



Bush & Co.



## 310 Osprey Drive, Trumpington - £1,700 PCM

A spectacular two double bedroom, first floor apartment at the popular new Trumpington Meadows development just minutes from large supermarket and Trumpington Park & Ride and with good access to Addenbrookes Hospital, the mainline Train Station, Cambridge City Centre, A10 and M11.

### Communal Entrance

Secure communal entrance to the front and rear of the block with stairs leading to first floor apartment

### Entrance Hallway

Spacious entrance hall way with phone entry system, two storage cupboards and one cupboard housing the washing machine

### Kitchen/Living Room

20'5" x 13 (6.22m x 3.96m)  
Bright open plan kitchen/living room with balcony and wood flooring throughout.  
The modern kitchen is fitted with fridge freezer, gas hob and electric oven and dishwasher

### Bedroom 1

11'6" x 13'2" (3.51m x 4.01m )  
Master bedroom with ensuite shower room (2.21m x 1.93m) and built in sliding wardrobes

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Bedroom 2

9'10 x 12'4 (3.00m x 3.76m)  
Second double bedroom

### Bathroom

9'10 x 7'1 (3.00m x 2.16m)  
Family bathroom with hand held shower over the bath, WC and hand basin

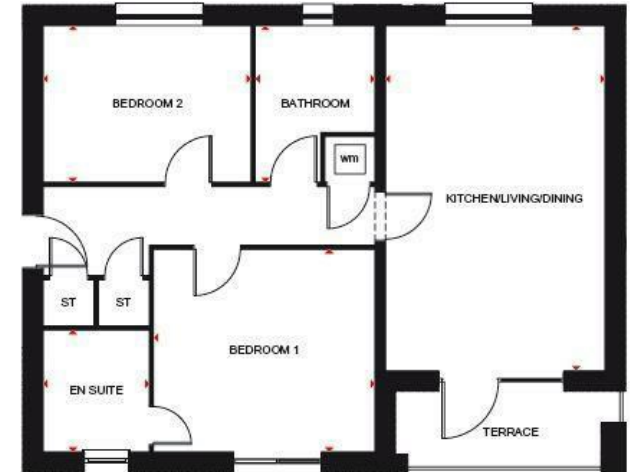
### Parking and Facilities

One allocated parking space to the rear of the block with visitor spaces  
Secure bin and bike storage

### Key information

EPC Rating – B  
Council Tax Band – C (South Cambridgeshire Council)  
Rent – £1700 pcm (£392 pw)  
Deposit – £1961  
Available unfurnished now  
Long term tenancy

- 72.1 sqm / 776.1 sqft
- Two double Bedrooms
- Gas Central Heating
- One Allocated Parking Space
- Secure Communal Entrance
- First Floor Apartment
- Balcony
- Double Glazing Throughout
- Bin and Bicycle Store
- Great Location



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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