



Osprey Drive | Trumpington | Cambridge | CB2 9GS

£1,850 PCM

COOKE
CURTIS
& CO

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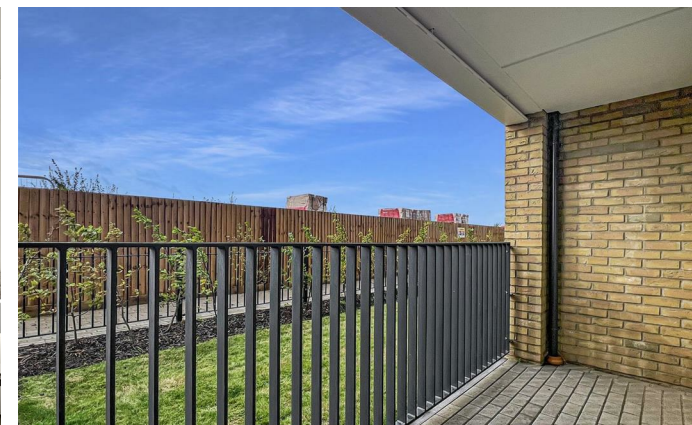
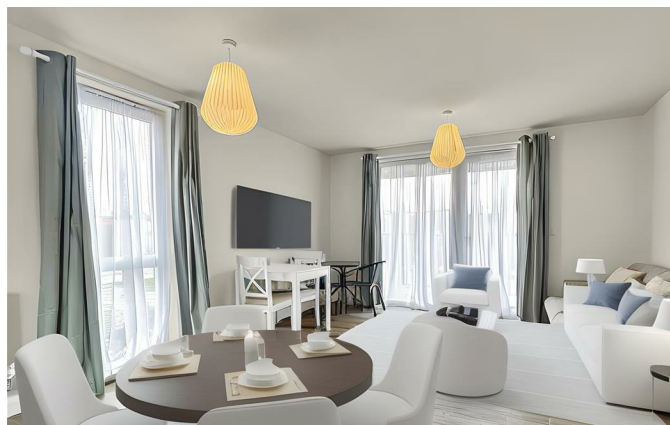
A beautifully presented two bed, ground floor apartment, providing open plan, high quality accommodation, as well as allocated parking. Located a short distance from the country park whilst enjoying a most convenient position just south of the city, well situated for access to London via the M11/A10 road networks.

- 72sqm / 776sqft
- EPC - B / 84
- Gas central heating
- Ground floor
- 2 beds, 2 bath, 1 recep
- Council tax band - C
- Allocated parking
- Available September 2026

Osprey Drive is on Trumpington Meadows, a popular new development at the southern edge of the city, close to Waitrose and Trumpington Park and Ride. The development is bordered by a lovely country park towards Grantchester. There is immediate access out to the M11 and numerous easy options for getting into the city and railway station

As you enter the property into the hallway, there are numerous store cupboards. At the end of the hallway, is the open plan kitchen/living/dining room space. This room enjoys a triple aspect, filling the room with natural light while a glass door opens onto the patio, providing an ideal outside space. Outside furniture included.

The kitchen has been fitted with a range of stylish base and wall mounted units, integral fridge/freezer, dishwasher, washer / dryer and an oven, with a four ring gas hob with extractor over. Furniture included as follows. Sofa, dining table and chairs, small table.





Both bedrooms are generous doubles. The master bedroom has fitted mirrored wardrobes and ensuite shower room, fitted with WC, basin and shower. Bed, two bedside tables, dresser included. Bedroom two includes, bed, two bedside tables, two chairs.

The family bathroom completes the accommodation and has been fitted with a modern three piece white suite, with shower over the bath.

Outside, the property has use of allocated parking. There is a secure intercom system for entry.

Available September 2026 for a professional individual, couple or sharers.

