



OSPREY DRIVE
Trumpington, Cambridge

Carter Jonas

OSPREY DRIVE, TRUMPINGTON, CAMBRIDGE, CB2 9FU

- Cambridge City Centre – approx. 3 miles
- Cambridge Railway Station – approx. 2.5 miles
- Addenbrookes Hospital – approx. 2 miles

Popular location • Well-presented throughout •
Allocated parking • Chain free • Secure indoor lockable
bike storage • EPC rating B

DESCRIPTION

The spacious accommodation comprises an entrance hall, sitting/dining/kitchen, ample storage, two double sized bedrooms and two bathrooms.

The entrance hall enjoys a wood effect Amtico flooring that flows through to the kitchen/dining/sitting room, as well as the two storage cupboards. The kitchen/dining/sitting room is spacious and flooded with natural light from the two south facing windows and the sliding doors leading to the balcony. The kitchen is stylishly fitted with a double sink and drainer with integrated appliances including a fridge-freezer, oven, hob, dishwasher and washing machine.

The principle bedroom enjoys a Juliet balcony, fitted wardrobes and an en-suite, which offers a double sized shower, wash handbasin, WC and heated towel rail. The second bedroom is also double in size and positioned just opposite the main bathroom, that offers a bath, fitted storage, wash handbasin, WC and heated towel rail.

OUTSIDE

Externally enjoying a balcony and allocated parking.

A STYLISHLY PRESENTED TWO BEDROOM - TWO BATHROOM TOP FLOOR APARTMENT IN TRUMPINGTON POSITIONED LESS THAN 3 MILES TO THE CITY CENTRE AND CAMBRIDGE RAILWAY STATION.



LOCATION

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelford's nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

ADDITIONAL INFORMATION

Tenure: Leasehold with 147 years remaining on the lease.

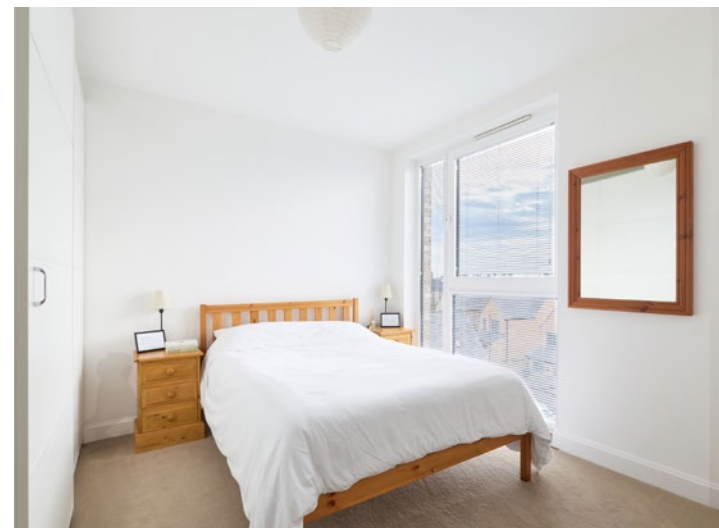
Ground Rent: Approx. £250 per annum

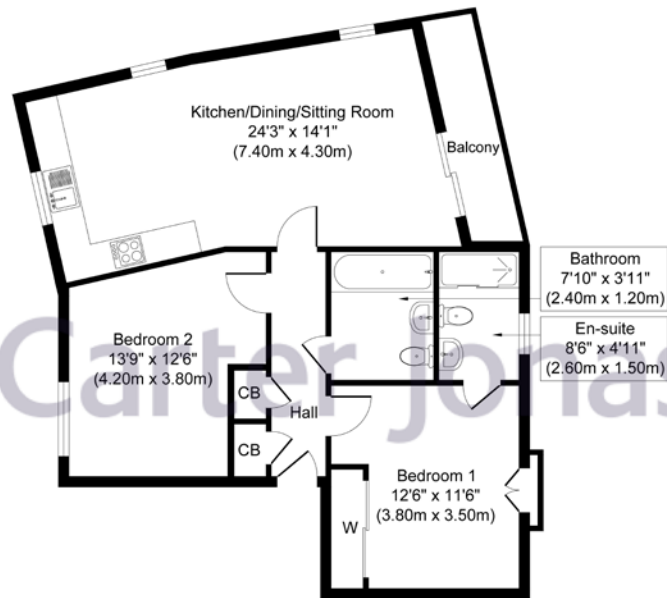
Service Charge: Approx. £1,754 per annum

Services: Mains water, drainage and gas. Gas central heating

Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents Carter Jonas 01223 403330





Approximate Floor Area
750 sq. ft
(69.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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