

Radcliffe & Rust
Residential sales & lettings

**190 Osprey Drive, Cambridge CB2 9GQ**
**Guide Price £265,000**

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190 Osprey Drive is situated within the highly regarded Trumpington Meadows development, on the southern outskirts of Cambridge, offering an excellent balance of modern residential living, green open spaces and convenient access to the city. The development benefits from a range of local amenities, including a Sainsbury's Local, cafés and community facilities, while the larger Waitrose supermarket on Hauxton Road is also within easy reach. One of the location's greatest attractions is the nearby Trumpington Meadows Nature Reserve, offering extensive wildflower meadows, woodland, riverside walks and attractive open countryside, with Byron's Pool and the picturesque village of Grantchester also accessible nearby. Trumpington Park & Ride is approximately 0.2 miles away, providing convenient public transport connections into Cambridge, while the Guided Busway and established cycle routes offer excellent access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, approximately 2 miles away. Cambridge South railway station is approximately 1.5 miles away, providing a convenient additional rail connection for commuters. Cambridge city centre is approximately 3 miles away, offering an extensive selection of shops, restaurants, cultural attractions and university facilities. The M11 motorway, accessed via Junction 11, is approximately 0.5 miles away, making the location particularly convenient for commuters. Combining excellent transport connections, attractive green spaces and a wide selection of local amenities, Trumpington Meadows has become one of Cambridge's most desirable modern residential developments.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this beautifully presented one-bedroom ground-floor apartment, situated within a modern, purpose-built development on Osprey Drive in Trumpington. The property offers stylish accommodation throughout, complemented by a private covered terrace, allocated parking space and secure bicycle storage.

The development features attractive buff-coloured brickwork, contemporary architecture and landscaped communal grounds. Accessed via a communal entrance, the apartment opens into a welcoming hallway, with doors leading to the bedroom, bathroom and open-plan kitchen, living and dining room.

The generously proportioned double bedroom is beautifully decorated in a calming soft blue, complemented by white ceilings and woodwork, and a light grey fitted carpet. A large, almost floor-to-ceiling window provides excellent natural light and a pleasant outlook over the landscaped surroundings, while the room offers ample space for bedroom furniture. The window is fitted with a one-way privacy blind and a blackout blind, providing additional privacy and comfort.

The contemporary bathroom features large-format grey marble-effect wall tiles, coordinating grey flooring and soft grey painted walls. The modern white suite comprises a panelled bath with shower and glass screen, wall-mounted washbasin, WC and mirrored storage cabinet. A frosted window provides additional natural light.

The impressive open-plan kitchen, living and dining room forms the heart of the apartment, with light grey wood-effect flooring running throughout. The kitchen is fitted with a stylish range of high-gloss grey and white units, chrome handles and white work surfaces, complemented by deep navy-blue walls and mosaic-effect splashback tiles. There is a built-in oven, gas hob, stainless steel extractor hood and a sink positioned beneath the window, together with recessed spotlights and useful cupboard space.

The living and dining area is equally attractive, featuring soft off-white walls contrasted by charcoal-grey and deep green feature walls. There is ample space for comfortable seating, a home office desk and a dining table, while contemporary lighting and large glazed doors create a bright and welcoming atmosphere.

The glazed doors open directly onto a private covered terrace, finished with brick paving and black metal railings. Offering space for outdoor seating and overlooking the landscaped communal grounds, this is a particularly appealing extension of the living accommodation.

Outside, the development benefits from attractive communal landscaping, an allocated residents' parking space and secure bicycle storage.

Beautifully maintained and thoughtfully decorated throughout, this apartment offers an excellent opportunity for first-time buyers, investors or those seeking a convenient and stylish Cambridge home.

Please contact Radcliffe & Rust Estate Agents on 01223 307 898 to arrange your viewing today.

Tenure: Leasehold
Council Tax: Band B
Lease length: 994 years
Ground Rent: £0.00
Service charge for 2026: £1862.40



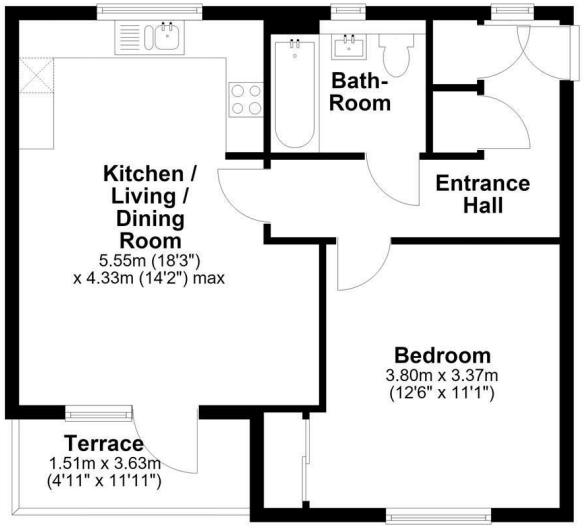






## Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)
(excluding Terrace)




Total area: approx. 49.3 sq. metres (530.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

