

To Let



pocock & shaw

Residential sales, lettings & management



Sherlock Court, Cambridge, CB3 0JB

£1,250 pcm Unfurnished

2 Bedrooms

Available from 12/10/2022

EPC rating: 71

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

www.pocock.co.uk

01223 322552



6 Sherlock Court
Cambridge
Cambridgeshire
CB3 0JB

A well presented 2 bedroom purpose built second floor apartment located just off Huntingdon Road, providing good access into the city as well as the A14. Lounge/dining room, kitchen, two good sized double bedrooms, bathroom, single garage. Council tax band: C. EPC: C.

- Entrance hall
- Lounge/dining room
- Two bedrooms
- Kitchen
- Single Garage
- Located off Huntingdon Road
- Good access to city centre & A14
- Mature residential road
- Deposit £1442
- EPC: C

Rent: £1,250 pcm

Viewing by appointment

A well presented 2 bedroom purpose built second floor apartment located just off Huntingdon Road, providing good access into the city as well as the A14. Lounge/dining room, kitchen, two good sized double bedrooms, bathroom, single garage. Council tax band: C. EPC: C.

() A particularly spacious 2 bedroom second floor apartment in this desirable development just off Huntingdon Road close to the city centre.

() Secured entrance door to

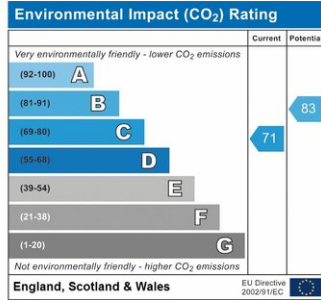
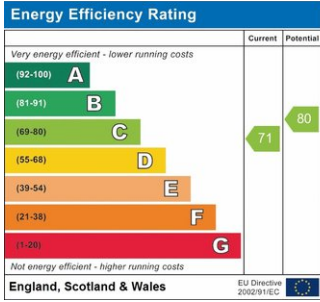
HALLWAY () with stairs rising to first and second floor landing, personal entrance door to

HALL () with door to

SITTING ROOM 20'4" x 13'1" (6.20 m x 4.00 m)

KITCHEN 9'2" x 8'10" (2.80 m x 2.70 m) With single drainer stainless steel sink unit, double drawer and base units, work surface, washing machine, cooker, part tiled splashback, two double wall mounted cupboards.

BEDROOM 1 13'1" x 9'6" (4.00 m x 2.90 m) With double fitted wardrobe.

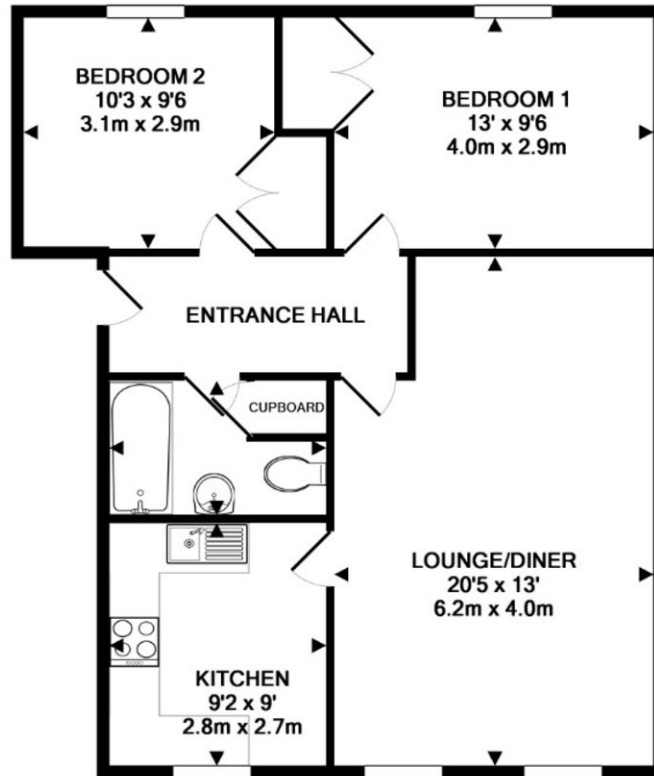


BEDROOM 2 10'2" x 9'6" (3.10 m x 2.90 m) With double fitted wardrobe.

BATHROOM () With fitted coloured suite comprising close couple wc, pedestal wash handbasin and panelled bath, part ceramic tiling to walls.

OUTSIDE () There is a single garage located to the rear of the property in a block.

Council Tax Band: C



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014

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.