

To Let



pocock & shaw

Residential sales, lettings & management



Marleigh Avenue, Cambridge, CB5 8BG

£1,200 pcm Unfurnished

1 Bedrooms

Available from 20/10/2023

EPC rating: B

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

www.pocock.co.uk

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124 Marleigh Avenue
Cambridge
CB5 8BG

Marleigh Avenue is a development situated just off Newmarket Road. This studio is located on the 1st floor and offers ground level views of the communal gardens from the balcony. Local amenities are soon to be completed, but does benefit from good transport links to the city centre. Secure bike storage and 1 unallocated parking space.

- Studio Apartment
- Good Links to City Centre
- Secure Bike Store
- Underground Parking
- Communal Gardens
- Balcony
- Fibre Optic Broadband available
- Deposit £1384.00
- EPC - B

Rent: £1,200 pcm

Viewing by appointment

This studio boasts of a balcony which overlooks the communal gardens, a wide range of integrated appliances, free standing washer dryer, fully fitted modern bathroom, under floor heating and fibre optic broadband provisions.

Parking is included as well as a secure bike store..

HALLWAY 16'5" x 4'7" (5.00 m x 1.40 m) Includes 2 built in cupboards of which one can be used for storage. Washer dryer is installed in the largest cupboard with the utilities

LIVING AREA 12'6" x 22'8" (3.80 m x 6.90 m) Includes built in mirrored wardrobe.

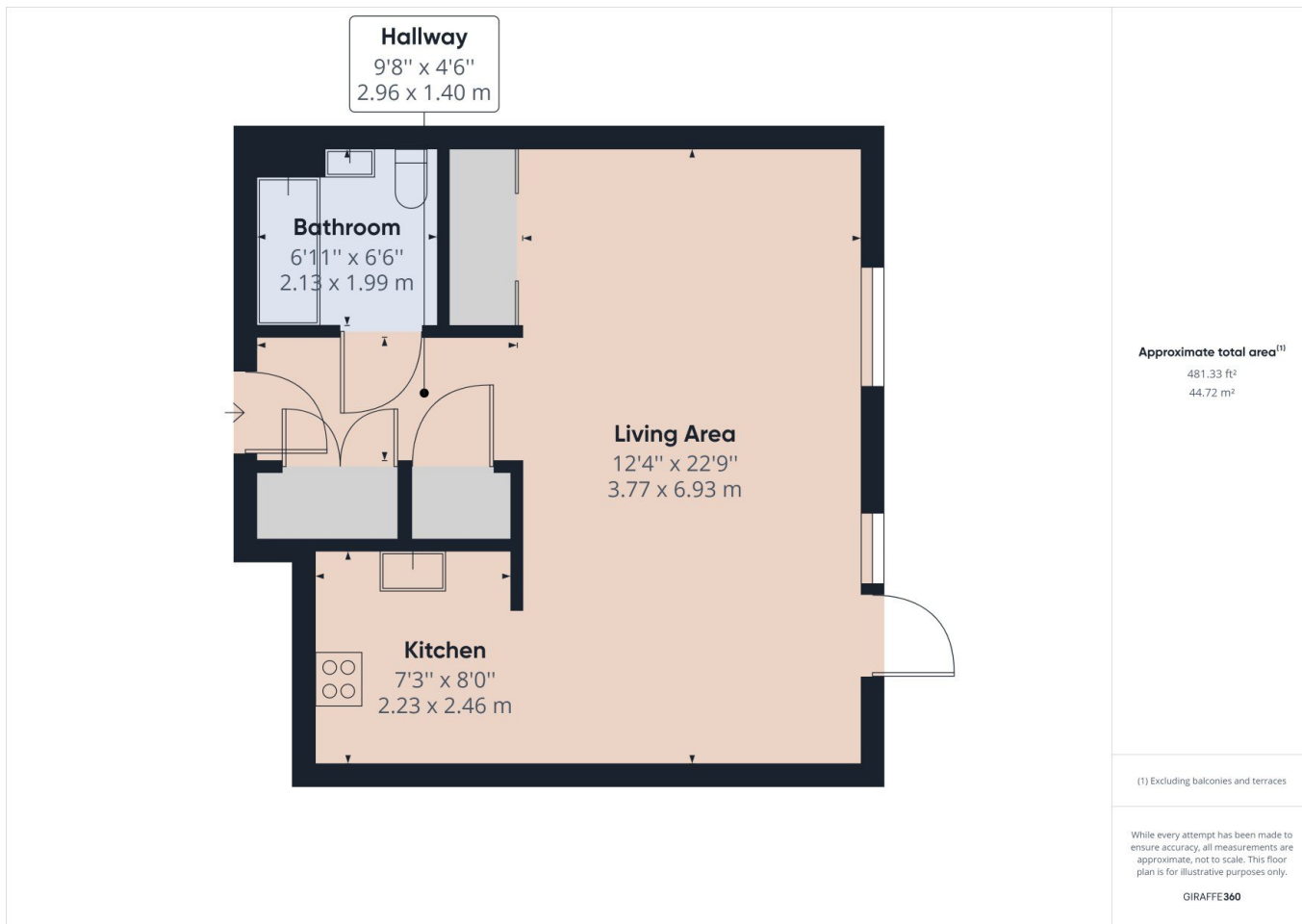
KITCHEN 7'3" x 7'10" (2.20 m x 2.40 m) Fitted kitchen including integrated dishwasher, electric oven, fridge freezer and 2 ring electric hob

BATHROOM 6'11" x 6'7" (2.10 m x 2.00 m) Bathroom with both bath and shower facilities, hand basin, WC and towel rail

BALCONY With views overlooking communal gardens

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.