



251 Osprey Drive, Trumpington, Cambridge, CB2 9GR
Guide Price £425,000 Leasehold



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A MODERN WELL-PROPORTIONED TWO-BEDROOM, TWO BATHROOM APARTMENT, CONSTRUCTED IN 2022.

- Apartment
- 2 beds, 2 baths, 1 recept
- Allocated car port parking space
- EPC-B/85
- 750 Sqft/70 Sqm
- Gas fired central heating to radiators
- Constructed in 2022
- Council tax band -C

A stylish and well-presented two-bedroom apartment situated in the heart of the popular Trumpington Meadows development. This property benefits from the balance of the NHBC warranty (circa 7 years), a large covered balcony and pleasant private position.

The accommodation consists of a secure communal entrance hall, leading you to the second floor apartment.

Upon entering the property you are greeted by a large entrance hall, with two good size storage cupboards, with space for washing machine in one and space for coats, shoes, and further storage. This leads into the open plan living/dining kitchen area. The kitchen has a range of both base and eye-level units, integrated fridge-freezer, dishwasher, electric fan oven, gas hob and an overhead extractor. The remaining space offers ample room for both living and dining and opens out on the balcony.

There are two good-sized double bedrooms, the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a modern, three-piece, white suite consisting of a bath with an overhead shower, w.c. and a basin.

Outside, there is one allocated car port parking space, secure bike and bin stores and play area.

Location

Trumpington is a vibrant and an eagerly sought-after residential area, just 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. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Some of the city's top schools are in the near vicinity, including Trumpington Community College, Hills Road, The Perse and The Leys.

Tenure

Leasehold

Leasehold is 999 years from 01 April 2017, with 991 years remaining.

Ground rent is £0 per annum.

Service charge is £1560 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

Fixtures and Fittings

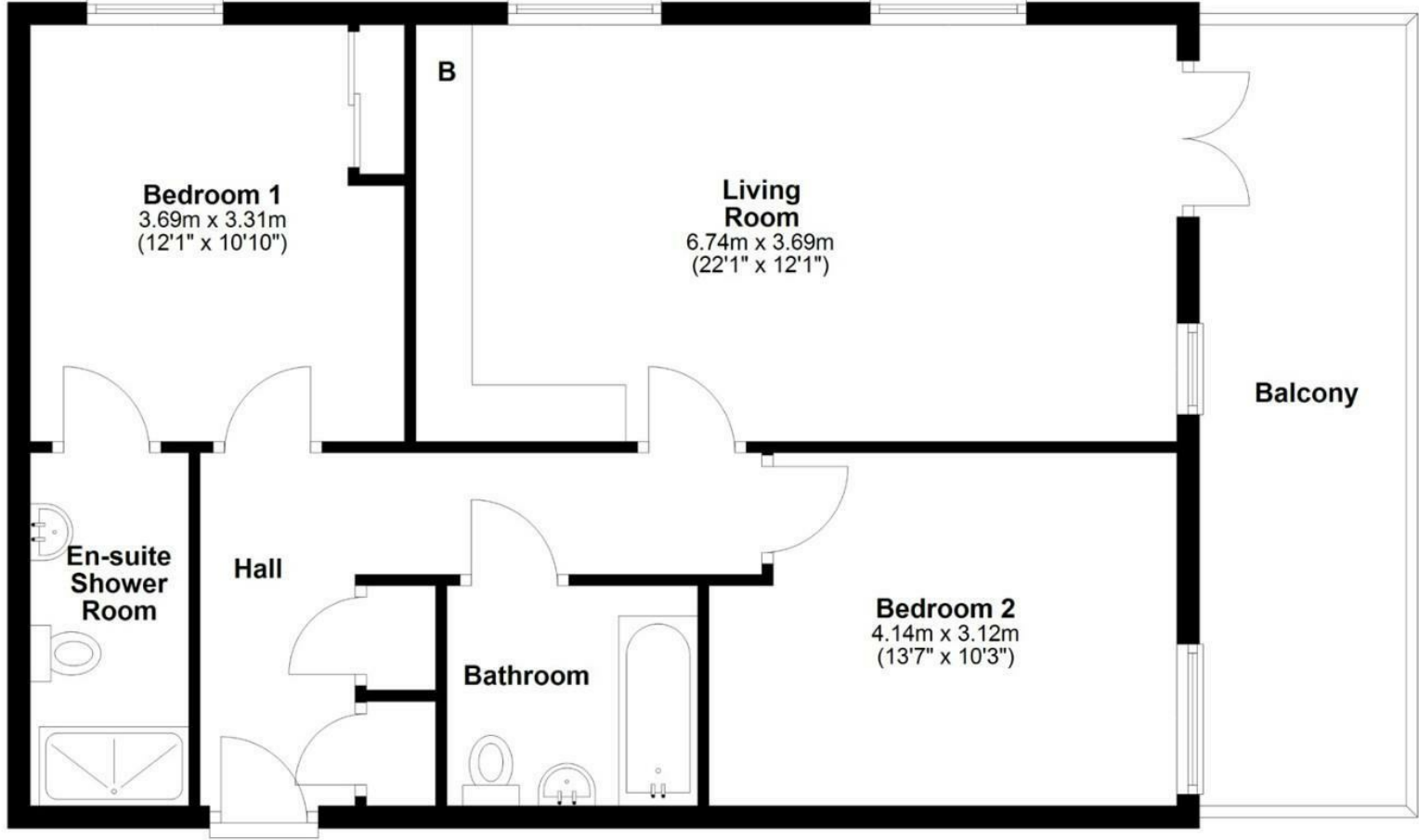
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

