



Osprey Drive, Trumpington, Cambridge, CB2 9GR

CHEFFINS

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Trumpington, Cambridge,
CB2 9GR

ZERO DEPOSIT OPTION AVAILABLE. A modern 2 bedroom ground 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 private patio terrace and allocated parking space. Unfurnished. Available from 01/04/2026. EPC: B and Council Tax Band: C.

LOCATION

The apartment forms part of the highly regarded Trumpington Meadows development, just moments from the adjoining country park and local amenities. Cambridge city centre is approximately 2.5 miles to the north, and the property is ideally placed for convenient access to Addenbrooke's Hospital, the bio-medical research campus, and Cambridge railway station via the Guided Busway and cycle paths. The M11 motorway and A10 road are also easily accessible.

 2  2  1

£1,750 PCM





ENTRANCE HALL

entry phone, built in cupboard 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 and integrated appliances including oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer. Open to living area with 2 windows to front aspect, further window to side aspect and patio doors to patio terrace.

BEDROOM 1

built in double wardrobe with mirrored doors, window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin and heated towel rail.

BEDROOM 2

built in double wardrobe with mirrored doors and window to side 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.

Term - Minimum 6 month tenancy
Holding Deposit - £403
Deposit - £2019

"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."

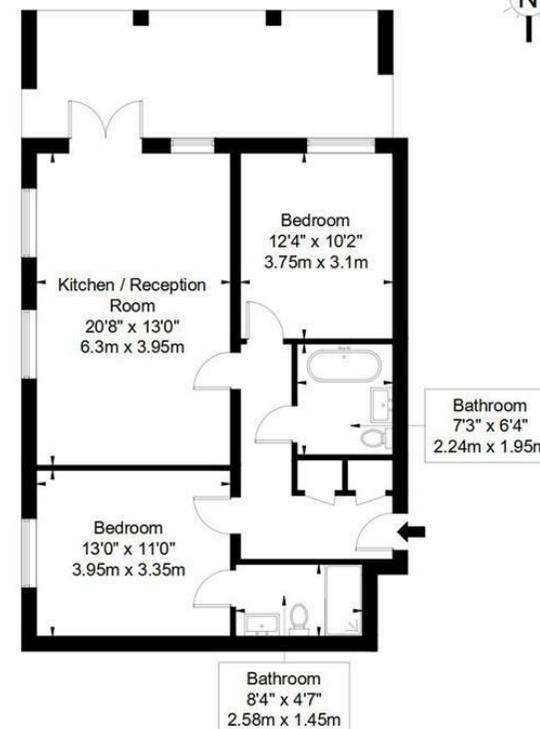


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Approx Gross Internal Area = 68.03 sq m / 732sq ft

Patio = 10.88 sq m / 117 sq ft

Total = 78.91 sq m / 849 sq ft



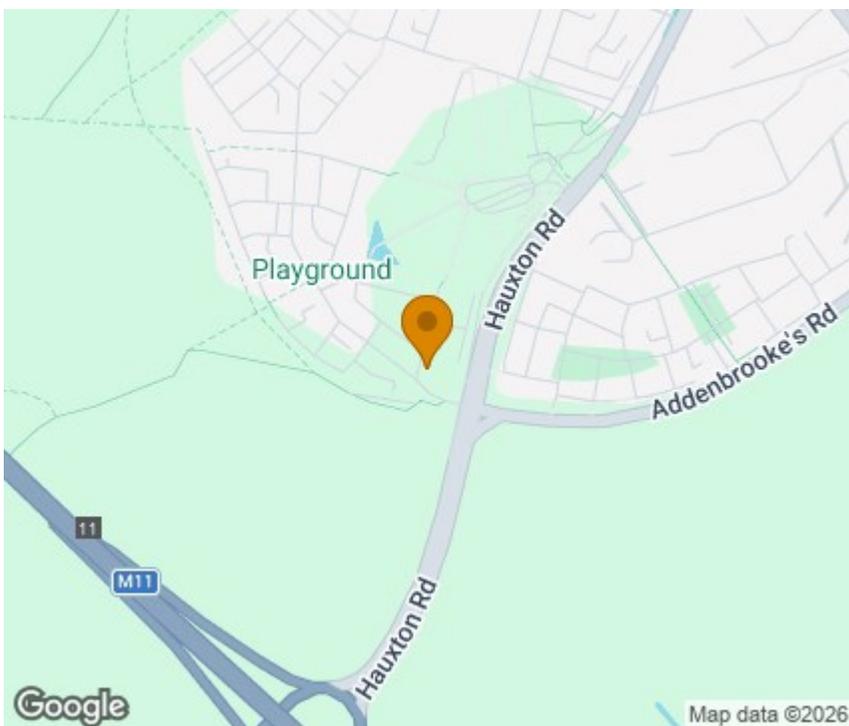
Ground Floor

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	85	85
England & Wales	EU Directive 2002/91/EC	

Agents note:

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

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.

