



72 sqm / 776 sqft

---

Allocated parking

---

Leasehold

---

2023

---

Ground floor apartment

---

EPC - B / 84

---

2 beds, 1 recep, 2 bath

---

Council tax band - C

---

Osprey Drive

A beautifully presented 2 bed, ground floor apartment, providing open plan, high quality accommodation, and 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.

The property is available with no onward chain.



Guide Price  
£425,000



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 that runs down to Byron's Pool and towards Grantchester.

There is immediate access out to the M11 and numerous easy options for getting into the city and railway station including a dedicated cycleway, the guided bus and the park and ride. There are also National Express coaches that run throughout the day from the Park and Ride, making the location ideal for someone who doesn't drive or want to drive.

The open plan kitchen/living/dining room space enjoys a triple aspect filling the room with natural light while a glass door opens onto the patio providing an ideal space for alfresco dining. The kitchen has been fitted with a range of stylish base and wall mounted units, integral fridge/freezer, dishwasher, and an oven with a 4 ring gas hob with an extractor over.

Both bedrooms are generous doubles with bedroom one benefiting from an ensuite shower room. The family bathroom completes the accommodation and has been fitted with a modern three piece white suite with shower over the bath and attractive tiles.

Outside the property has use of allocated parking.

The property has approximately 994 years remaining on the lease. The service charges are currently around £1535 per annum, which are reviewed annually and adjusted according to changes in costs. Ground rent is peppercorn.

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.

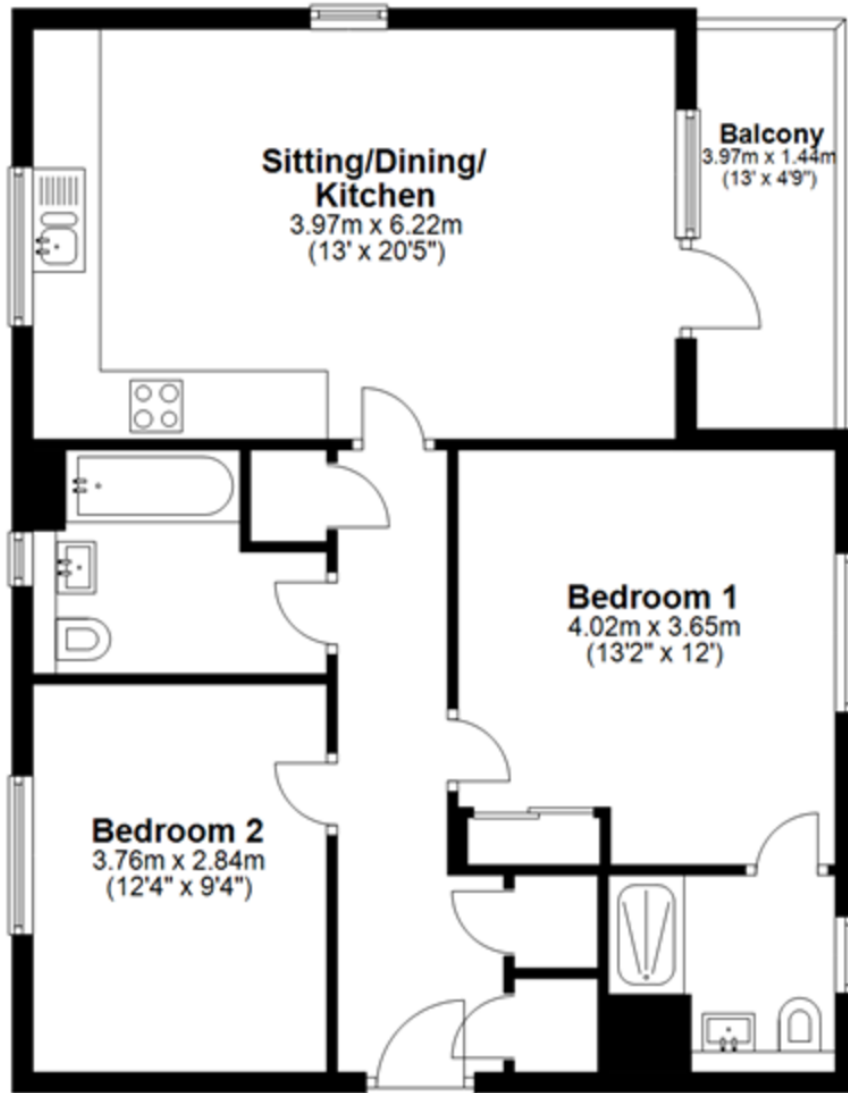
The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, 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.



