



229 OSPREY DRIVE, TRUMPINGTON, CAMBRIDGE, CAMBRIDGESHIRE, CB2 9GR

Asking Price £300,000

[TYLERS.NET](https://www.tylers.net)

A spacious modern one bedroom ground floor apartment situated next to a small play park on a popular development within Trumpington offering easy access to Addenbrookes hospital and M11.



Location

Trumpington is a popular, convenient and well served area lying south of the City of Cambridge close to the M11 motorway and pretty village of Grantchester. There are excellent local facilities and amenities including a Waitrose superstore, Park and Ride bus station providing regular services into the city centre as well as excellent countryside walks.

- Ground Floor Apartment
- Open Plan Kitchen/Living/Diner
- Double Bedroom
- Bathroom
- Balcony
- Allocated Parking
- Gas Central Heating
- Viewing Essential

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General Description

There is a communal Entrance Hall with door to:- A welcoming Entrance Hall with double glazed window. Built in storage. Utility cupboard. Doors to:- Open Plan Kitchen/Living/Diner with glazed door leading out to the private balcony. Additional double glazed windows to rear side and front aspects. Two radiators. A range of top and base units with work tops over. Electric oven. 4 ring gas hob. Extractor fan. Fridge/Freezer. One and half bowl stainless steel sink unit with plumbing for integrated dishwasher. Double Bedroom with double glazed window to front aspect. Radiator. Built in wardrobe with mirror facia. Bathroom

comprising of a panelled bath with shower over. Wall mounted wash hand basin. Low level W.C. Opaque window to rear aspect. Heated towel rail. Extractor fan.

Outside

The property has the benefit of a private balcony ideal for alfresco living.

Agents Notes

Tenure:- Leasehold with 994 years remaining. The annual service charge is around £1562.

Services:- Mains Water. Mains Gas. Mains Electricity.

Local Authority:- Cambridge City Council. Tac Band "B".



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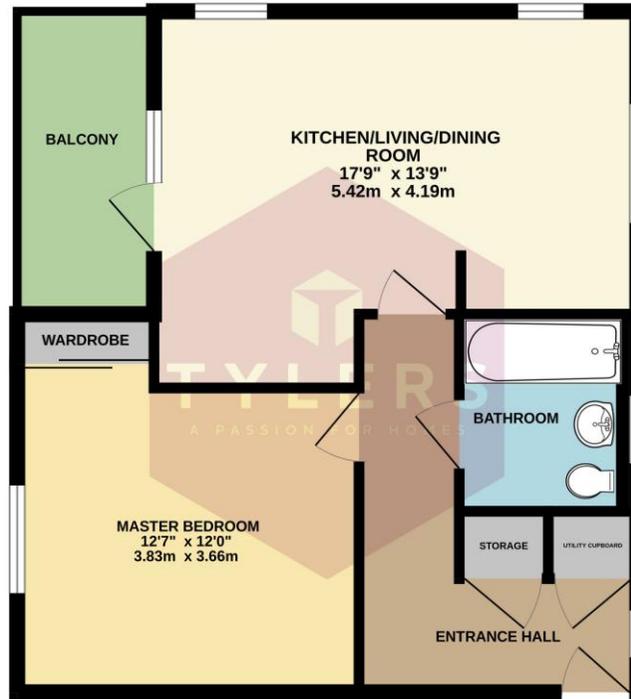
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GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.
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