

To Let



pocock & shaw

Residential sales, lettings & management



Parker Street, Cambridge, CB1 1JL

£2,600 pcm Part Furnished

4 Bedrooms

Available from 10/07/2023

EPC rating: E

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

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9 Parker Street
Cambridge
Cambridgeshire
CB1 1JL

This superb 4 bed Victorian home is situated right in the heart of the city, almost overlooking Parker's Piece. It's location allows great access to the various offerings provided in the city centre, as well as the bus station. All of which are within short walking distance. Cambridge Station is also within easy reach also.

- Victorian Home in the Heart of the City
- 4 Bedrooms
- 2 Bathrooms (1 Refurbished)
- 2 Kitchens
- Stunning Living / Dining Room
- Feature Fireplaces
- Pretty Enclosed Garden
- Almost Overlooking Parker's Piece
- EPC: E
- Deposit £3000

Rent: £2,600 pcm

Viewing by appointment

This superb Victorian home is situated right in the heart of the city, almost overlooking Parker's Piece. The property's location means that the city centre, museums, restaurants, shops & bus station, easily reachable via short walking distance and allows easy access to Cambridge Central Station.

This fabulous period property is ideally suited for families and comprises of a grand entrance hall, stunning living/ dining room with two feature fireplaces, 3 generous sized bedrooms, 1 smaller bedroom/study, 2 kitchens of which are located on the ground floor and basement), 2 bathrooms one recently refurbished and a delightful enclosed garden to the rear.

The garden is maintained by the landlord on the following months. April, June, July and September. between October and March it is requested the tenants maintain the garden as needed.

Please note there is no parking provided with the property. Permits to park on the neighbouring streets can be obtained via the City Council.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR

LIVING/DINING ROOM 27'1" x 14'7" (8.26 m x 4.45 m) Open plan living/dining room both with feature fire place and built in shelving.

KITCHEN 9'11" x 8'5" (3.03 m x 2.56 m) With integrated dishwasher, oven, hob with overhead extractor and freestanding fridge freezer

WC 0'0" x 0'0" (0.00 m x 0.00 m) With hand wash basin and W/C

BASEMENT: ()

LIVING/BEDROOM 15'0" x 14'5" (4.58 m x 4.40 m) With freestanding table and external entrance to Parker Street

KITCHEN/UTILITY 12'3" x 12'5" (3.73 m x 3.79 m) with newly installed kitchen including integrated oven, hob with overhead extractor and freestanding washing machine and tumble Dryer

SHOWER ROOM 0'0" x 0'0" (0.00 m x 0.00 m) With walk in shower cubicle and had wash basin

WC 0'0" x 0'0" (0.00 m x 0.00 m) with had wash basin and W/C

FIRST FLOOR: ()

BEDROOM 1 16'5" x 12'6" (5.01 m x 3.82 m) with large window overlooking rear garden, feature fire place and two large built in cupboards

BEDROOM 2 15'1" x 12'3" (4.61 m x 3.74 m) with feature fireplace, built in cupboards, bed frame and mattress

BEDROOM 3/STUDY 10'2" x 8'2" (3.11 m x 2.48 m)

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 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.