

To Let



pocock & shaw

Residential sales, lettings & management



Flat 1 20 Occupation Road, Cambridge, Cambridgeshire, CB1 2QR

£1,500 pcm Unfurnished

1 Bedrooms

Available from 13/11/2023

EPC rating: C

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

[www.pocock.co.uk](http://www.pocock.co.uk)

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Flat 1 20 Occupation Road  
Cambridge  
Cambridgeshire  
CB1 2QR

A well presented one bedroom flat centrally located just a short walk from the City Centre allowing great access either by foot or bicycle to a vast array of shops, restaurants and the Cambridge Central railway station. The flat features a fully equipped open plan kitchen, spacious living/dining room as well as benefiting from gas underfloor heating, covered bicycle parking and paved garden to rear.

- Spacious ground floor Flat
- Great central location
- En-suite and guest WC
- Under floor heating
- Enclosed private garden
- Secure bike store
- Deposit: £1730
- EPC: C

Rent: £1,500 pcm

Viewing by appointment

Occupation Road, is ideally located near the heart of Cambridge and found just off New Street, via East Road.

The property benefits from being ideally situated near a vast array of local amenities and shops as well as Cambridge Central station. All that are easily reachable by either foot or bicycle. Local bus routes are also easily reachable and allow further access to the wider areas of Cambridge.

This well presented 1 bedroom flat is located on the ground floor and benefits from secure private cycle storage to the rear, spacious open plan living area and kitchen as well as a paved garden to rear,

Please note that parking is on street and will require permits from the Cambridge City Council. Electricity usage is managed by the centrally and as such bills are issued via the Estate Management for the property.

**LIVING AREA/KITCHEN** 24'1" x 15'0" (7.33 m x 4.57 m) Open plan living space and kitchen that includes, integrated under counter fridge, dishwasher, oven and hob with extractor.

**UTILITY CORRIDOR** 10'11" x 5'5" (3.33 m x 1.66 m) With integrated under counter freezer and washing machine

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

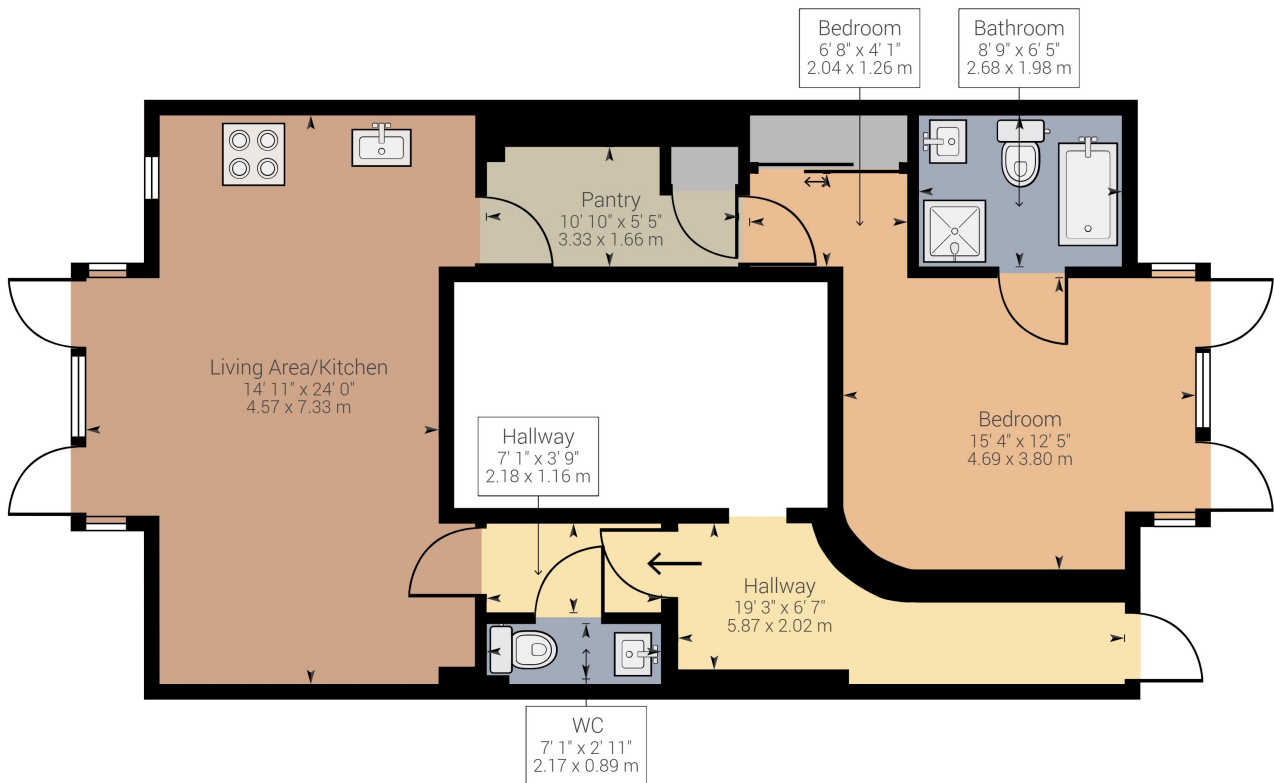
**BEDROOM** 15'5" x 12'6" (4.69 m x 3.80 m)

**EN-SUITE** 8'10" x 6'6" (2.68 m x 1.98 m) With bath, separate walk in shower, wash had basin with mirror over and W/C

**GUEST W/C** With hand wash basin and W/C

**EXTERNAL** Secure bike store to side, with Paved garden area to rear. Back gate is not in use.

**Council Tax Band: C**



Approximate net internal area: 732.3 ft<sup>2</sup> / 68.03 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

## Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

**OR**

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

### Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

### Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

### Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.