



TRUMPPINGTON

70 sqm / 751 sqft

Allocated parking

Leasehold

2021

Third floor apartment

EPC - B / 84

2 beds, 1 recep, 2 bath

Council tax band - C

An outstanding, stylish modern top floor apartment with a balcony overlooking the nearby countryside, benefiting from an allocated parking space, conveniently located on the south side of the city.



Guide Price
£400,000.00



Osprey Drive is situated within Trumpington Meadows, a highly regarded modern development on the southern edge of the city, conveniently located close to Waitrose and the Trumpington Park & Ride. The development is bordered by a beautiful country park stretching down to Byron's Pool and towards Grantchester, offering wonderful open green space right on the doorstep.

The impressive open-plan kitchen/living/dining room enjoys dual aspect floor to ceiling windows, flooding the space with natural light. Double doors open onto a large covered balcony with far-reaching views across the meadows – an ideal setting for alfresco dining or relaxing outdoors. The kitchen is fitted with stylish, modern cabinetry and includes an integrated fridge/freezer, dishwasher, oven, and a four-ring gas hob with extractor over.

Both bedrooms are generous doubles, with the principal bedroom benefiting from an en-suite shower room and built-in cupboard. The family bathroom completes the accommodation and features a modern three-piece white suite with shower over the bath and attractive floor-to-ceiling tiling.

Externally, the property benefits from allocated parking and secure bicycle storage.

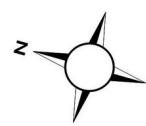
The property has approximately 991 years remaining on the lease. The current service charge is approximately £1,715 per annum, reviewed annually. The ground rent is peppercorn.

Trumpington is a thriving part of the city that still manages to retain its village identity and sense of community. The area has three primary schools, a state-of-the-art secondary school with excellent sporting facilities and many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington is exceptionally well located for access into the city centre by car, bus, guided bus, cycle routes, or even an enthusiastic walk. The location is positioned close to Addenbrookes Hospital, the Cambridge Biomedical Campus, and the soon to open Cambridge South train station. The city's mainline station can also be easily reached along the guided busway cycleway without having to mix with car traffic at all. The Trumpington Park & Ride is a 5 minute walk with direct access into central Cambridge.

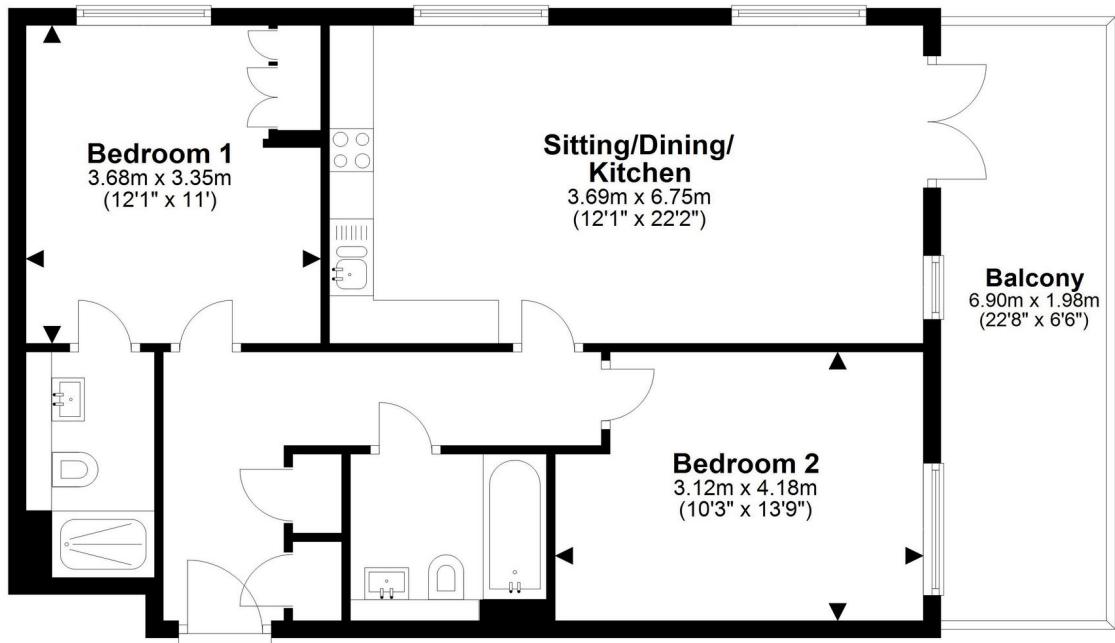
For outdoor enthusiasts, Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrookes campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.





