

## £231,000 Shared Ownership

Hobson Avenue, Trumpington, Cambridge, CB2 9BE



- Guideline Minimum Deposit £23,100
- Second Floor (building has a lift)
- Large Balcony
- Parking Space
- Guideline Income Dual £46.8k | Single £52.3k
- Approx. 577 Sqft Gross Internal Area
- High Performance Glazing
- Gas Central Heating

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 70% share. Full market value £330,000). This spacious and beautifully-presented property is on the second floor of a recently-constructed development and features a reception room with attractive, open-plan kitchen, a large, near-full-height window and a door leading out onto the balcony. The bedroom is a comfortable double with fitted wardrobe, there is a stylish, modern bathroom and useful storage cupboard in the generously-sized entrance hallway. 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 and Cambridge city centre can also be reached by bike or local bus.

**Housing Association:** heylo.

**Tenure:** Leasehold (125 years from 2020).

**Share Available:** 70% (£231,000).

**Shared Ownership Rent:** £242.94 per month (subject to annual review).

**Admin Fee:** £20.88 per month (subject to annual review).

**Service Charge:** £95.05 per month (subject to annual review).

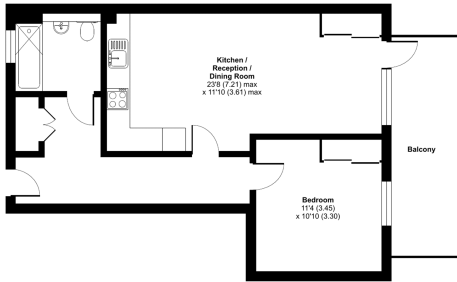
**Guideline Minimum Income:** Dual £46,750 | Single £52,250 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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.

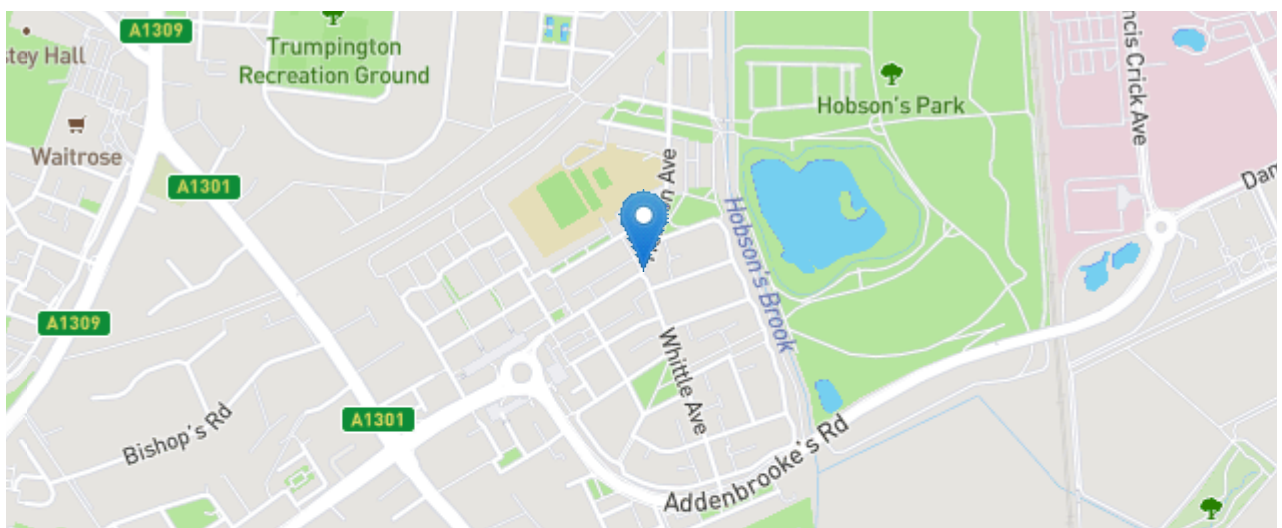
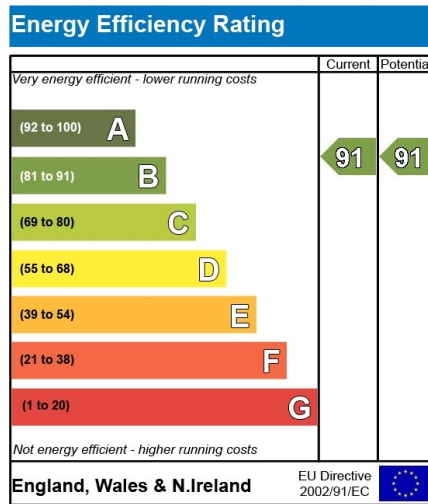
**Hobson Avenue, Trumpington, Cambridge, CB2**  
Approximate Area = 577 sq ft / 53.6 sq m  
For identification only - Not to scale

## DIMENSIONS



- RECEPTION  
23' 8" max. x 11' 10" max. (7.21m x 3.61m)
- KITCHEN  
included in reception measurement
- BEDROOM  
11' 4" x 10' 10" (3.45m x 3.30m)
- BATHROOM

Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nrolicom 2022. Produced for Urban Moves. RPT 80209



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