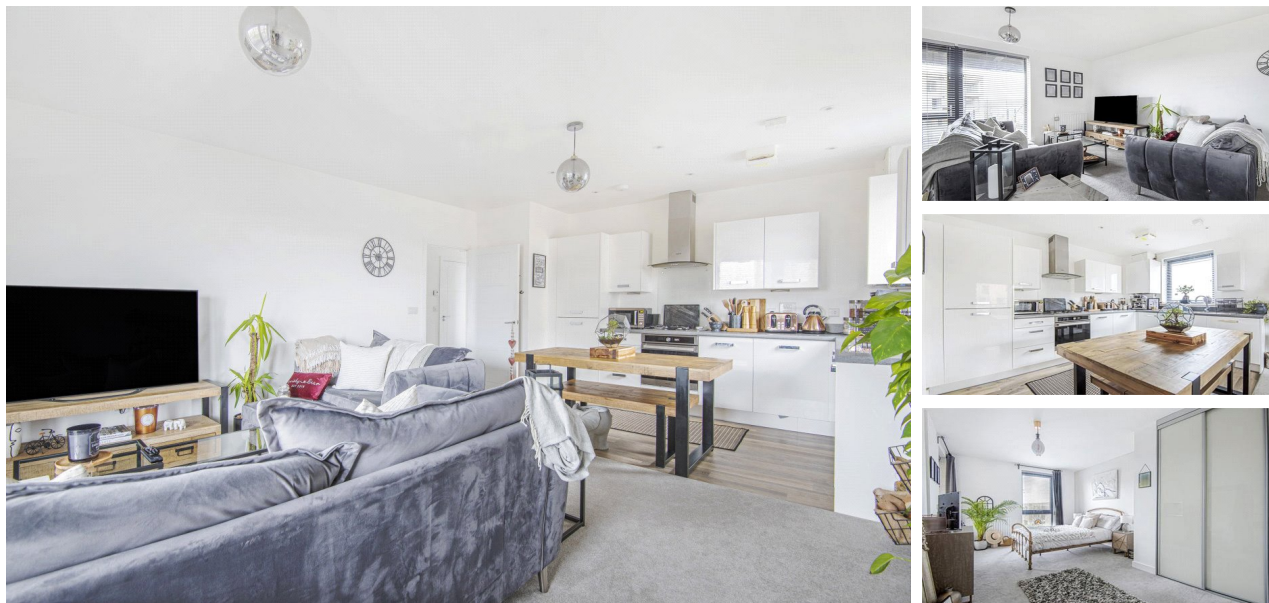


£242,000 Shared Ownership

Hobson Avenue, Trumpington, Cambridge, CB2 9BE



- Guideline Minimum Deposit £24,200
- Second Floor (building has a lift)
- Large Balcony
- Parking Space
- Guideline Income Dual £55.7k | Single £62.8k
- Approx. 877 Sqft Gross Internal Area
- High Performance Glazing
- Gas Central Heating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £440,000). A generously-sized and stylishly-presented apartment on the second floor of a recently-constructed development. The main room has an attractive kitchen/dining area and opens onto a large balcony. There are two bedrooms - both comfortable doubles with one further benefitting from a fitted wardrobe and en-suite shower room. The hallway includes built-in storage cupboards as well as providing access to the high-spec bathroom. Well insulated walls, gas central heating and high performance glazing have resulted in an excellent energy-efficiency rating. The apartment comes with use of a parking space. Cambridge city centre can also be reached by cycle or local bus.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 55% (£242,000).

Shared Ownership Rent: £435.30 per month (subject to annual review).

