

To Let



pocock & shaw

Residential sales, lettings & management



Eagle Street, Cambridge, CB1 2GL

£2,200 pcm Unfurnished

2 Bedrooms

Available from 28/08/2023

EPC rating: 85

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

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

01223 322552





168 Eagle Street  
Cambridge  
Cambridge  
CB1 2GL

A very modern 2 bed and 2 bath, 3rd floor flat at The Ironworks development just off Mill Road. This stunning flat offers a full length balcony overlooking the landscaped gardens and play area. One parking space with access to electric charging points. Easy access to the Rail Station, city centre and Mill Roads' varied amenities.

- Central location
- Secure parking for 1 car
- Access to electric car charging
- Fiber Optic internet available
- Underfloor heating
- Full length balcony
- Overlooking landscaped gardens
- Easy access to City Centre & Station
- Cycle store
- Deposit: £2538

**Rent: £2,200 pcm**

Viewing by appointment

Eagle Street is located south east of the centre of Cambridge, just off Mill Road in the recently built development of the Ironworks.

The property's location is superbly located to allow great benefits such as walking distance to the City Centre, Cambridge Rail station as well as the various amenities and shops found along the popular area of Mill Road itself.

Local transport routes also enable great access to all other areas of Cambridge such as Addenbrookes Hospital.

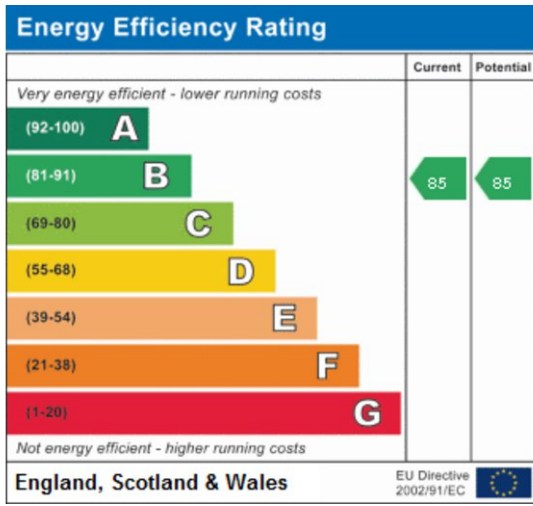
With allocated parking for one car with electric charging point, this property reduces the stress that can be felt with parking in the central Cambridge area.

**KITCHEN/LIVING AREA** 14'8" x 21'2" (4.47 m x 6.46 m) With access to balcony

Kitchen includes dishwasher, fridge freezer, ceramic hob, electric oven, microwave and extractor hood.

**BEDROOM 1** 11'1" x 14'1" (3.38 m x 4.29 m) With built in cupboard and access to balcony

**EN-SUITE** () With walk in shower cubical, had wash basin, W/C and heated towel rail



**BEDROOM 2** 11'10" x 11'2" (3.61 m x 3.40 m) With access to balcony

**BATHROOM** () Includes bath with shower over, hand wash basin, W/C and heated towel rail

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**Council Tax Band:**

## 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.