

To Let



pocock & shaw

Residential sales, lettings & management



Chesterton Road, Cambridge, CB4 3AL

£1,500 pcm Part Furnished

2 Bedrooms

Available from 17/10/2022

EPC rating: 63

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

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Flat 1, 15 Chesterton Road
Cambridge
CB4 3AL

A well-presented and refurbished basement flat, ideally located close to the river Cam and within walking distance of the City Centre. The kitchen and bathroom are newly refitted and the flat shares a communal garden and laundry facilities with the apartments above.

- 2 Bed Basement flat
- Central cambridge location
- Walking distance to city centre
- Close proximity to the River Cam
- Off road parking
- Newly refurbished throughout
- Communal Garden
- Fully operating wood burner
- Deposit: £1846
- EPC: D

Rent: £1,500 pcm

Viewing by appointment

Chesterton Road, is located in Central Cambridge on the north side of the River Cam. The property has been professionally refurbished to a modern standard, with allocated parking to the rear of the property, which is largely sort after in the local area.

The City Centre can be found via a scenic walk along the River and Jesus green and offers a wide variety of shops, amenities and restaurants.

Open to offer from sharers (2 maximum)

LIVING ROOM 13'9" x 14'9" (4.20 m x 4.50 m)
Including fully functioning wood burner, fitted shelving and cupboards with bay window to front.

KITCHEN 10'6" x 4'7" (3.20 m x 1.40 m) Fully refitted to include Intergrated hob and oven with overhead extractor and small freestanding fridge with freezer box.

(There are washing machines and dryers in the main house - maintained by the owners of all the flats)

BEDROOM 1 12'10" x 9'10" (3.90 m x 3.00 m)
Including French patio doors to communal garden, fitted cupboards and double bed with mattress

Energy Efficiency Rating

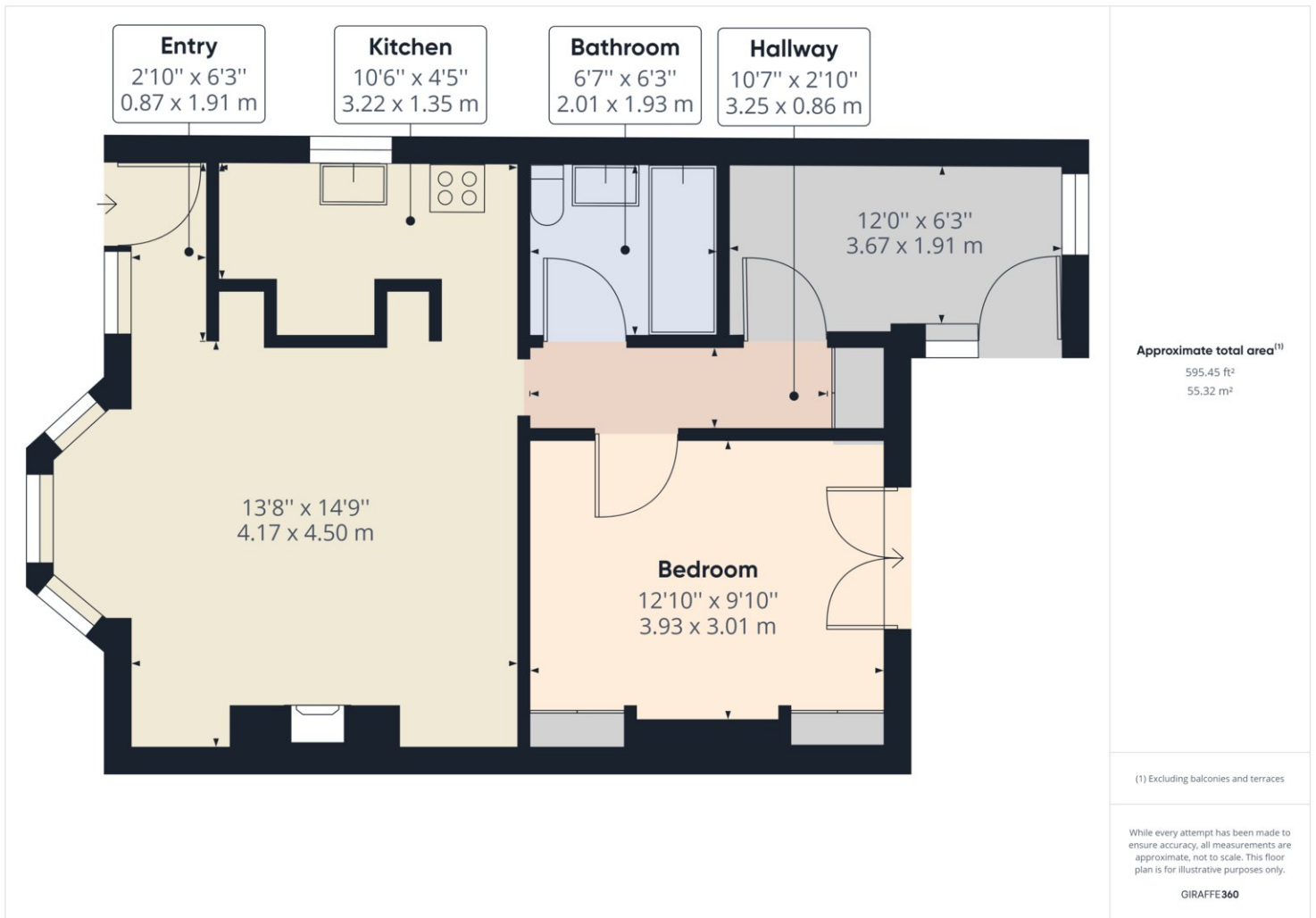
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

BEDROOM 2 12'2" x 6'3" (3.70 m x 1.90 m) With door to rear communal garden.

BATHROOM 6'7" x 6'3" (2.00 m x 1.90 m) Fully refitted to include bath with shower over including additional handheld option, hand basin and W/C

PARKING SPACE () There are 4 spaces at the rear of the property, one for each flat.

Council Tax Band: C



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.