

Pentlands Court, Cambridge, CB4 1JN

£1,500 pcm

Furnished

2 Bedrooms

Available from 22/03/2024

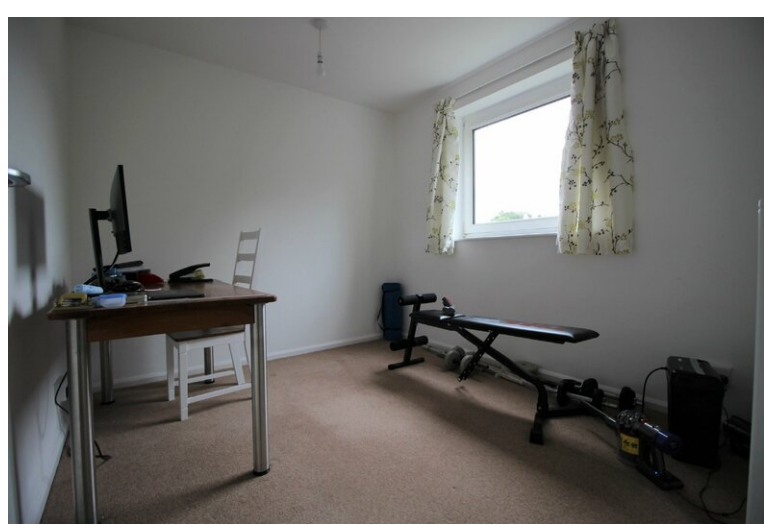
EPC rating: C

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Pentlands Court, Cambridge CB4 1JN

Spacious two bedroom second floor flat located overlooking the river Cam towards Midsummer Common. Scenic walk to central Cambridge.

- Two bed 2nd floor flat
- Views to the river Cam
- Electric heating
- Secure entry system
- Deposit £1730.00
- EPC - C

Rent: £1,500 pcm

Viewing by appointment

Spacious two bedroom second floor flat located overlooking the river Cam towards Midsummer Common. Scenic walk to central Cambridge.

Located close the river Cam and with views across the boat houses towards Midsummer Common. Can be approached on foot from the common or by car via DeFreville Avenue. Two bedroom furnished flat on the second floor of this c1960s development.

COMMUNAL ENTRANCE

Secure door coded entry.

COMMUNAL LANDING

Covered walkway.

ENTRANCE HALL

Access to all rooms and two cupboards - one housing the electric boiler and hot tank.

KITCHEN

7'10" x 9'6" (2.40 m x 2.90 m)

Recently fitted units and supplied with electric cooker, extractor hood, fridge freezer, slim dishwasher and washer dryer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

SITTING / DINING ROOM

12'10" x 20'0" (3.90 m x 6.10 m)

Picture window. Sofa, dining table and chairs.

BEDROOM 1

11'2" x 10'6" (3.40 m x 3.20 m)

Double bed and built in wardrobe. View across boat houses to the Cam and Midsummer Common.

BEDROOM 2

9'10" x 8'6" (3.00 m x 2.60 m)

Desk, no bed supplied in this room.

SHOWER ROOM

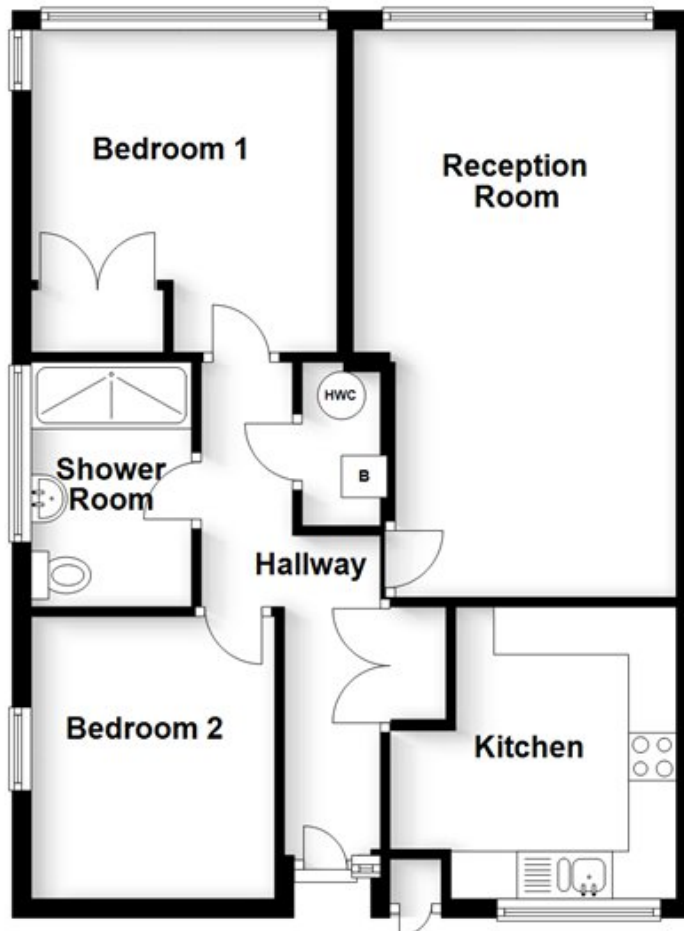
8'6" x 8'6" (2.60 m x 2.60 m)

Shower, basin, WC and heated towel rail.

Council Tax Band: C

Second Floor

Approx. 60.8 sq. metres (654.7 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.