## Ground Floor

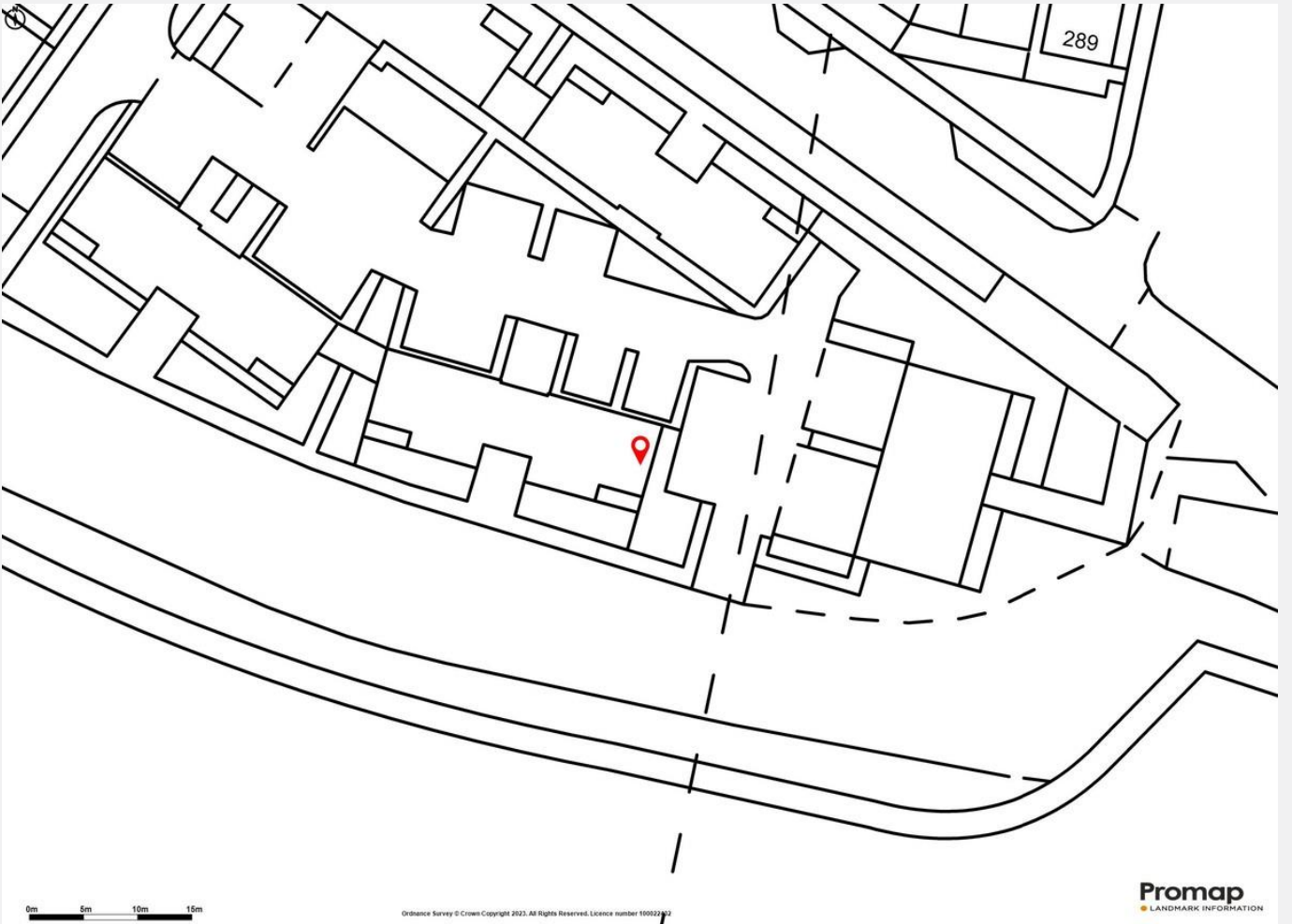
Approx. 72.1 sq. metres (776.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Total area:  
Approx. 72 sq m  
(776 sq ft)



289

0m 5m 10m 15m

Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100029202

**Promap**  
LANDMARK INFORMATION

COOKE  
CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS