



Ravensworth Gardens, Cambridge, Cambridgeshire, CB1 2XL

£1,395 pcm

Unfurnished

2 Bedrooms

Available from 01/06/2024

EPC rating: C

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Ravensworth Gardens, Cambridge, Cambridgeshire CB1 2XL

A first floor 2 bedroom apartment just a few hundred yards from the railway station and close to the city centre.

- Large double aspect living room with bay
- Separate kitchen
- 2 Bedrooms
- Bathroom
- Gas central heating
- Secure underground parking space
- Communal gardens
- A short walk to railway station
- Close to the city centre
- EPC - C

Rent: £1,395 pcm

Viewing by appointment

Ravensworth Gardens is a modern group of houses and apartments situated close to the centre of Cambridge, off Tenison Road and just around the corner from the railway station. This unfurnished first floor apartment provides spacious and well arranged accommodation including a large dual aspect living room with bay window.

GROUND FLOOR
COMMUNAL ENTRANCE HALL
with staircase to the upper floors.

THE APARTMENT

ENTRANCE HALL
with radiator.

LARGE LIVING ROOM
16'5" x 10'10" (5.00 m x 3.30 m)
a light dual aspect room with two radiators.

KITCHEN
with work surfaces on three sides with cupboards and drawers below, inset sink unit, fitted oven and electric hob, Hotpoint fridge/freezer, Hotpoint washing machine, tiled surrounds, wall cupboards, Vaillant ecotec combination boiler and vinyl flooring.

BEDROOM 1
10'2" x 10'10" (3.10 m x 3.30 m)
with fitted double and single cupboards, radiator.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	82	81	82

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

BEDROOM 2

10'2" x 8'2" (3.10 m x 2.50 m) with two windows and radiator.

BATHROOM

with bath with shower attachment, handbasin with tiled surround, wc, full height tiling over bath, extractor fan and vinyl flooring.

OUTSIDE

Store cupboard and bin store. Communal garden areas.

Secure parking space in underground car park.

SERVICES

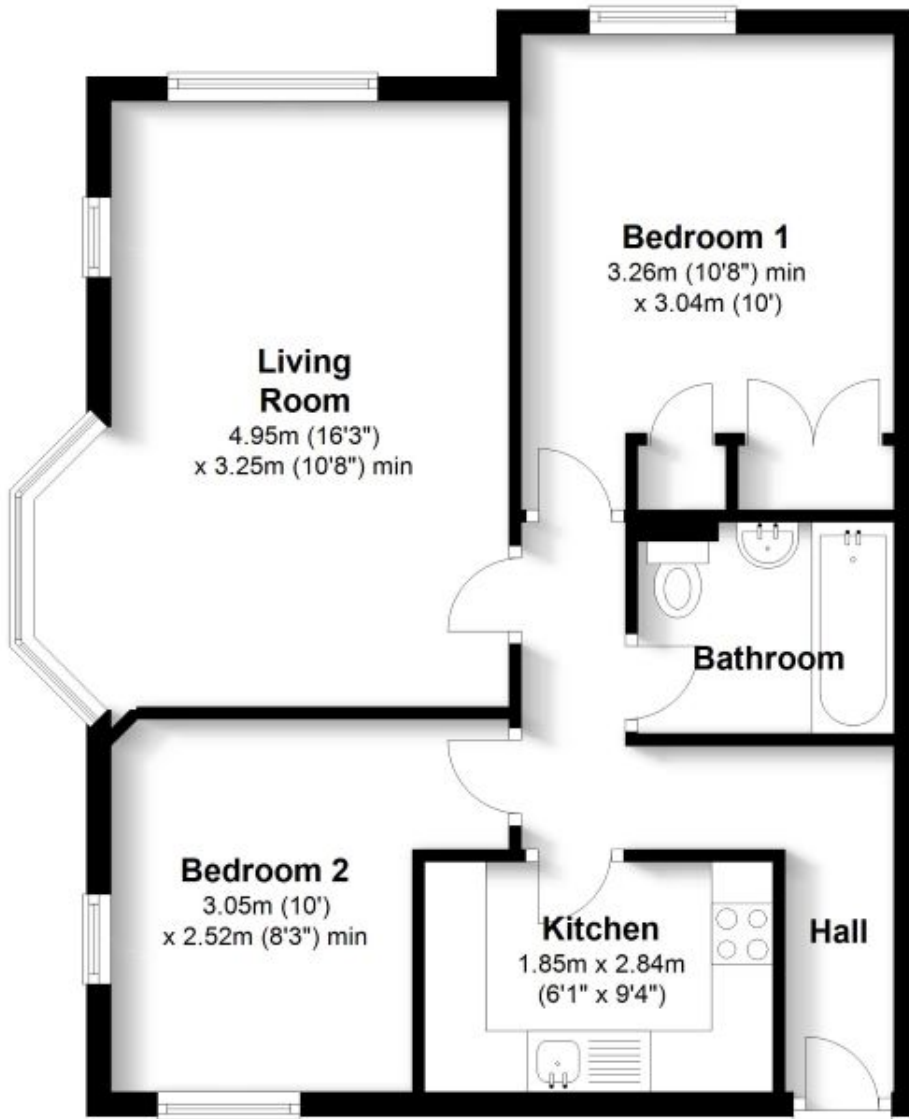
All mains services.

Council Tax Band: C



First Floor Flat

Approx. 54.8 sq. metres (589.4 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.