

To Let



pocock & shaw

Residential sales, lettings & management



Drayton Road, Cambridge, CB1 9EX

£1,350 pcm Unfurnished

2 Bedrooms

Available from 16/10/2023

EPC rating: C

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

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

01223 322552



38a Drayton Road  
Cambridge  
CB1 9EX

Located in Cherry Hinton, this two bed unfurnished first floor maisonette is within easy reach of Addenbrookes/ Papworth Hospital site as well as Arm. Cherry Hinton has a good selection of shops and amenities all within easy walking distance. Small garden is included to rear with on street parking to front..

- Two bed unfurnished 1st floor flat
- Excellent location for access to Addenbrookes and Arm
- Walking distance to Cherry Hinton High Street
- On street parking to front
- Garden to rear
- Gas Central Heating
- Deposit: £1557.00
- EPC: C

Rent: £1,350 pcm

Viewing by appointment

Drayton Road, is located towards the East of Cambridge in the sort after area of Cherry Hinton.

There are excellent local facilities including a range of shops, schools, doctors surgery and library all within easy walking distance.

Local bus routes can also be found that provide great access to areas such as Addenbrookes Hospital, ARM , Cambridge City Center and Cambridge Central Rail Station

This well-proportioned property 2 bed property, is offered unfurnished and also includes it's own garden to the rear as well as on street parking to the front.

**KITCHEN** 11'2" x 8'2" (3.40 m x 2.50 m) Including freestanding gas cooker, washing machine, fridge and freezer.

**LIVING ROOM** 14'5" x 13'1" (4.40 m x 4.00 m)  
Feature fire place (not in use)

**BEDROOM 1** 16'1" x 10'6" (4.90 m x 3.20 m)

**BEDROOM 2** 12'2" x 10'6" (3.70 m x 3.20 m) Second double room.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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		

**BATHROOM** 0'0" x 0'0" (0.00 m x 0.00 m) Including paneled bath with fully tiled surround and chrome shower over, wash basin, WC, chrome heated towel rail, ceramic tiled flooring.

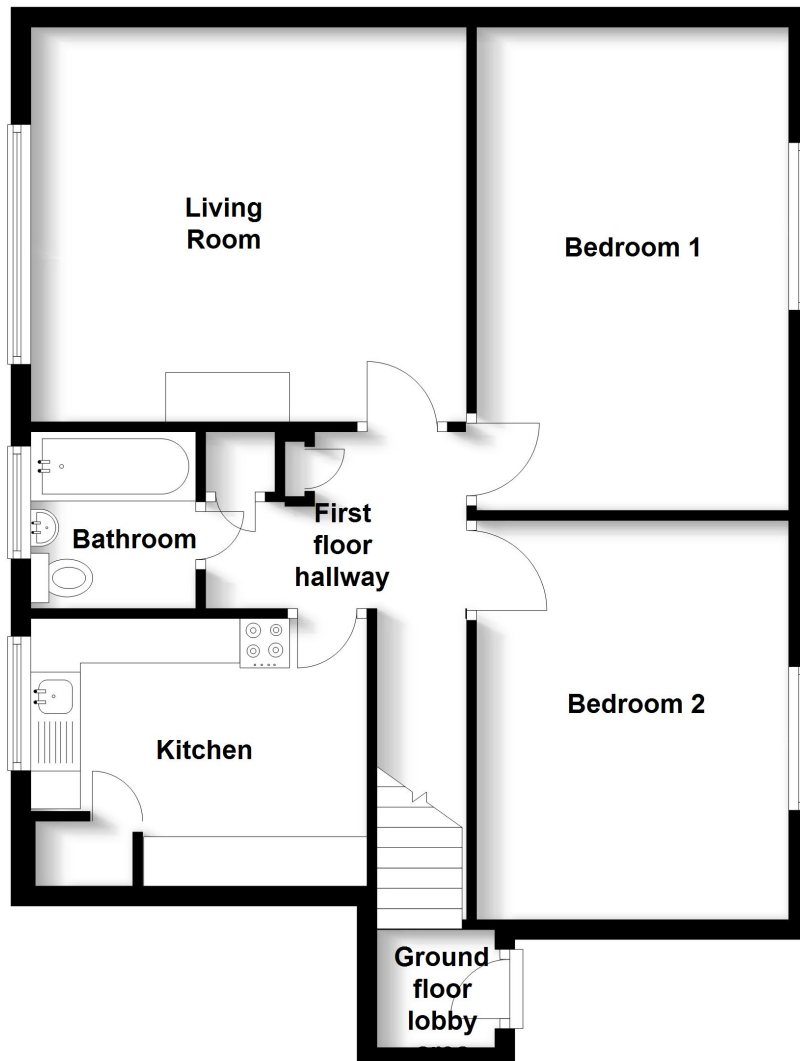
**External** 0'0" x 0'0" (0.00 m x 0.00 m) Rear garden is split between this flat and the ground floor - looking from the building, the garden is the back left section.

Parking is on street.

**Council Tax Band: B**

## First floor maisonette

Approx. 69.3 sq. metres (746.2 sq. feet)



## 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.