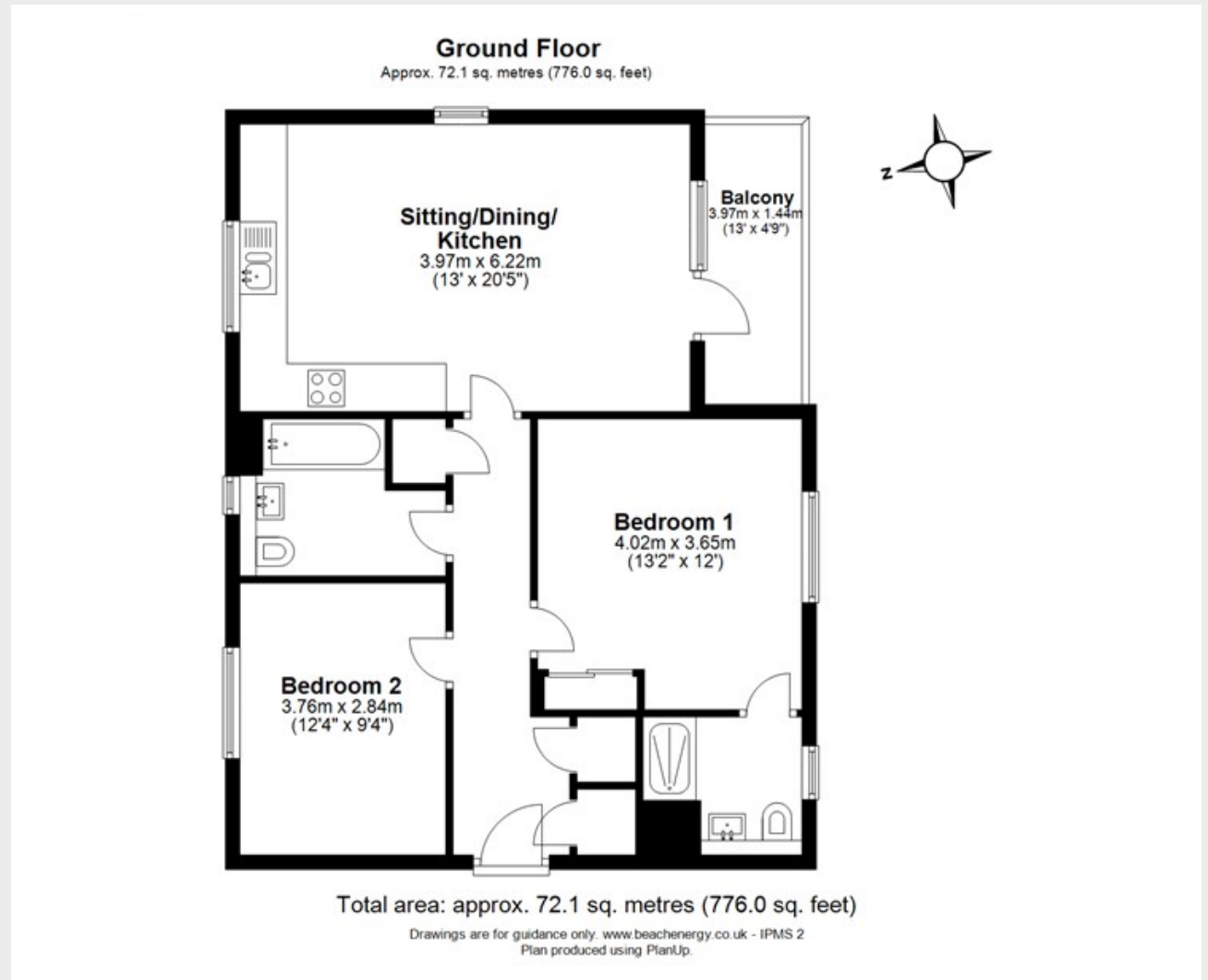
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: British Gas
Find my supplier suggest the gas is currently supplied by: British Gas
Ofcom suggests the maximum broadband speed is: 1000 mbps
Gov.uk suggests the property is currently very low flood risk.

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. 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 Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.



Council Tax Band C EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		84	84
(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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