



Osprey Drive, Cambridge, CB2 9GS

CHEFFINS

Osprey Drive

Trumpington, Cambridge,
CB2 9GS

ZERO DEPOSIT OPTION AVAILABLE. A modern 2 bedroom third 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 with balcony off, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Further benefits include an allocated parking space. Unfurnished. Available from 18/08/2026. EPC: B and Council Tax Band: B.

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, 2 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 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 and 1 further window and set of patio doors to side aspect opening to:

BALCONY

paved and metal railing balustrade.

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 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, wash basin with mirror above and heated towel rail.

LETTING AGENT NOTES

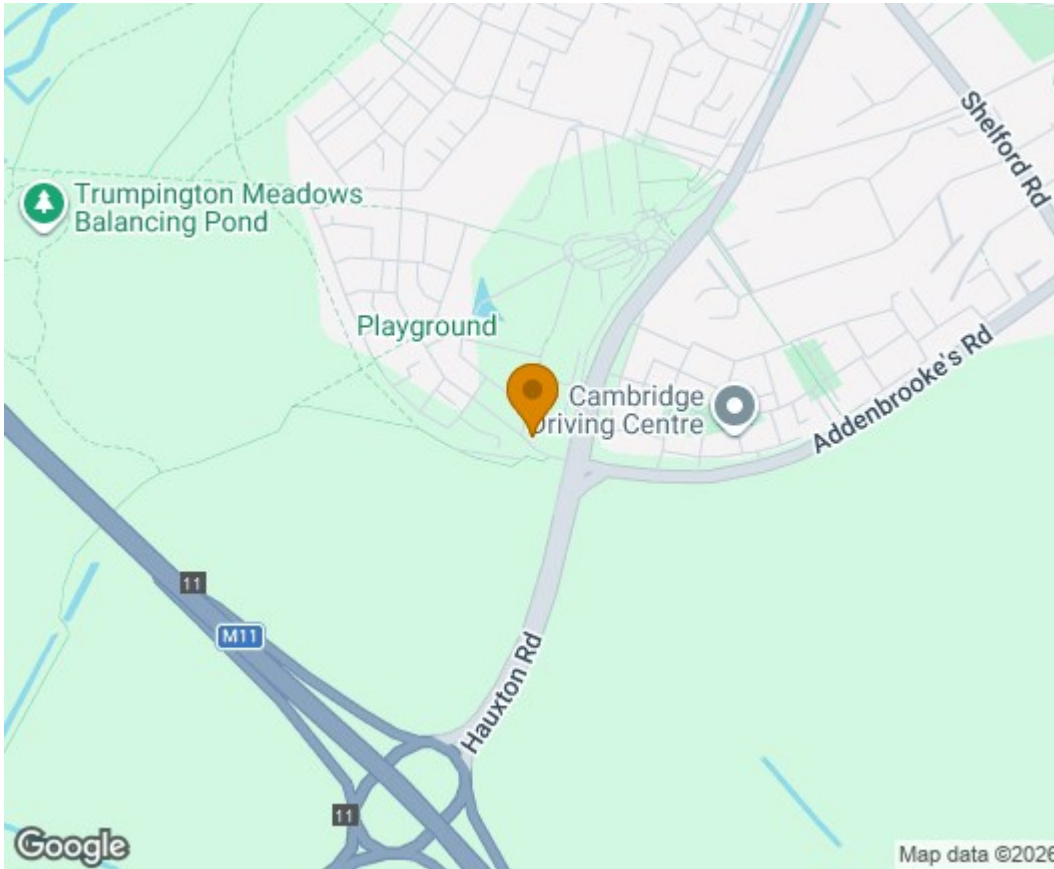
For more information on this property please refer to the Material Information brochure on our Website.

NOTE: Photographs used are stock images provided by Lomond 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."

NOTE: Photographs used are stock images provided by the Lomond Group.

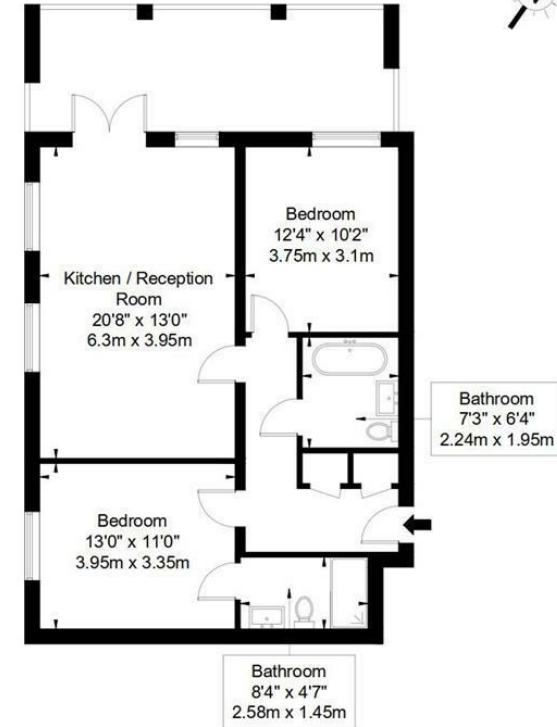


Osprey Drive, Trumpington, Cambridge, CB2 9GR

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

Balcony = 10.88 sq m / 117 sq ft

Total = 78.91 sq m / 849 sq ft



Third 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
012 (plus) A			
011-011 B			
009-008 C			
055-048 D			
039-044 E			
021-038 F			
011-001 G			
Not energy efficient - higher running costs			
England & Wales		83	83
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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.