



Flat 4 20 Occupation Road, Cambridge, Cambridgeshire, CB1 2QR

£1,350 pcm

Unfurnished

1 Bedrooms

Available from 12/03/2024

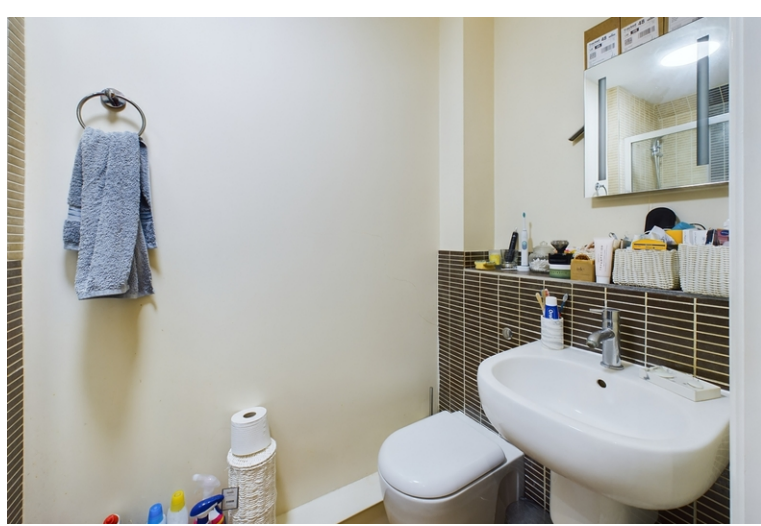
EPC rating: C

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**Occupation Road
Cambridge
Cambridgeshire
CB1 2QR**

A well presented one bedroom flat centrally located just a short walk from the City Centre, allowing great access either by foot or bicycle to a vast array of shops, restaurants and the Cambridge Central railway station. The flat features a fully equipped open plan kitchen, spacious living/dining room as well as benefiting from gas underfloor heating and covered bicycle parking.

- Great access to City Centre and Cambridge Station
- Due to be redecorated
- 2nd floor flat
- Secure covered bicycle parking
- Video entrance phone
- Underfloor heating
- Integrated kitchen appliances
- Deposit £1557
- EPC: B

Rent: £1,350 pcm

Viewing by appointment

Occupation Road, is ideally located near the heart of Cambridge and found just off New Street, via East Road.

The property benefits from being ideally situated near a vast array of local amenities and shops as well as Cambridge Central station. All that are easily reachable by either foot or bicycle. Local bus routes are also easily reachable and allow further access to the wider areas of Cambridge.

This well presented 1 bedroom flat is located on the 2nd floor, overlooking the rear of the property and benefits from secure private cycle storage to the rear.

Please note that parking is on street and will require permits from the Cambridge City Council. Electricity usage is managed centrally and as such bills are issued via the Estate Management for the property.

ENTRANCE HALL
with store cupboard

LIVING ROOM/KITCHEN
17'1" x 13'5" (5.20 m x 4.10 m)

Open plan with full length windows to rear, gas hob, electric oven, fridge, washing machine, dishwasher

BEDROOM
13'1" x 10'2" (4.00 m x 3.10 m)

With full length window to rear and built in cupboard.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

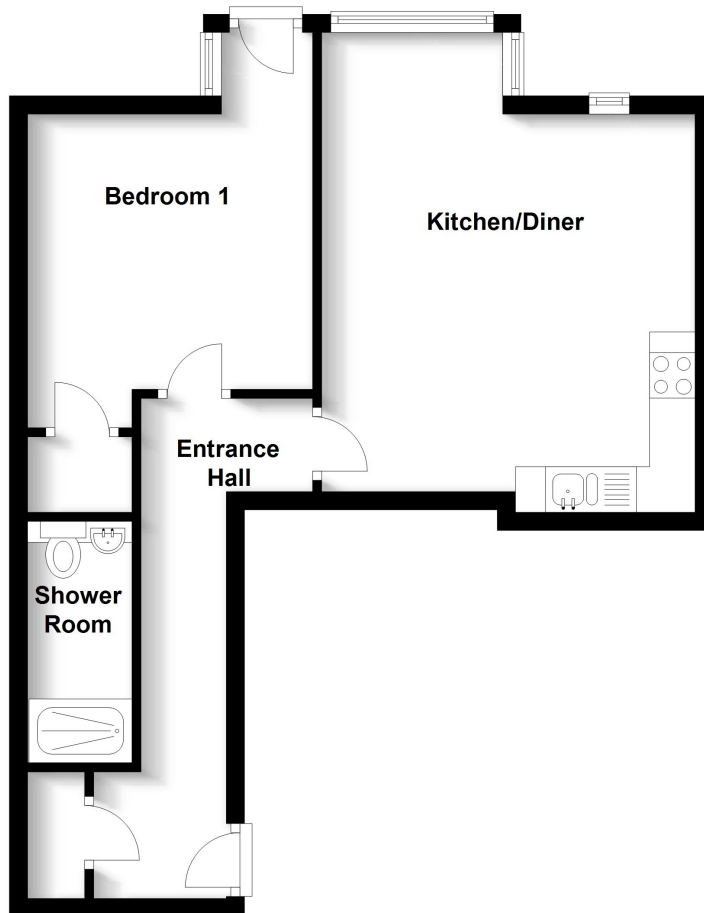
SHOWER ROOM

Includes walk in shower cubical, hand wash basin and W/C

Council Tax Band: B

First Floor

Approx. 43.4 sq. metres (466.8 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.