

To Let



pocock & shaw

Residential sales, lettings & management



## Ramsden Square, Cambridge, CB4 2BL

£1,550 pcm Unfurnished

2 Bedrooms

Available from 18/10/2023

EPC rating: C

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

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

01223 322552



72a Ramsden Square  
Cambridge  
Cambridgeshire  
CB4 2BL

A Well presented two bedroom end of terrace home, located within easy reach of the Cambridge North rail station Cambridge Science Park and the A14. Offered unfurnished with a garden to the rear and off street parking for one car.

- Easy reach of Cambridge North Station
- Ideally placed near Cambridge Science Park
- Well presented two bed house
- Unfurnished
- Off street parking
- Garden to rear
- Deposit: £1788.00
- EPC - C

**Rent: £1,550 pcm**

Viewing by appointment

Ramsden Square is located towards the north of Cambridge and can be found set back of both Milton road and Kings Hedges road.

This well presented two bed end of terrace home is offered unfurnished and benefits from off road parking for one and well maintained to rear.

It's location allows great access to Cambridge North Rail Station and Cambridge Science Park as well as the A14 and local bus routes that provide great access to central areas of the City.

A well known superstore can also be found just 5 minutes drive away in Milton.

**LIVING ROOM** 17'1" x 11'10" (5.20 m x 3.61 m) Well proportioned room with stairs to the first floor, storage and semi open plan kitchen.

**KITCHEN** 10'11" x 11'10" (3.32 m x 3.61 m) Ample kitchen storage provided by both floor and wall mounted kitchen unit, ceramic hob, electric oven, fridge freezer and washing machine. Access to the garden.

**CLOAKROOM** WC and basin

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

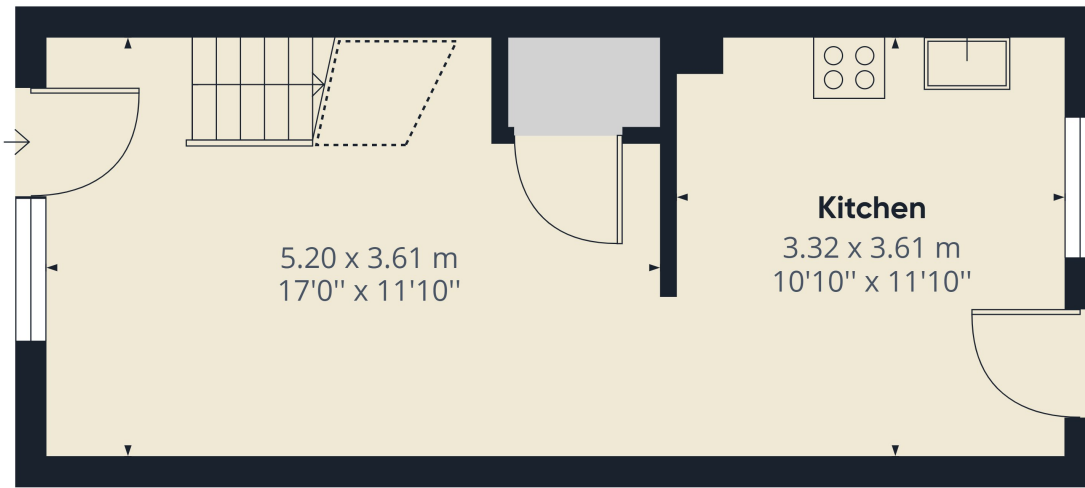
**FRONT BEDROOM** 9'3" x 11'11" (2.81 m x 3.63 m)  
Overlooking the front of the house, this room also has built in 'step shelving'.

**REAR BEDROOM** 10'2" x 11'10" (3.09 m x 3.61 m)  
Double room overlooking the garden.

**BATHROOM** 5'0" x 8'8" (1.52 m x 2.65 m) Shower over the bath, basin and WC.

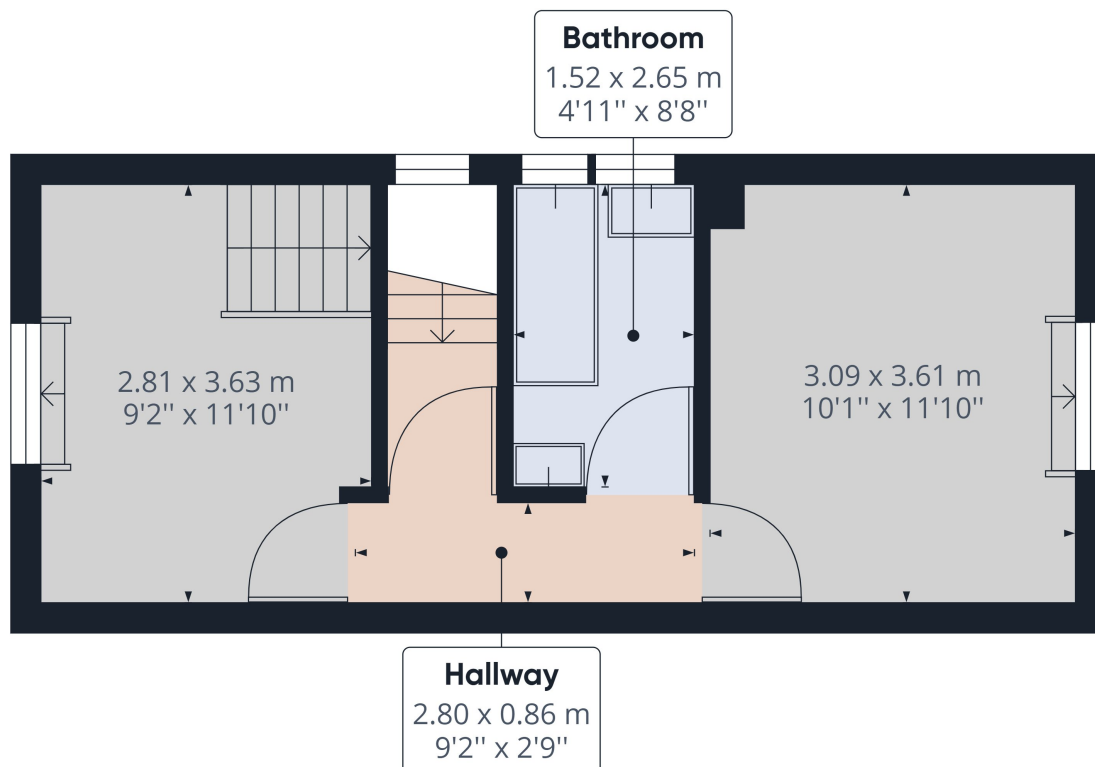
**GARDEN** Low maintenance garden with raised beds and bin storage and cover bike store.

**Council Tax Band: C**



Approximate total area<sup>(1)</sup>  
333.28 ft<sup>2</sup>  
30.96 m<sup>2</sup>

Reduced headroom  
15.86 ft<sup>2</sup>  
1.47 m<sup>2</sup>



Approximate total area<sup>(1)</sup>  
298.78 ft<sup>2</sup>  
27.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.