



Osprey Drive, Trumpington Cambridge
£300,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Apr 2017

£Ask Agent Ground Rent pcy

Review due: Ask Agent

£1200.00 Service Charge pcy

Review due: Ask Agent

- Contemporary ground floor apartment
- Open plan kitchen / living area
- Double bedroom with built in wardrobes
- Private balcony
- Allocated parking space

The apartment opens into a welcoming entrance hall which provides access to all rooms and benefits from two useful built-in storage cupboards, offering practical space for coats, household items, and additional storage.

At the heart of the home is a bright and spacious



open-plan kitchen and living area, designed to create a comfortable and sociable living environment. The modern fitted kitchen features a range of contemporary units with ample worktop space and integrated appliances, making it both stylish and functional. The living area offers plenty of room for both relaxation and dining, with a door leading directly out to a private patio area, ideal for enjoying outdoor space during warmer months.

The property also features a generously sized double bedroom, providing a peaceful retreat with ample space for bedroom furniture. Completing the accommodation is a well-appointed bathroom fitted with a modern suite including a bath with shower over, wash basin, and WC.

Further benefits include private allocated parking, a secure bike store, and a bin store, adding to the convenience and practicality of the property.

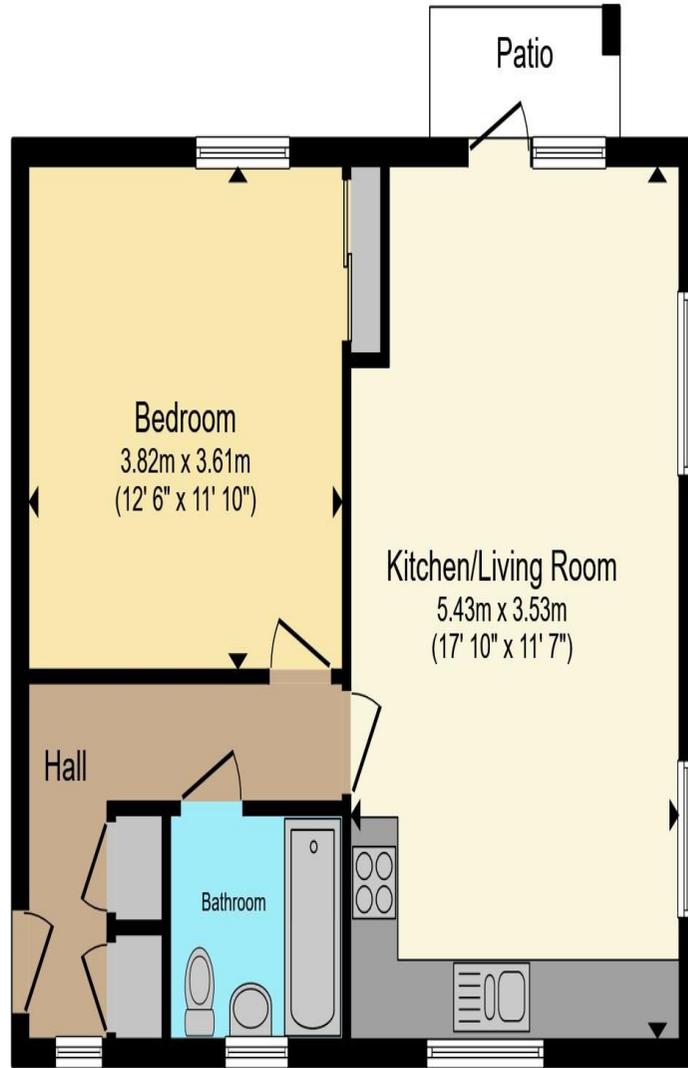
Trumpington is a popular and well-connected area of Cambridge, offering a range of local shops, cafes, and green spaces, as well as excellent transport links including easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus, and regular public transport routes into Cambridge City Centre.

Entrance hall

Kitchen / living area - 5.43 x 3.53 (17'04 x 11'7)

Bedroom - 3.82 x 3.61 (12'6 x 11'10)





Floor Plan

Total floor area 54.7 m² (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

Bathroom

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GTS102905 - 0001

