

To Let



pocock & shaw

Residential sales, lettings & management



Castle Street, Cambridge, CB3 0AH

£2,000 pcm

2 Bedrooms

Available from 15/03/2022

EPC rating: 53

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

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

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59 Castle Street  
Cambridge  
CB3 0AH

An attractive Grade II listed property enjoying a sought after and near central City location. Available for a 6 month tenancy with a view to renewing thereafter.

- Charming Grade II listed cottage
- 2 Bedrooms
- 2 Loft rooms
- Bathroom & shower room
- 20ft Living Room
- Small Patio area to rear
- Off road parking space
- Deposit: £2307.00
- EPC - E


**Rent: £2,000 pcm**

Viewing by appointment

This Grade II listed Georgian property Barbican Cottage, formally two original 17th Century houses, is centrally located on Castle Hill, the original founding site of Cambridge. The site is some 600 metres north from Cambridge city centre, opposite Shire Hall. It is only a few minutes' walk from all the cultural, entertainment and shopping facilities Cambridge that has to offer, yet a world away from the tourists' hubbub. Ideally situated for those working at the Cambridge Science and Business Parks (3 miles to the east) or Addenbrookes Biomedical Campus (4 miles to the south).

For the commuter, Cambridge railway station has mainline services to London from around 48 minutes. Easy access to the M11 south towards Stansted Airport and London and the A14, A1, M1 and M6 to the north.

The property has been developed into the attic (which is accessed via a fixed open tread ladder style staircase) and offers two additional useful rooms, making the most of its living and storage space. There are 2 bedrooms, bathroom and a shower room on the first floor and two reception rooms and a rustic kitchen (which would accommodate a small breakfast table) on the ground floor with access to the small decked seating area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Outside, there is a small south/westerly facing decked garden area providing - sufficient space for eating alfresco. It can also provide off-street parking for one vehicle, apart from the resident's permit parking scheme which operates in this area.

**DINING ROOM** 11'10" x 10'2" (3.60 m x 3.10 m) with large secondary glazed window to front, painted timber staircase to first floor, radiator, doorway to sitting room.

**SITTING ROOM** 20'4" x 10'6" (6.20 m x 3.20 m) with secondary glazed window to front, two radiators, brick chimney breast fireplace with shelved recess to one side, window to rear and glazed door to small decked patio area, strip timber wood flooring.

**KITCHEN** 13'1" x 11'2" (4.00 m x 3.40 m) with window to rear, glazed door to side, rustic kitchen with a range of fitted wall and base units, butler sink unit, gas meter, space for gas cooker with shelving over, quarry tiled flooring, space and plumbing for washing machine, scope to accommodate a small breakfast table.

**LANDING** with double doors to deep airing cupboard with slatted wood shelving, built in wardrobe cupboard with shelf and hanging rail, doorway with open tread fixed staircase to second floor (see later), double doors to

**LANDING LOBBY AREA** with steps down to bedroom and door to shower room, further built in wardrobe cupboard with hanging rail and shelving.

**BEDROOM 1** 11'10" x 9'10" (3.60 m x 3.00 m) with window to front, radiator.

**BEDROOM 2** 12'2" x 6'11" (3.70 m x 2.10 m) with secondary glazed window to front, radiator, recessed area (originally a built in cupboard).

**BATHROOM** 10'10" x 4'11" (3.30 m x 1.50 m) with panelled bath with glass shower screen, mixer taps and shower attachment, part tiled surround, wc, wash handbasin with tiled splashbacks and tiled window recess, radiator, inset mirror to one wall, shaver point.

**SHOWER ROOM** with window to rear, corner shower cubicle with chrome shower unit, fully tiled walls, wash handbasin, wc, radiator, wall mounted Vaillant gas combination boiler (installed 30/11/2017).

**Council Tax Band:** E

## 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.