



Osprey Drive, Trumpington, Cambridge, CB2 9GR

**CHEFFINS**

## Osprey Drive

Trumpington, Cambridge,  
CB2 9GR

ZERO DEPOSIT OPTION AVAILABLE. A modern 2 bedroom first 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 20/05/2026. 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, 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 2 windows to side aspect, further window to rear aspect and and patio doors to front aspect opening to:

## **BALCONY**

paved and railing balustrades.

## **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 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 and door to front aspect opening to balcony.

## **BATHROOM**

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

## **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

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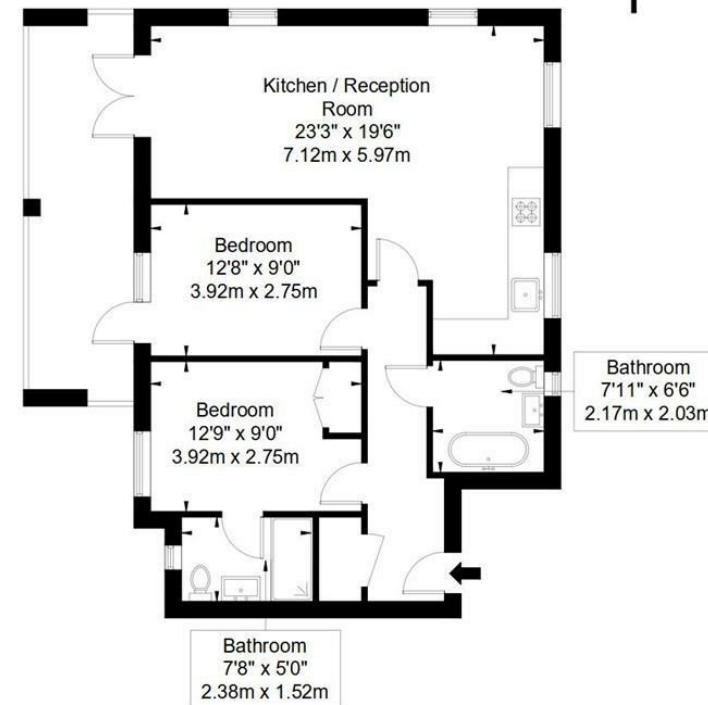
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approx Gross Internal Area = 70.2 sq m / 756 sq ft

Balcony = 12.05 sq m / 130 sq ft

Total = 82.25 sq m / 885 sq ft

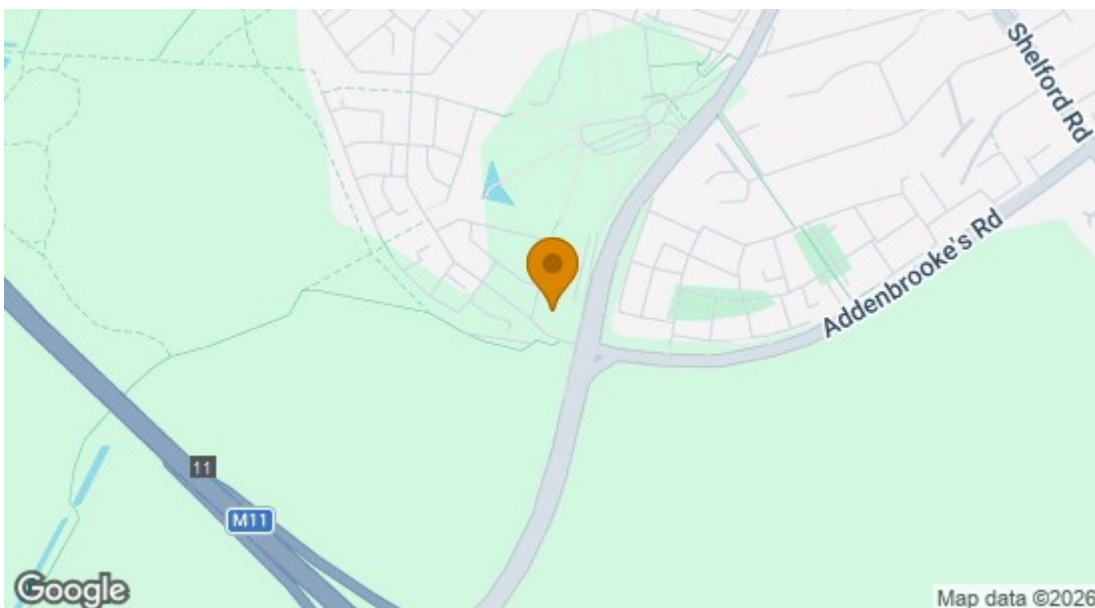


First Floor

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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