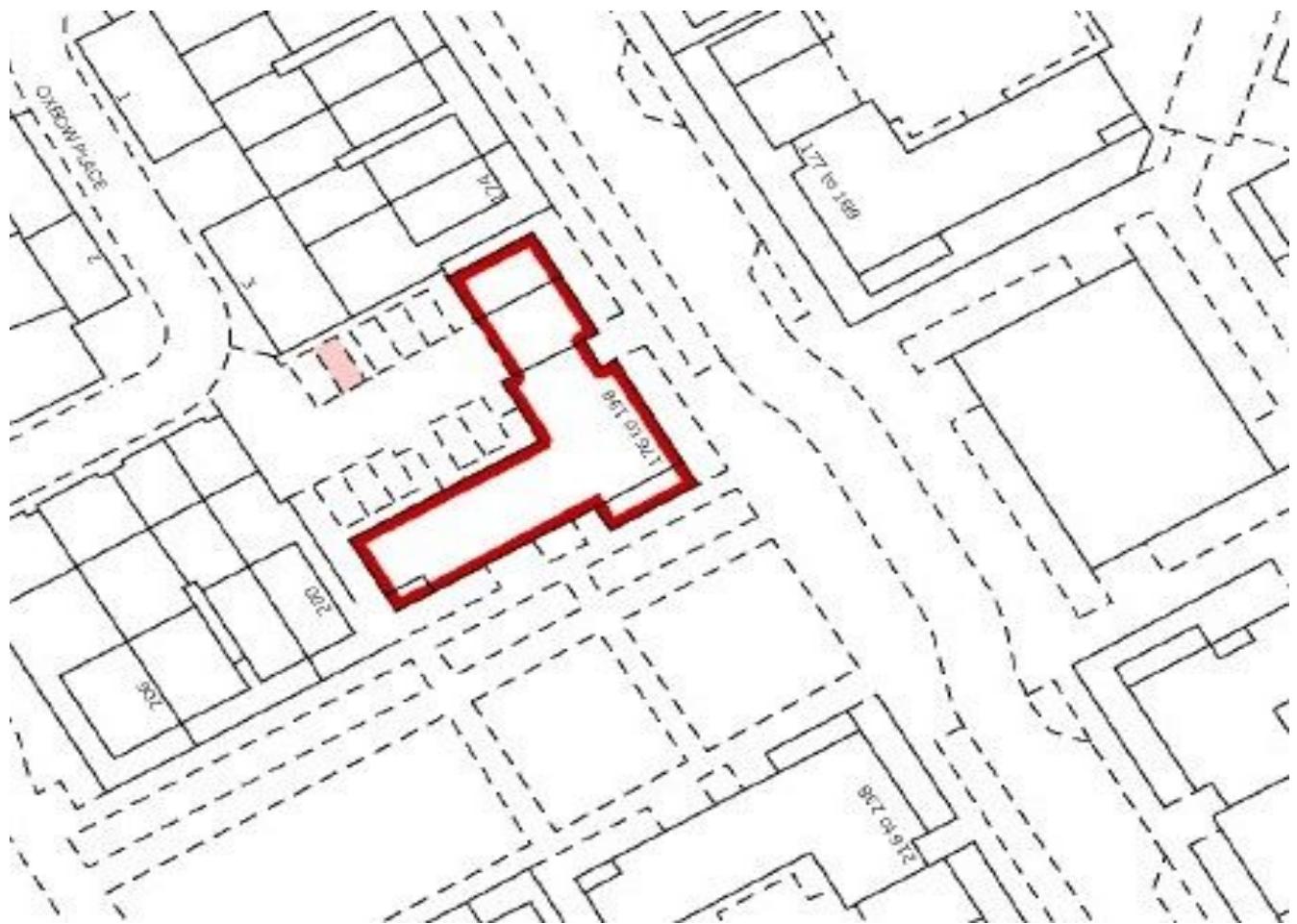
Top Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



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