



Kings Hedges Road, Cambridge, CB4 2QD

£1,900 pcm

Unfurnished

3 Bedrooms

Available from 01/04/2024

EPC rating: D

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

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



**Kings Hedges Road
Cambridge
Cambridgeshire
CB4 2QD**

Attractively presented and surprisingly spacious home with versatile living options. Off street parking for two cars on the drive. Enclosed rear garden with low maintenance artificial lawn and brick store. Offered unfurnished.

- Two or three bedroom home
- Off street parking for two cars
- Enclosed low maintenance garden
- Brick store
- Gas central heating
- Deposit: £2192
- EPC: D
- Council tax: C

Rent: £1,900 pcm

Viewing by appointment

Kings Hedges Road is located on the north side of the city within easy reach of the Cambridge North rail station and Science Park. The home is not your average rental - presented with interesting additional features in kitchen and bathroom. Well worth visit. The accommodation comprises of really attractive open living/ dining space with open plan kitchen. Two/ three bedrooms and the bathroom is finished to an excellent standard. Brick storage in the low maintenance garden with side access from the street. The drive is large enough for two cars.

Entrance Lobby

68'7" x 3'3" (20.90 m x 0.99 m)

Entrance Hall

15'0" x 7'9" (4.56 m x 2.35 m)

Access to the kitchen/ living room, bedroom 3/ study and stairs to the first floor. The stairs are fitted with side guide lights. Cupboard under the stairs.

Open plan kitchen/ dining and living room

25'0" x 18'0" (7.63 m x 5.48 m)

Spacious open plan space with a beautifully fitted kitchen. Kitchen supplied with ceramic hob, electric oven, overhead extractor system, fridge freezer, washing machine and slim dishwasher. Bright living space with french doors to the garden and velux windows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Bedroom 3/ study
9'5" x 7'10" (2.88 m x 2.40 m)

Overlooking the front of the house. Wardrobe.

Bedroom 1
14'8" x 11'1" (4.46 m x 3.38 m)

Double room with two windows overlooking the front of the house.

Bedroom 2
9'8" x 9'7" (2.95 m x 2.93 m)

Double room overlooking the rear garden.

Bathroom
7'9" x 5'6" (2.37 m x 1.67 m)

Bath with shower over, basin and WC, with hand douche spray. Fully tiled room.

Outside

Driveway parking for two cars, with side access to the rear garden.

Garden laid with artificial lawn for low maintenance.

Large brick built storage room.

Council Tax Band: C



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.