

To Let



pocock & shaw

Residential sales, lettings & management



## Malcolm Place, Cambridge, CB1 1LS

£1,200 pcm Part Furnished

1 Bedrooms

Available from 20/03/2023

EPC rating: 65

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

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

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16 Malcolm Place  
Cambridge  
CB1 1LS

Very central location - well proportioned studio flat overlooking Kings Street. Part furnished.

- Offered part furnished.
- A bed and some additional furniture can be supplied by negotiation.
- Studio flat.
- Central location.
- Council tax band: A
- Deposit: £1384.00

Rent: £1,200 pcm

Viewing by appointment

Very central location - well proportioned studio flat overlooking Kings Street. Part furnished. A bed and some additional furniture can be supplied if required.

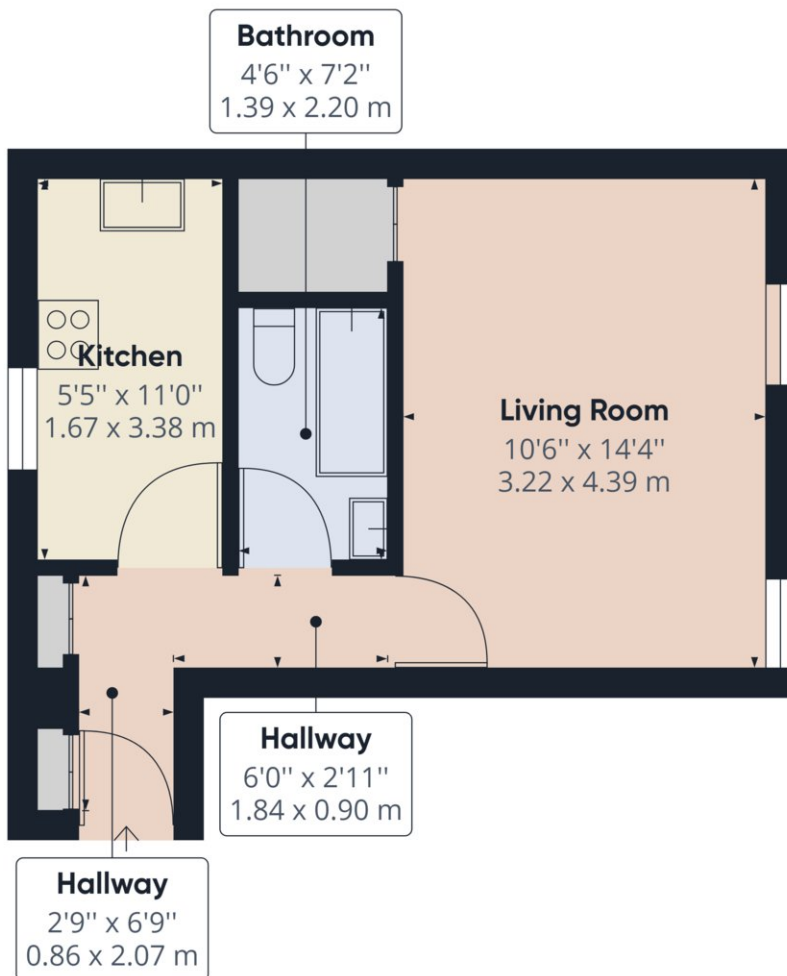
**Bed/ sitting room** 10'7" x 14'5" (3.22 m x 4.39 m)  
Well proportioned room overlooking King Street supplied with sofa, dining table and chairs. Ample room for your bed.

**Kitchen** 11'1" x 5'6" (3.38 m x 1.67 m) Supplied with ceramic hob, electric oven, washing machine and small fridge freezer.

**Bathroom** 7'3" x 4'7" (2.20 m x 1.39 m) Shower over the bath, basin and WC. New flooring being fitted prior to tenancy.

**Hallway** 6'0" x 2'11" (1.84 m x 0.90 m) With two cupboards for storage.

**Council Tax Band: A**



**Approximate total area<sup>(1)</sup>**  
310.72 ft<sup>2</sup>  
28.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

### Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

#### One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

#### Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

### Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they 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.