

64 Hobson Avenue Trumpington Cambridge CB2 9BE

Leasehold

EPC Rating: B





18'6 x 9'2 loungeModern bathroom

• 12'4 x 8'9 Bedroom

We are pleased to present this immaculate 1 bedroom first floor apartment positioned

• Double glazed and gas central heating

in the modern and desirable Trumpington Suburb. Benefits including a 19'3 balcony 18'6 x 9'2 living space and a

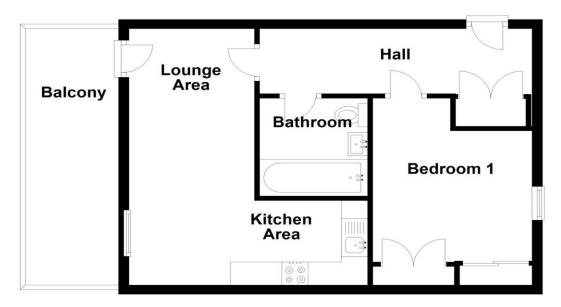
- Secure bicycle storage facility
- Close to local amenities

ROBINSON-JACKSON
Our service will move you

Asking Price £320,000

short distance from the Hobson Park Bird reserve.

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.

Clay Farm Community Garden Hobson's Park Bird Reserve Hobson's Park Bird Reserve Hobson's Park Bird Reserve Hobson's Park Bird Hide Zipcar Zipcar Community Garden Trumpington Park Primary School Authority NY Todd St. Garden St. Gard



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 Allocated Parking (to be verified by vendors solicitor)

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).

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