



Epworth Court, King Street, Cambridge, CB1 1LR

£1,100 pcm

Unfurnished

1 Bedrooms

Available from 27/08/2024

EPC rating: C

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Epworth Court, King Street, Cambridge CB1 1LR

A well appointed second floor retirement apartment for the over 60s with south facing view over Christ's Pieces in the heart of the city.

- Age restriction - over 60's only.
- Living room with balcony view over park
- Kitchen and on site pay laundry
- Double bedroom with built in wardrobe.
- Bathroom
- Excellent communal facilities
- Lift
- Residents lounge and meeting room
- House manager
- Communal garden and parking
- Deposit: £1269
- EPC: C

Rent: £1,100 pcm

Viewing by appointment

Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well appointed apartments of varying size and layout together with excellent communal facilities.

This particular double bedroom apartment is situated on the second floor on the south side of the block with an excellent outlook over Christ's Pieces. There are superb common facilities including a sun/garden room, residents lounge with kitchen, a meeting room, covered balcony, laundry, hairdressers, communal gardens and a residents parking area. A lift provides access to the upper floors. There is good security and an entry phone system at the main door. There is a house manager on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station. The apartment is equipped with off peak electric heating and sealed unit double glazing. It also has the benefit of a balcony overlooking Christ's Pieces.

ENTRANCE HALL

with built in store cupboard, airing cupboard with insulated hot water tank and electric night storage heater.

LIVING ROOM

14'9" x 10'6" (4.50 m x 3.20 m)
with three wall light points, telephone point, TV aerial point, night storage heater, glazed double doors to kitchen and double glazed double doors opening to

BALCONY ()

overlooking Christ's Pieces.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 84 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

KITCHEN

7'10" x 7'7" (2.40 m x 2.30 m)

with work surfaces on two sides with cupboards and drawers below, inset stainless steel sink unit, electric hob unit and fitted oven, tiled surrounds, range of wall cupboards, extractor fan, Kickspace electric heater and vinyl flooring. Free standing fridge freezer and dishwasher. There is an on site pay laundry for cloths washing.

DOUBLE BEDROOM

12'10" x 8'10" (3.90 m x 2.70 m)

with electric radiator, coving and built in double wardrobe cupboard.

BATHROOM

with bath with shower attachment, counter top handbasin with cupboard below, wc with concealed cistern, full height tiling over fittings, electric wall mounted heater, heated towel rail, two wall light points and extractor fan.

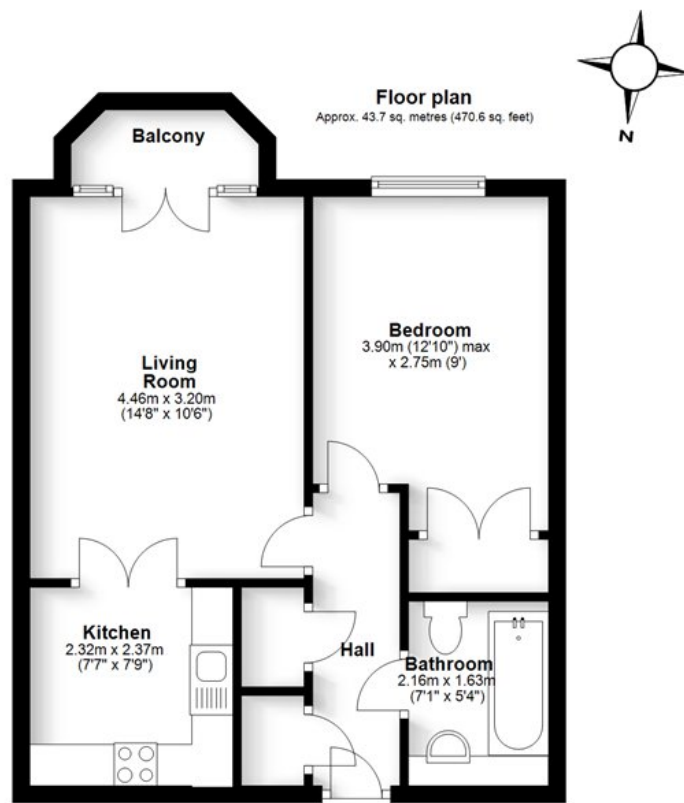
OUTSIDE

Well tended communal garden and parking area.

NOTE

Epworth Court is a retirement complex and occupation of the flats is restricted to persons of 60 years of age and over.

Council Tax Band: D



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.