



Mariners Way, Cambridge, Cambridgeshire, CB4 1BN

£2,750 pcm

Unfurnished

3 Bedrooms

Available from 03/07/2024

EPC rating: D

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

TEL: 01223 322552

E-MAIL: [cambridgelettings@pocock.co.uk](mailto:cambridgelettings@pocock.co.uk)

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



## Mariners Way, Cambridge, Cambridgeshire CB4 1BN

A well present, modern 3 bedroom property located in the highly sort after area of Chesterton. Offered Unfurnished, the property includes off road parking with garage, 2 bathroom ( 1 En-suite), Large open plan kitchen/diner, Juliet Balcony and great access to The City Center as well as the wider areas of Cambridge.

- 3 Bed property
- Good access to City Center
- Offered Unfurnished
- Modern, open plan Kitchen & Dining Room
- 1st Floor Living Room
- Juliet Balcony
- Garage / Parking
- Gas Central Heating
- Deposit: £3173
- EPC: D

Rent: £2,750 pcm

Viewing by appointment

Mariners Way is a cul-de-sac location located in the popular area of Chesterton in close proximity to the river Cam.

The location provides great access to a vast array of areas within Cambridge, such as the City Centre, both Addenbrookes and Papworth Hospitals, Cambridge Science Par, and both Cambridge Central and North rail stations. All within reach via local bus routes, bicycle or on foot.

Offered Unfurnished the property boasts benefits such as modern, open plan kitchen/diner with sliding glass doors to the rear garden, an inviting first floor living room with Juliet balcony and feature fireplace, 3 double bedrooms, and 2 bathrooms (1 En-suite).

Gas central heating, ample storage, and a single car garage with parking space to front are also included.

### GROUND FLOOR

#### CLOAKROOM

With WC and wash hand-basin,

#### KITCHEN/DINING ROOM

15'5" x 12'10" (4.70 m x 3.90 m)

With double glazed sliding patio doors and window to rear garden, modern range of fitted wall and base units and work surfaces tiled splash backs, built in gas hob with electric oven and extractor hood, washing machine, dishwasher, fridge/freezer, ceramic tiled flooring.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## FIRST FLOOR

### BEDROOM 2

14'1" x 8'2" (4.30 m x 2.50 m)

With built in wardrobe to one wall and leading to En-suite

### ENSUITE SHOWER ROOM

()

With fully enclosed and tiled shower cubicle, WC, wash hand basin and shaving point

### SITTING ROOM

15'5" x 16'9" (4.70 m x 5.10 m)

With full length sliding doors to Juliet balcony, tiled fireplace with marble slips and hearth and real flame coal effect fire.

## SECOND FLOOR

### BEDROOM 1

15'5" x 12'10" (4.70 m x 3.90 m)

With built in wardrobes and drawer unit to one wall and door leading to shared bathroom

### EN-SUITE BATHROOM

With bath including shower over, WC, and wash hand-basin

### BEDROOM 3

15'5" x 12'2" (4.70 m x 3.70 m)

With built in wardrobes to one wall

## EXTERNAL/GARAGE

Garden includes paved patio area leading to lawn, side area and timber shed. The whole offering a high degree of privacy.

Garage can be used as additional storage and includes power points

**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 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

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 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

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.