



Chariot Way, Orchard Park, CB4 2GY

£1,450 pcm

Unfurnished

2 Bedrooms

Available from 23/03/2024

EPC rating: B

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Chariot Way, Orchard Park CB4 2GY

A beautifully presented, two bedroom, two bathroom first floor flat in a peaceful spot overlooking primary school in Orchard Park. Handy for Science & Business Parks, Cambridge North rail station, guided busway. High spec throughout.

- First floor two bed flat
- Off street parking
- Lockable bike store
- Easy access rail station
- Close to Science Park
- Orchard Park shops near by
- Bathroom and en-suite shower room
- Holding Deposit: £330
- EPC - B
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Rent: £1,450 pcm

Viewing by appointment

This impressive and comfortable flat is presented to a high quality with attention to detail. Integrated kitchen appliances, high pressure hot water for great showers, entry phone, high spec flooring, blinds and curtains throughout, plus many details such as stainless steel heated towel rails and super quiet en-suite fan. Must be seen.

LIVING ROOM

20'0" x 11'2" (6.10 m x 3.40 m)

Dual aspect living room with Juliet balcony offering ample space for dining and comfortable seating. Laminate flooring.

KITCHEN

11'10" x 6'3" (3.60 m x 1.90 m)

Attractively fitted kitchen with polished porcelain tiled flooring and multi level lighting. Supplied with fully integrated gas hob, electric oven, fridge freezer and washer dryer (recently replaced with a 'quiet motor').

BEDROOM 1

11'6" x 9'10" (3.50 m x 3.00 m)

Built in wardrobe and en-suite shower room.

ENSUITE

Corner shower, basin and WC. Remapped from standard layout to maximise space. Heated stainless steel towel rail. Super-quiet extractor fan.

BEDROOM 2

9'10" x 7'7" (3.00 m x 2.30 m)

Small double/ roomy single guest room or study.

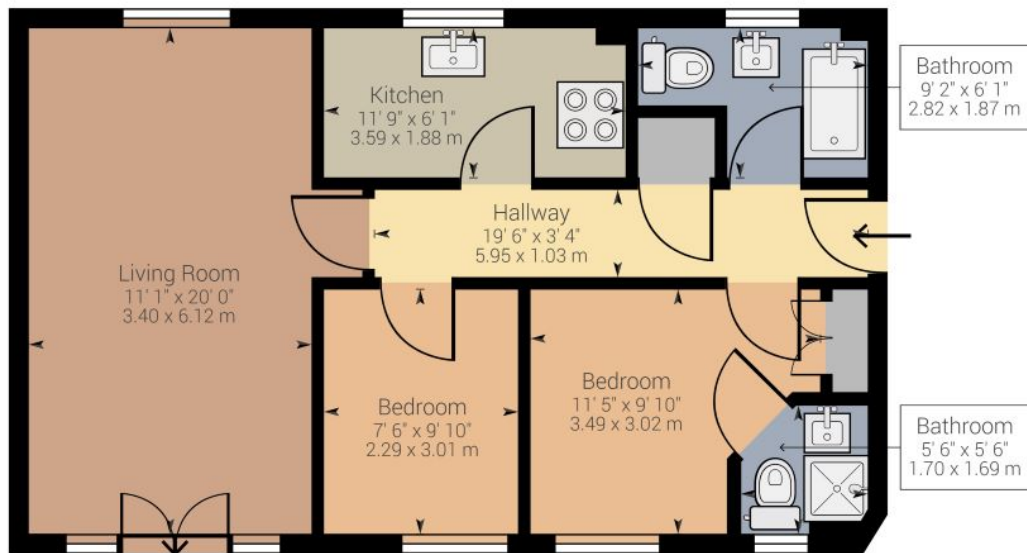
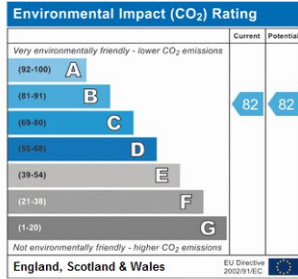
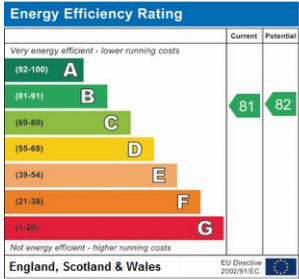
BATHROOM

8'6" x 5'7" (2.60 m x 1.70 m)

'L' shaped room fitted with bath, basin and WC. Heated stainless steel towel rail.

Allocated parking space for one car and lockable bike store.

Council Tax Band: C



Approximate net internal area: 649.75 ft² / 60.36 m²

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.

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Applying for a Property

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

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

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 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

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.

