



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 generous balcony and allocated parking space. Unfurnished. Available from 27/11/2026. 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

£1,825 PCM





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:

PATIO TERRACE

paved and metal railing balustrade.

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 - £421

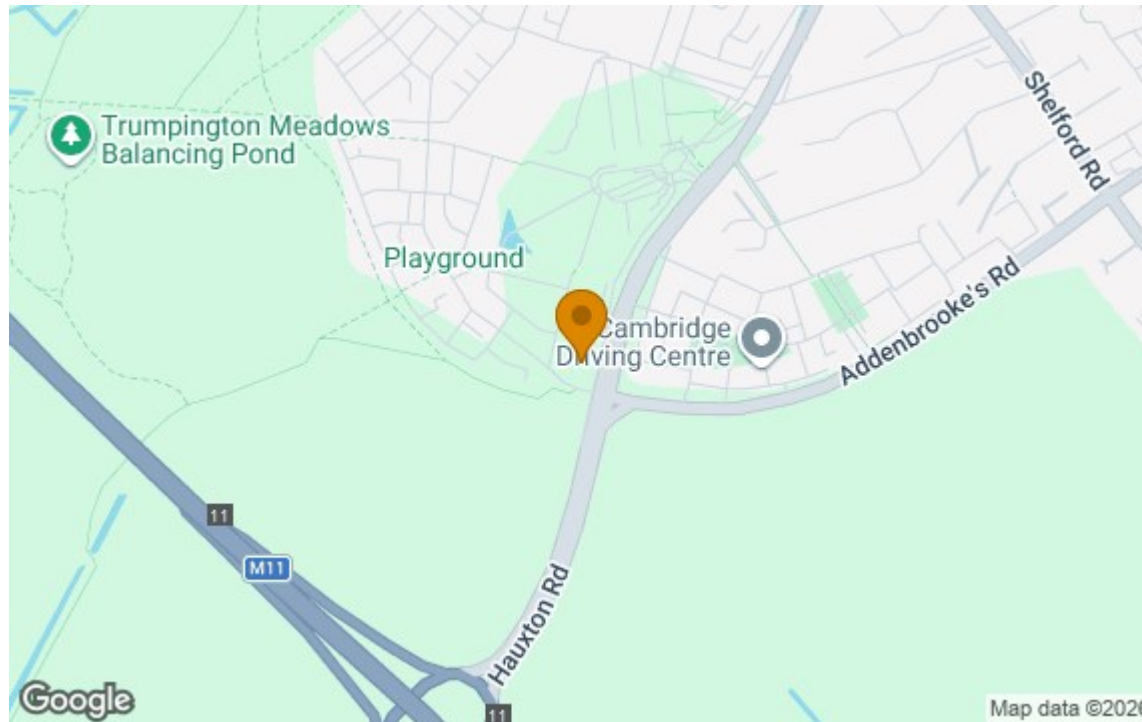
Deposit - £2105

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"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."



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

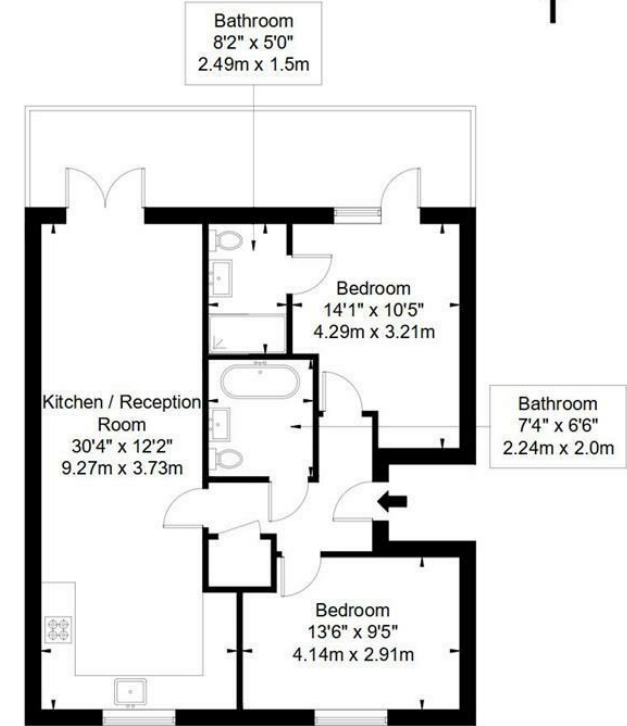


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Approx Gross Internal Area = 72.95 sq m / 785 sq ft

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.
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Agents note:

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

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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.

