



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for let this attractive two-bedroom first-floor apartment in the beautiful rural village of Trumpington, in the desirable south side of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A10. Trumpington is only two miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. Bus services from the village regularly run into Cambridge, and you are just down the road from the city's central train station with links to London. There is also a sizeable Waitrose superstore and a petrol station in the village. And schools? Osprey Drive is in the catchment area for Trumpington Meadows Primary School (130 metres), rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Trumpington Community College (1.2 miles).

Upon entering the property, a large hallway leads through the property into the main living area at the back. An intercom phone for guest access is directly next to the front door.

As you walk through the hallway, the first room on your right is the spacious main bedroom, a comfortable double with room for additional furniture. This room is a good size, and with its neutral décor and large window, the feeling of light and space hits you instantly. There is also an ensuite with w.c., handbasin and a large shower cubicle. The bedroom has a built-in double wardrobe with mirrored sliding doors and a Juliet balcony overlooking the front of the property. On the wall is the thermostat for the apartment.

Back out in the hallway, opposite the main bedroom, are two ample cupboards offering lots of convenient storage space... every tenant's dream! The next room off the hallway to your right is the main bathroom with W.C., hand basin and bath with shower attachment. There is also a wall-mounted heated towel rail and extractor fan.

Bedroom two sits opposite the bathroom and is another comfortable double. The floor-to-ceiling window floods the room with light and overlooks the parking area to the rear of the property.

The last room in this beautiful rental property is the open-plan kitchen/living room/diner, which is definitely one of the property's highlights. With the white kitchen cupboards, grey worktops and neutral décor, this space is a blank canvas to add your own homely touches. The kitchen comes available

with an integrated single oven, gas hob, extractor hood, and integrated fridge freezer and washing machine; there is also plenty of cupboard space. This open-plan space has windows on three walls, hence the level of light that floods into the room. The design of this room makes for the perfect environment for family life or socialising with friends. The far end of the room has two built-in storage cupboards...there really is no shortage of space to hide your clutter here! And the best part of the apartment? The stunning balcony that leads out from the living area. There is room for a small table and chairs to enjoy the sunshine in your little haven. It is a great feature for any tenant to enjoy – maybe to escape for some peace with a book! The whole property is in fantastic condition and has been maintained to a high standard throughout.

Please call us on 01223 307898 to arrange a viewing at Osprey Drive and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

The property is available on a 6 month tenancy agreement.

Council tax band: C

Deposit- £1,903. Non smokers only please

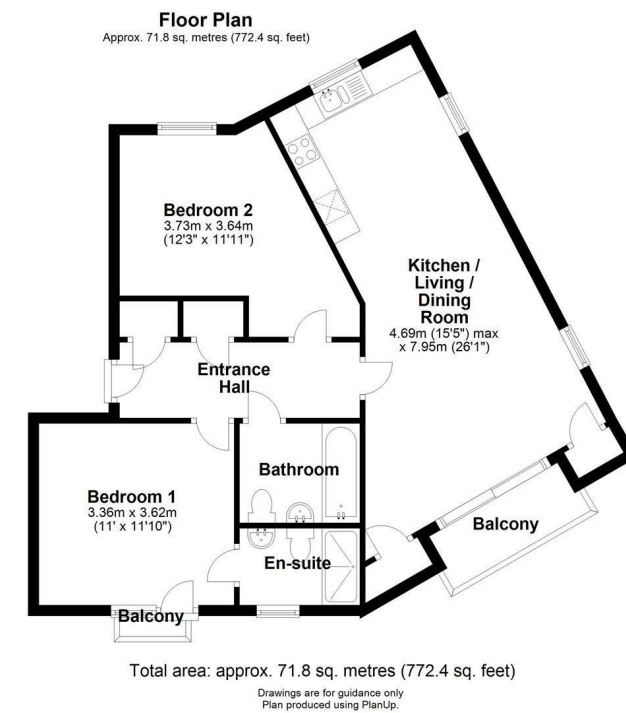
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