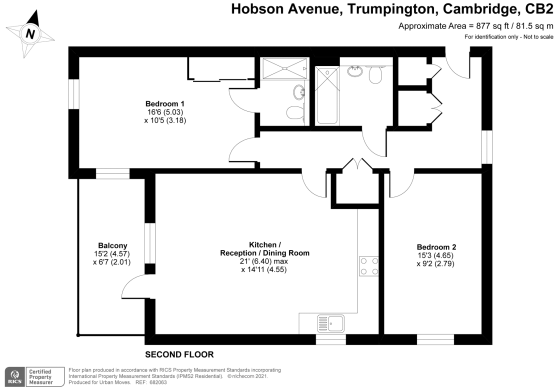
Admin Fee: £19.22 per month (subject to annual review).

Service Charge: Approximately £85 per month (subject to annual review).

Guideline Minimum Income: Dual £55,700 | Single £62,800 (based on minimum share and 10% deposit).

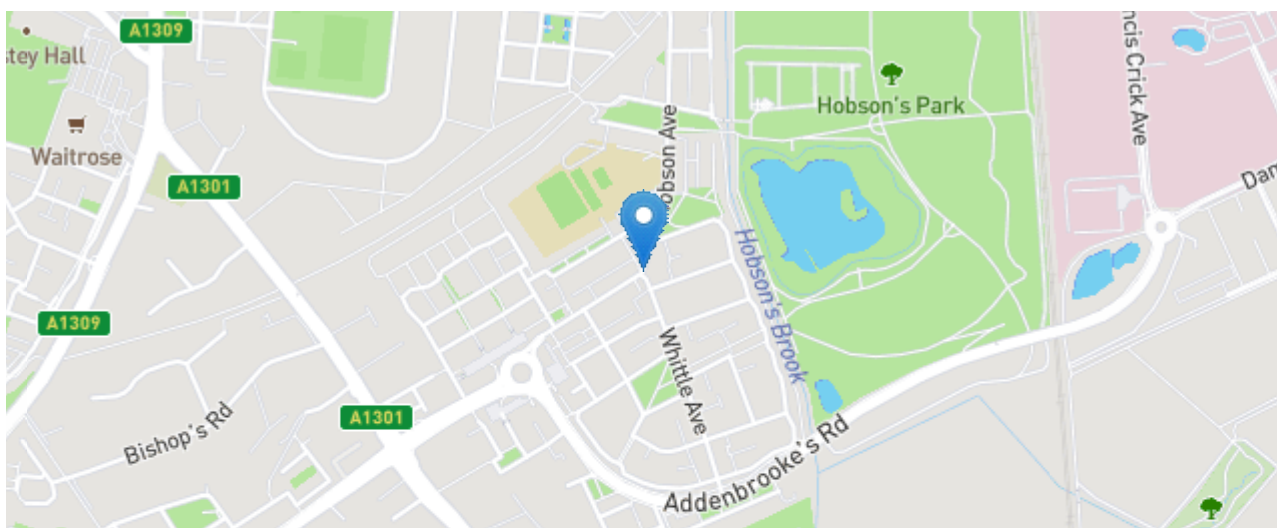
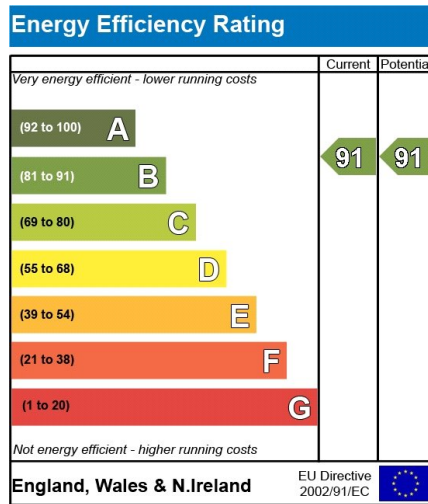
Council Tax: Band C, Cambridge City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



DIMENSIONS

- RECEPTION
21' max. x 14' 11" (6.40m x 4.55m)
- BALCONY
15' x 6' 7" (4.57m x 2.01m)
- KITCHEN
included in reception measurement
- BEDROOM 1
16' 6" x 10' 5" (5.03m x 3.18m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
15' 3" x 9' 2" (4.65m x 2.79m)
- BATHROOM



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.