



## Dove House, Stockwell Street, Cambridge, CB1 3DZ

£1,200 pcm

Unfurnished

1 Bedrooms

Available from 10/04/2023

EPC rating: B

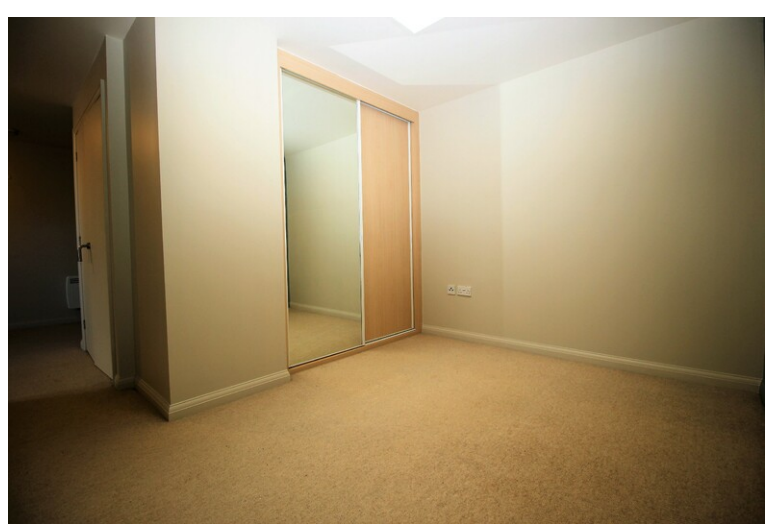
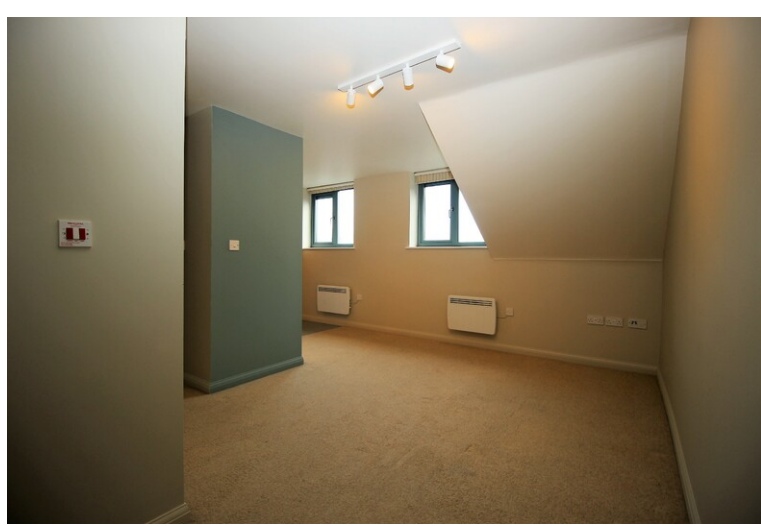
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## Dove House, Stockwell Street, Cambridge CB1 3DZ

A well presented 1 bed, top floor studio flat, set just off the sort after area of Mill Road. On Street parking available (permit required) with access to additional bike storage on the ground floor. It's location offer Easy access to the Rail Station, city centre and Mill Roads' varied amenities as well as other areas further afield via local bus routes.

- On bed studio flat.
- Unfurnished
- Top floor.
- Bike store.
- Near Mill Road.
- Easy access to rail station and City Centre
- Electric heating.
- Deposit: £1384
- EPC - B

Rent: £1,200 pcm

Viewing by appointment

Stockwell Street is located south east of the centre of Cambridge, and can be found just off the Mill Road area of Cambridge.

Set in this highly sought after area, the property benefits from great access to Cambridge Central rail station. City Centre, and with offers a wide selection of independent shops and amenities within walking distance. Addenbrookes and the Papworth hospital site are also within easy reach.

Local transport routes also enable great access to all other areas of Cambridge such as Arm and Cambridge Science Park.

Bike store available on ground floor.

Parking is available on street, however permits will need to be obtained via Cambridge City Council.

### EXTERNAL

Communal Entrance found on ground floor, with access to communal bin and bike store.

### STUDIO

Open plan living space through to bedroom . Includes Built in storage in both bedroom and living areas.

### OPEN PLAN KITCHEN

Includes, built in oven and hob, free-standing washing machine and under counter fridge with ice box.

## BATHROOM

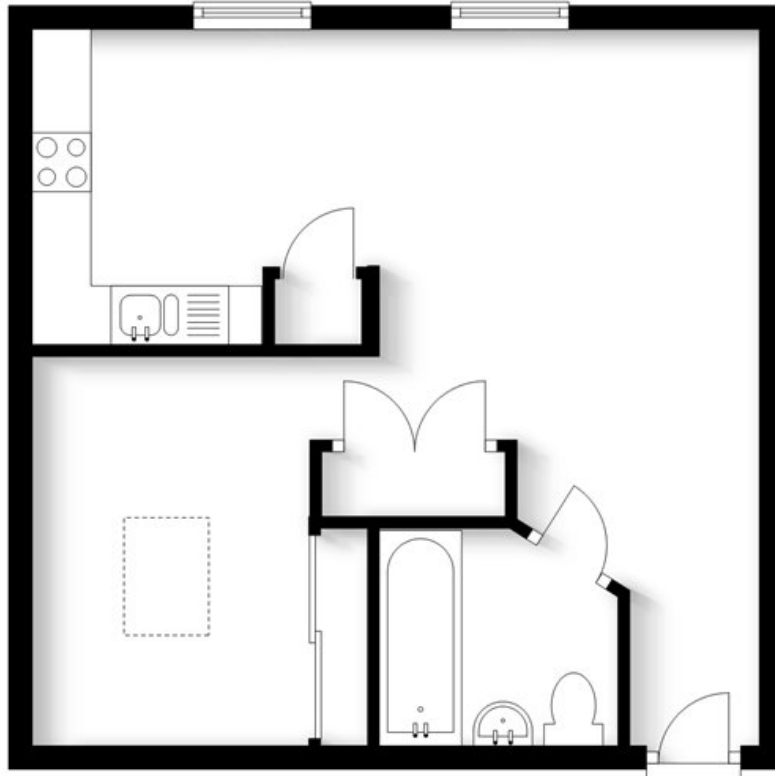
Includes bath with shower over, wash hand basin, W/C and heated towel rail

**Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Top Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



## 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.