



**OSPREY DRIVE**  
Trumpington

**Carter Jonas**

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## **OSPREY DRIVE, TRUMPINGTON, CAMBRIDGE, CB2 9GR**

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

Modern second-floor apartment offering well-designed living space • Two double bedrooms, including a principal bedroom with en-suite shower room • Spacious open-plan reception/kitchen creating a bright and flexible living area • Two contemporary bathrooms, finished to a high standard • EPC rating B

### **DESCRIPTION**

This modern and energy-efficient apartment offers 750 sq ft (70 sqm) of well-proportioned accommodation, ideally suited to first-time buyers, downsizers, or investors. Constructed in 2022, the property presents as a turn-key home with a contemporary finish throughout.

The spacious open-plan reception and fitted kitchen provide an inviting social space, while two double bedrooms offer comfortable private accommodation, the principal benefiting from an en-suite shower room. A further stylish bathroom serves the second bedroom and guests.

### **OUTSIDE**

Externally, the property includes a private allocated car-port space, secure bike and bin stores, also a play area and the building's EPC-B rating ensures excellent energy performance.

## **MODERN TWO-BEDROOM APARTMENT OFFERING SPACIOUS LIVING, CONTEMPORARY FINISHES AND ALLOCATED PARKING.**



## 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, Addenbrookes Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach. The park-and-ride is 5 minutes walking distance and the new Cambridge South station (opening mid 2026) is just 1 mile away with direct trains to London terminals.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 999 years from 1st April 2017

**Service Charge:** Approx. £2,000 per annum

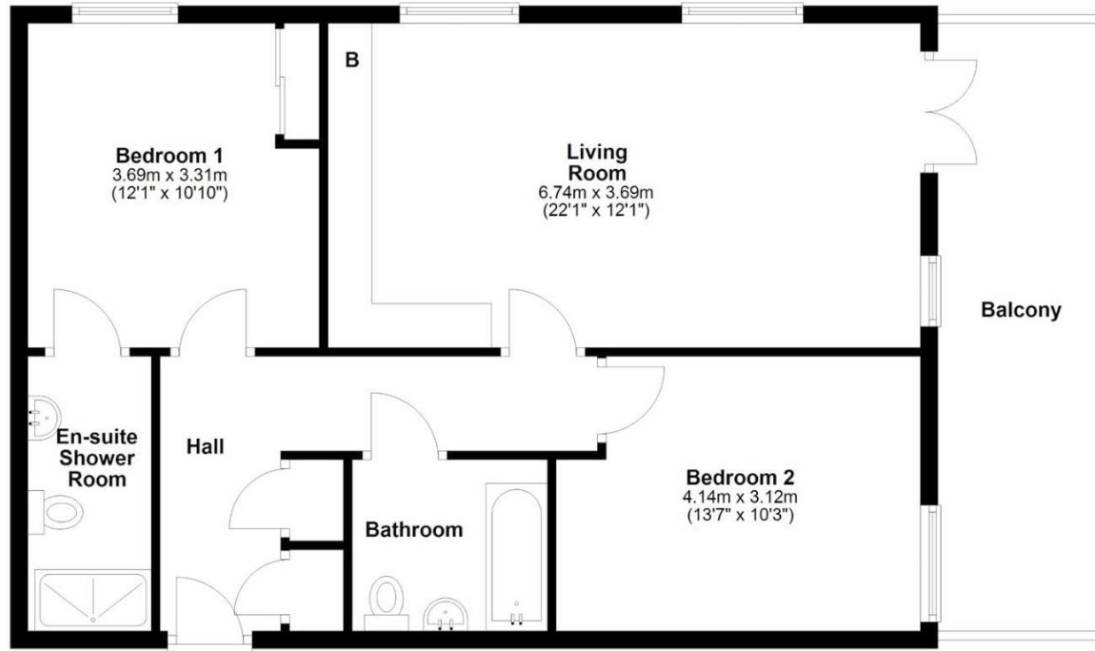
**Services:** Mains water, drainage and gas. Gas central heating

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



## Second Floor



Approx. gross internal floor area 70 sqm (750 sqft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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