1 mile from Addenbrookes Campus and less than 3 miles in to the centre of Cambridge in the opposite direction.

Access to the apartment is via the Clay Farm Centre, there secure key-card entry and lift access to the fourth floor.

The main room of the property is an open plan living / dining / kitchen area, flooded with natural light. The kitchen is fully equipped with integrated appliances; a fridge / freezer, washer / dryer, slim-line dishwasher, electric hob and extractor. At the other end of the room are large glass doors opening on to a private balcony overlooking the development.





Just off the entrance hall is one double bedroom, this has carpet, a built in wardrobe and a floor-to-ceiling window. There is a modern bathroom comprising a bath with shower over, WC and basin. There is a cupboard in the bathroom with some additional storage. Further storage includes a cupboard in the hallway and an additional, lockable storage cupboard just outside the apartment.

Parking is on street, not allocated. There is secure, communal bicycle storage.

Available 18 September 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.



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, by bicycle on one of several 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.



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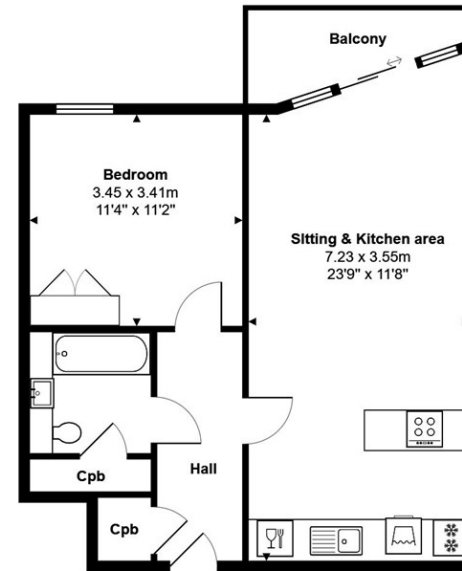
The area has three primary schools and a state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.



Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.



**Clay Farm Centre, Hobson Road, Trumpington, Cambridge**



Total Area: 59.0 m<sup>2</sup> ... 636 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

**Council Tax Band B    EPC Rating B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		84	84
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

40 High Street  
 Trumpington  
 Cambridge  
 Cambridgeshire  
 CB2 9LS  
 01223 508050

Lettings@cookecurtis.co.uk