



Osprey Drive, Trumpington, Cambridge, CB2 9GQ

**CHEFFINS**



## Osprey Drive

Trumpington,  
CB2 9GQ

A well presented 1 bedroom second floor apartment within the popular and select Trumpington Meadows development. The accommodation comprises entrance hall, open plan living room/kitchen with balcony, 1 double bedroom and bathroom. Allocated parking. We regret no pets. Furnished. Available now. EPC: B and Council Tax Band: B.

### LOCATION

The apartment is located within the popular Trumpington Meadows development and close to the adjacent country park. Cambridge city centre lies approximately 2.5 miles to the north and the property is well positioned for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Access to the M11/A10 are in close vicinity too.



£1,475 PCM





## ENTRANCE HALL

window to rear aspect and 2 built in cupboards (1 housing washer dryer). the open plan living room/kitchen, bedroom and bathroom are accessed off the entrance hall.

## OPEN LIVING ROOM/KITCHEN

### KITCHEN AREA

base and wall units, work tops, 1.5 bowl sink with window to rear aspect above and integrated appliances including oven, gas hob with extractor above, fridge freezer and dishwasher. Open to:

### LIVING AREA

window and glazed door to front aspect and access to balcony. Furniture includes sofa, ottoman footstool, TV with stand and dining table with 2 chairs and bench seat.

### BALCONY

paved and with railing balustrade.

## BEDROOM

built in double wardrobe with sliding mirrored doors, windows to front aspect and furniture including double bed, 2 bedside units chest of drawers.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin, heated towel rail and window to rear aspect.

## PARKING

Allocated parking space.

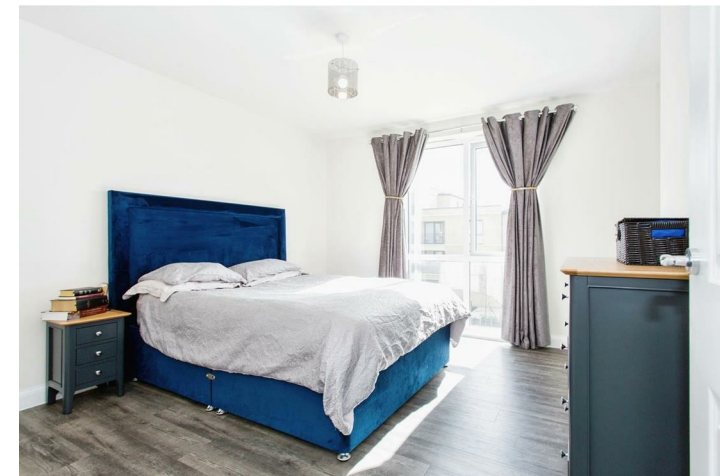
## LETTING AGENT NOTES

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

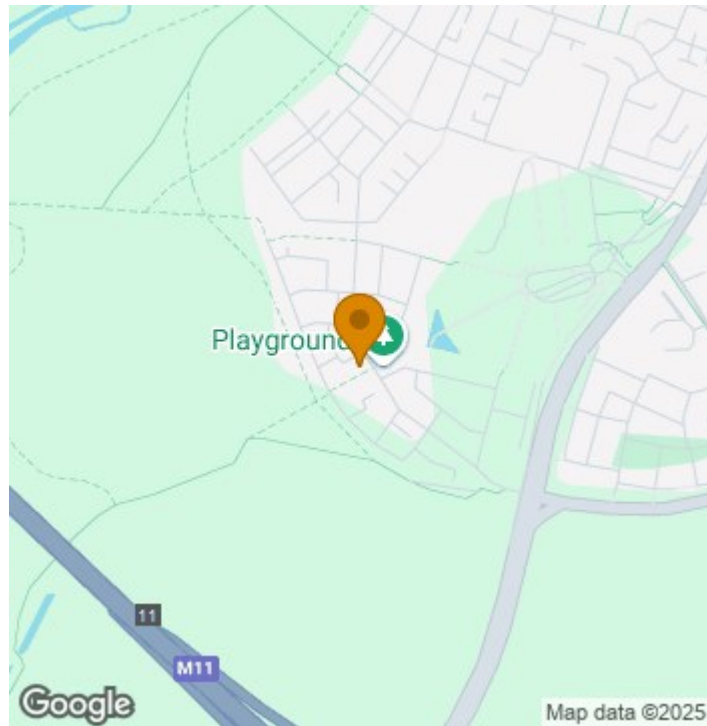
Term – Minimum 6 month tenancy

Holding Deposit – £

Deposit – £



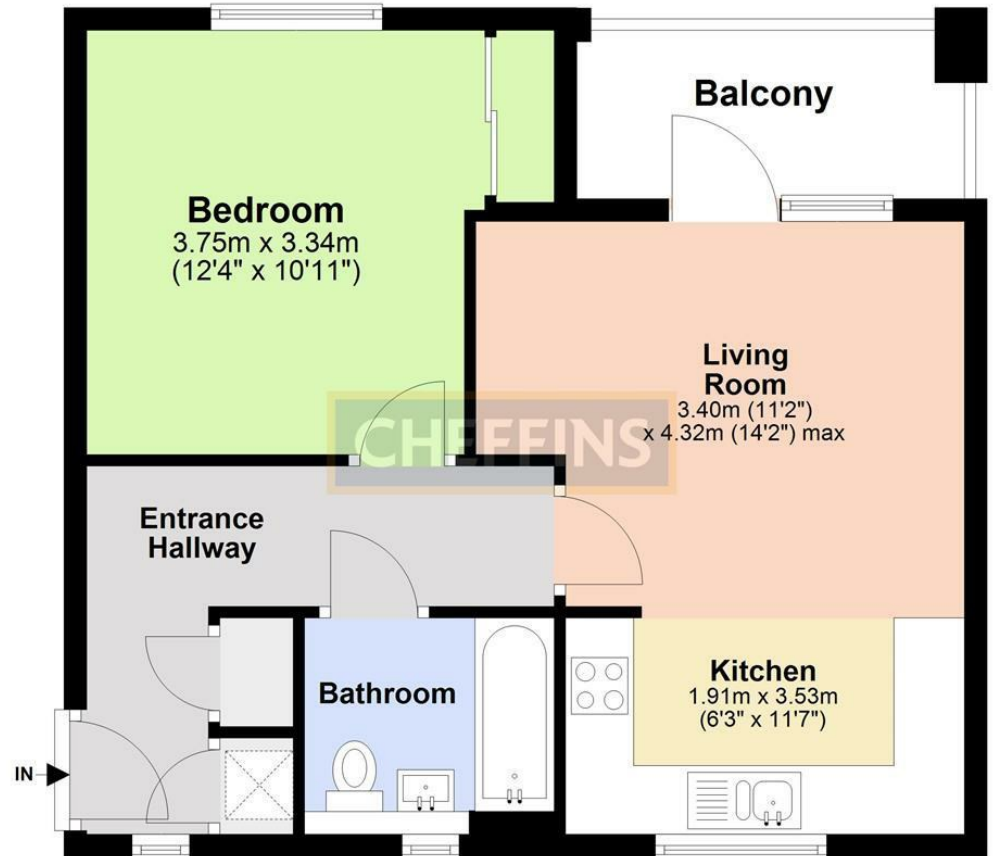




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(22 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		

## Second Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 48.6 sq. metres (523.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

