



Osprey Drive, Trumpington, Cambridge, CB2 9GS

CHEFFINS

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Trumpington, Cambridge,
CB2 9GS

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 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 10/07/2026. 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.

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£1,675 Per Month



**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, gas hob with extractor above, fridge freezer, dishwasher and washer dryer. Open to living area with 3 windows and 1 set of patio doors opening to:

BALCONY

paved and metal railing balustrade.

BEDROOM 1

built in double wardrobe with mirrored doors, window 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.

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.

Holding Deposit - £386

Deposit - £1932

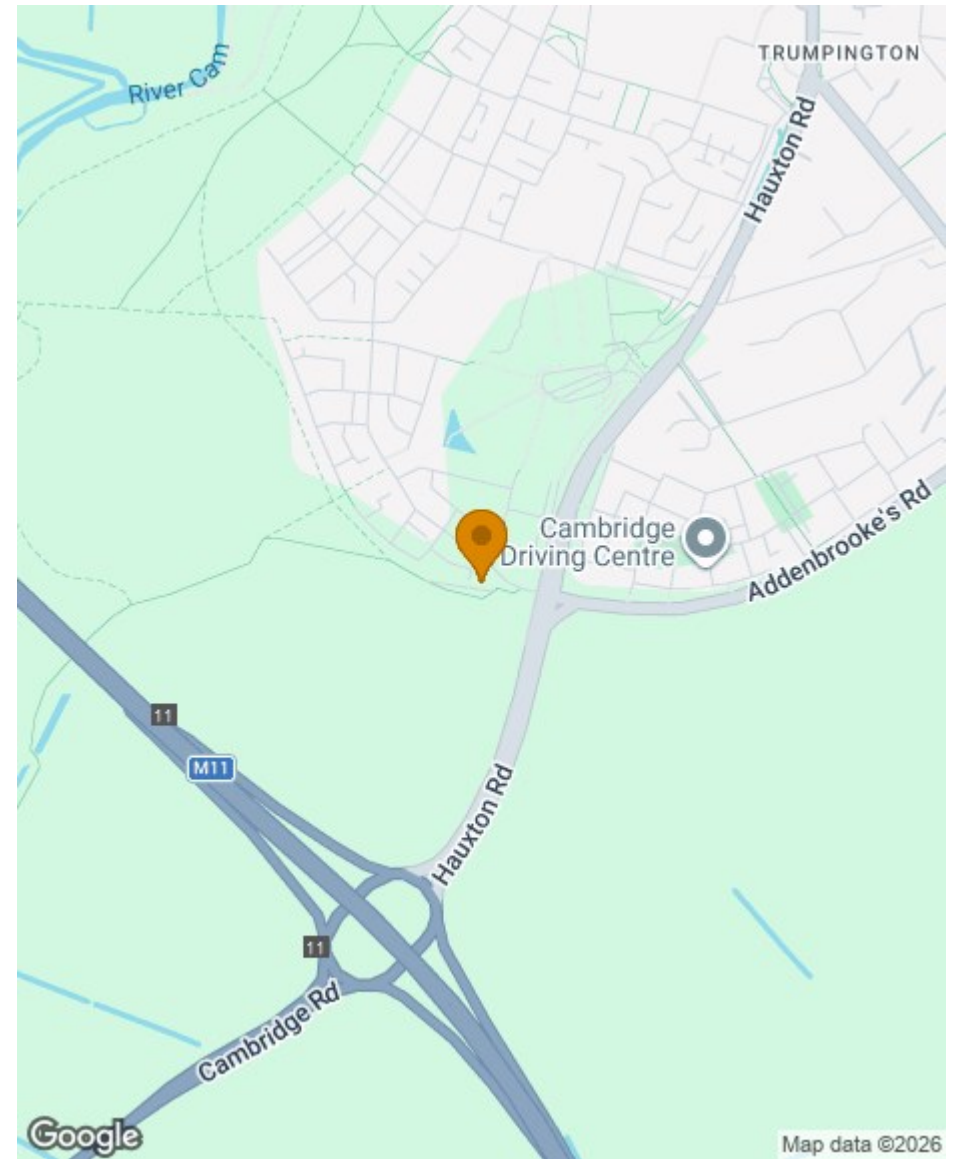
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"Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative 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."

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	83
(81-91)	B		
(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	



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.

