

To Let



pocock & shaw

Residential sales, lettings & management



The Belvedere, Homerton Street, CB2 0NT

£2,500 pcm Furnished

2 Bedrooms

Available from 01/08/2023

EPC rating: B

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

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3 The Belvedere
Homerton Street
Cambridge CB2 0NT

A stunning two bedroom apartment located in the prestigious Belvedere development in the heart of the City. With two large private terraces, and balcony enjoying far reaching views over the city. One undercroft parking space. On site pool complex with gym and concierge.

- Concierge service.
- One undercroft gated parking space
- Lift and Private entrance hall
- Impressive sitting room with balcony
- Luxury fitted kitchen
- Family Bathroom room
- Two double bedrooms
- En-suite to master
- Two large decked terraces
- Swimming pool and gym complex

Rent: £2,500 pcm

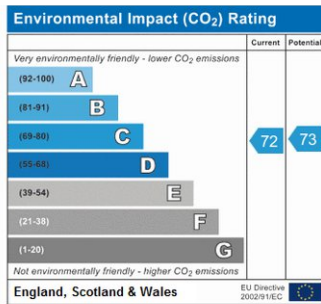
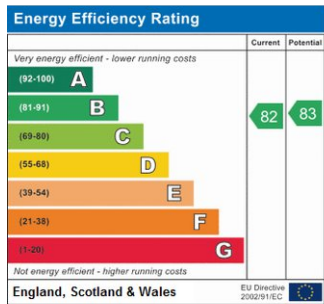
Viewing by appointment

This superb sixth floor apartment is located in the highly sought after tower in the exclusive Belvedere development in the heart of the city centre. The property enjoys far reaching views over the city and has the unique benefit of two large outside terrace spaces and a further balcony. Within the Belvedere there is a residents leisure complex which comprises a swimming pool, steam room, gymnasium with various treadmills, rowing machines etc and there is a further residents lounge that can be booked for private functions. The entire development is served by a team of porters.

Flat 3 The Belvedere being in the tower is accessed on the sixth floor via a lift and features an impressive open plan sitting room/dining room with kitchen area. A particular feature of this room are the large floor to ceiling panoramic windows and balcony. There are two double bedrooms both of which feature large decked terraces, a family bathroom and en suite to the master bedroom.

ENTRANCE FOYER with intercom entry phone leading to large communal open gardens. Lift rising to all floors.

SIXTH FLOOR A particular feature of this property is that it is the only property on this floor.



Personal entrance door to

RECEPTION HALL with attractive polished marble effect flooring. Large single built in storage cupboard, further built in linen cupboard, door opening to

IMPRESSIVE SITTING ROOM/DINING ROOM/KITCHEN 26'11" x 23'0" (8.20 m x 7.00 m) an impressive room with full floor to ceiling windows to front aspect with far reaching views over the historic city. Attractive light oak flooring. Kitchen area with granite work surface and inset one and a half bowl single drainer sink unit with chromium mixer tap, inset ceramic hob, stainless steel extractor, integrated dishwasher, fridge and freezer, stainless steel double oven, door from sitting room to balcony.

BEDROOM 1 16'9" x 15'1" (5.10 m x 4.60 m) with picture windows to side and glazed door to side decked terrace, double fitted wardrobe, door to

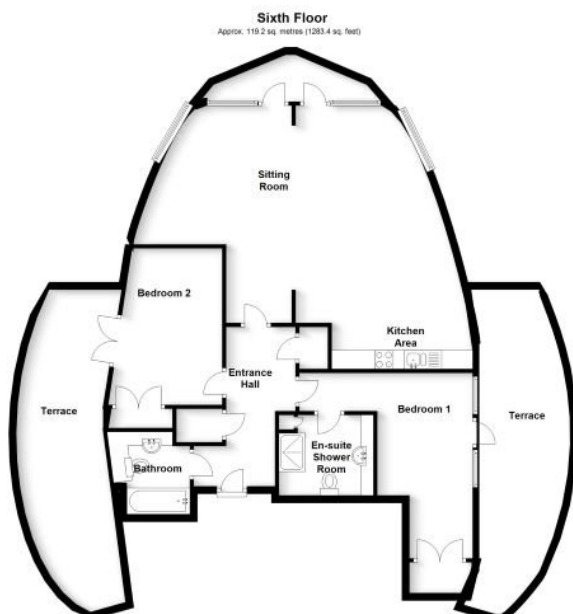
ENSUITE with fitted white suite comprising vanity wash basin, enclosed cistern wc and panelled bath with fitted shower above and screen glass shower door, shelving to alcove and single built in storage cupboard.

BEDROOM 2 13'5" x 10'2" (4.10 m x 3.10 m) with double fitted wardrobe, glazed window and door to side decked terrace.

BATHROOM with fitted white suite, counter set basin, enclosed cistern wc and panelled bath with fitted shower above, two built in storage cupboards and display shelving

OUTSIDE The property features two large boarded terraces enjoying far reaching panoramic views of the city centre. Two undercroft parking spaces.

Council Tax Band: F



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.