

64 Hobson Avenue  
Trumpington  
Cambridge  
CB2 9BE

Leasehold



Council Tax: B  
EPC Rating: B

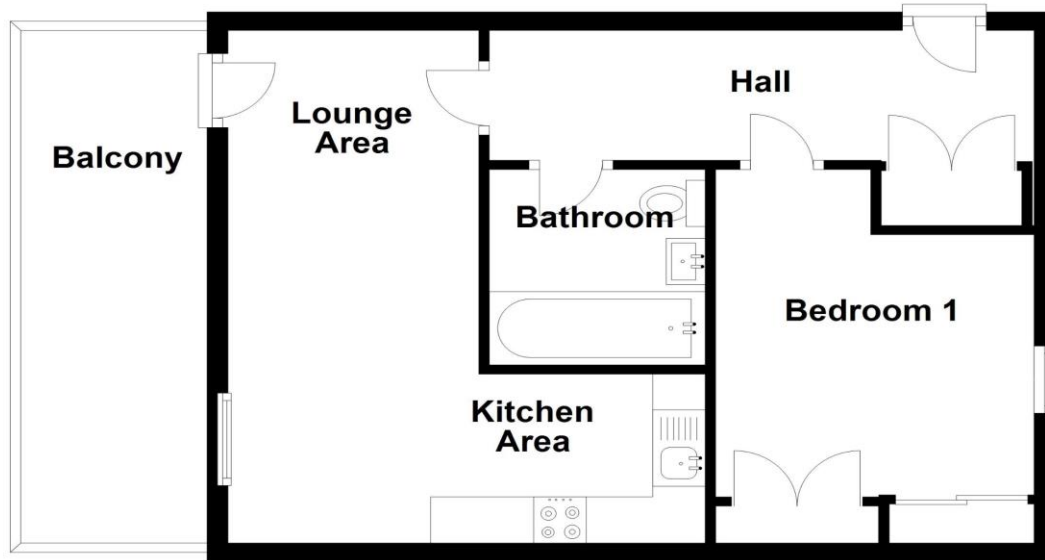
We are pleased to present this immaculate 1 bedroom first floor apartment positioned in the modern and desirable Trumpington Suburb. Benefits including a 19'3 balcony 18'6 x 9'2 living space and a short distance from the Hobson Park Bird reserve.

- 18'6 x 9'2 lounge
- 12'4 x 8'9 Bedroom
- Modern bathroom
- Double glazed and gas central heating
- Secure bicycle storage facility
- Close to local amenities

Asking Price £300,000

**ROBINSON-JACKSON**  
Our service will *move* you

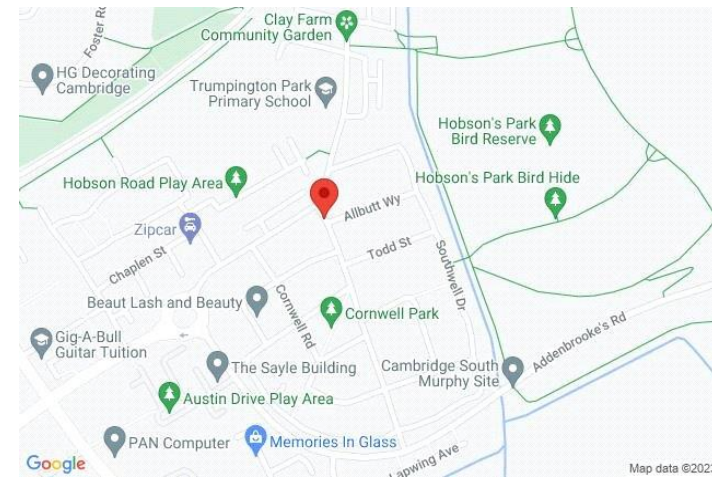
## First Floor



Total area: approx 45 square metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.



FOR MORE INFORMATION  
CONTACT US TODAY.

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## Interior

**Communal Entrance** Part glazed communal entrance door. Lift and stairs to first floor.

**Entrance Hall** Wooden entrance door. Phone entry system with camera. Radiator. Carpet. Storage cupboard.

**Lounge** 5.64m x 2.8m (18'6" x 9'2") Double glazed door to balcony. Double glazed window to side. Two radiators. Carpet.

**Kitchen** 2.13m (7') Range of white high gloss wall and base units wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Gas hob, electric oven and extractor, integrated fridge freezer and washing machine to remain. Wood laminate flooring.

**Bedroom 1** 3.76m x 2.67m (12'4" x 8'9") Double glazed window to rear. Radiator. Carpet. Built in wardrobe.

**Bathroom** 1.93m x 2.2m (6'4" x 7'3") Three piece white suite comprising: Panelled bath with mixer shower over, wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring

## Exterior

**Balcony** 5.87m (19'3")

**Parking** First come first serve car park.

## Leasehold Information

Lease Term: 125 Years from 29th Nov 2019 (to be verified by solicitor)

Unexpired Lease: 121 Years remaining (to be verified by solicitor).

Ground Rent - £1 per annum (to be verified by solicitor).

Service Charge- £90.23 per month (to be verified by solicitor).