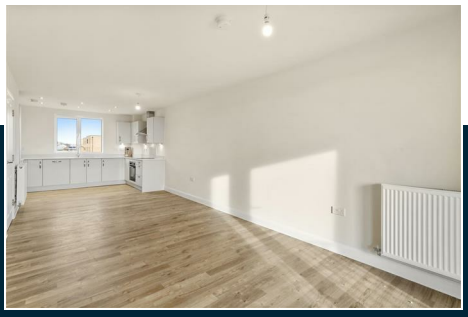


297 Osprey Drive, Trumpington, Cambridge, CB2 9GR

ZERO DEPOSIT OPTION AVAILABLE. A modern 2 bedroom mid floor apartment forming part of the select Trumpington Meadows development situated on the southern fringe of Cambridge. The accommodation comprises entrance hall with store cupboard, open plan living room/kitchen, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Further benefits include balcony and allocated parking space. Unfurnished. Available from 07/12/2026. EPC: B and Council Tax Band: C.

£1,800 PCM

- Zero Deposit Scheme Available
- Available from 07/12/2026
- Unfurnished
- EPC: B
- Council Tax Band: C
- Gas Central Heating
- Allocated Parking
- Balcony
- Managed by Lomond on behalf of a Corporate Landlord

ACCOMMODATION with approximate room sizes

ENTRANCE HALL
entry phone, built in cupboards and doors to the open plan living room/kitchen, bedrooms and bathroom off.

OPEN PLAN LIVING ROOM/KITCHEN
kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer. Open to living area with patio doors to front aspect opening to:

BEDROOM 1
built in double wardrobe with mirrored doors, window and door to front aspect opening to patio terrace and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin with mirror above, heated towel rail and window to front aspect with obscured glass.

BEDROOM 2
built in double wardrobe with mirrored doors and window to rear aspect.

BATHROOM
shower over bath with glass shower screen, wc, and wash basin with mirror above.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: Photographs used are stock images.

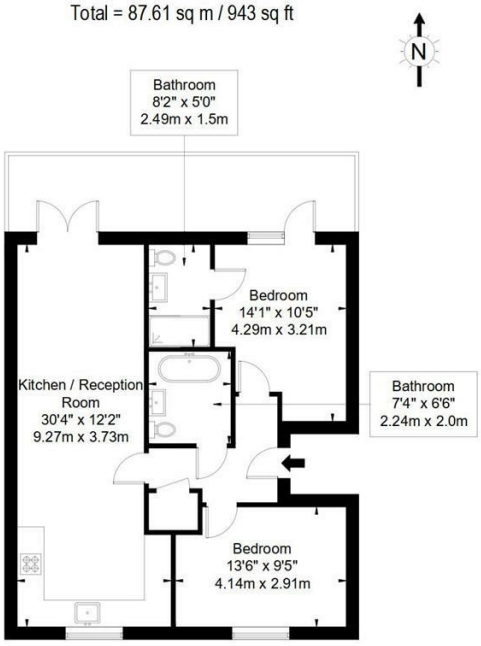
Holding Deposit - £415
Deposit - £2076

"Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed."

"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative."

Osprey Drive, Trumpington, Cambridge, CB2 9GR

Approx Gross Internal Area = 72.95 sq m / 785 sq ft
Balcony = 14.66 sq m / 158 sq ft
Total = 87.61 sq m / 943 sq ft



First Floor

Ref :

Copyright BLEU PLAN

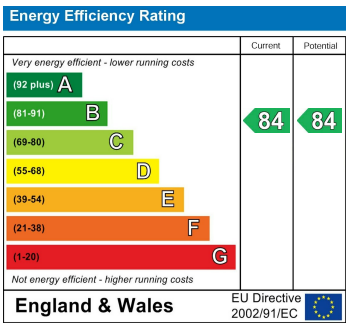
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

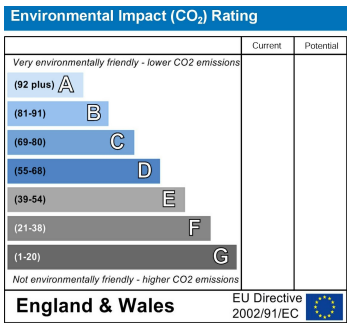
Copyright @ BLEUPLAN

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.