



Brookfield Walk, Northstow, CB24 1EF

£1,695 pcm

Unfurnished

3 Bedrooms

Available from 19/01/2024

EPC rating: B

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**Brookfield Walk
Northstow
Cambridge
Cambridgeshire
CB24 1EF**

Not to be missed this beautifully presented three bedroom family home - never been lived in and offered unfurnished. Family bathroom, en-suite shower room for top floor master bedroom, ground floor utility with WC. Equipped kitchen. Built in wardrobes in all bedrooms and understairs cupboard fitted with shoe storage and hangers. Garage, parking outside. Small rear garden and shed.

- Three bedroom home - built in wardrobes in each.
- Two bathrooms and 3 WC's.
- Garage and off road parking for 1 or 2 cars.
- Enclosed rear garden with shed.
- Offered unfurnished.
- EPC: B
- Council tax band: D (TBC)
- Deposit: £2065.00

Rent: £1,695 pcm

Viewing by appointment

Located in Northstow this newly built home and is offered unfurnished. Wardrobes have been added to all bedrooms and shoe storage and coat hooks in understairs cupboard. This will make a lovely family home.

Garage and off street parking to accommodate two cars. Small low maintenance rear garden with shed. Just a stones throw from a peaceful lake walk. Within easy reach of the guided busway. This has a lot going for it and is well worth a visit.

Entrance hall

With small cupboard housing the fuse board and access the living room and stairs.

Living room

13'7" x 10'4" (4.13 m x 3.14 m)

Overlooking the front walkway. Access to the dining area and kitchen.

Utility room/ WC

Built in storage and work surface, housing the washing machine. WC.

Cupboard under the stairs

Shoe wracking and coat hooks added to optimise the use of this space.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Kitchen / Dining area

13'10" x 8'10" (4.21 m x 2.68 m)

The kitchen is newly finished with gas hob, double electric oven, dishwasher and fridge freezer.

French doors to the rear garden. Space for a small dining table and chairs.

Bedroom 2

10'6" x 9'2" (3.19 m x 2.79 m)

First floor double bedroom with built in wardrobe.

Bedroom 3

9'8" x 6'10" (2.94 m x 2.08 m)

Good size single room with built in wardrobe.

Family bathroom

7'0" x 6'10" (2.13 m x 2.08 m)

Bath with shower over, basin and WC.

Top floor bedroom 1

19'1" x 13'9" (5.81 m x 4.19 m)

Dual aspect double room with two built in wardrobes plus addition drawers.

Ensuite shower room

7'3" x 4'7" (2.21 m x 1.40 m)

Shower, basin and WC.

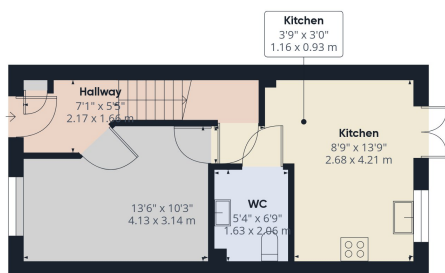
Garden

Enclosed within a brick wall, this is due to be laid with gravel. Shed.

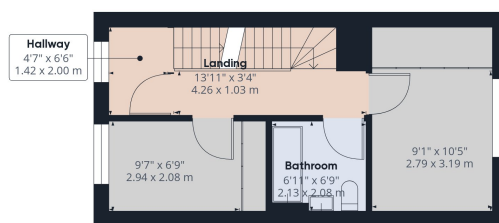
Garage

Single garage with tandem parking for two cars outside.

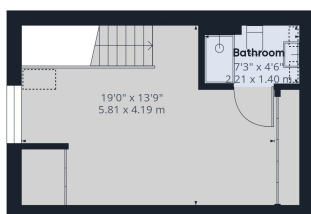
Council Tax Band: D



Ground Floor



Floor 1



Floor 3

Approximate total area¹⁾

1001.77 ft²
93.07 m²

Reduced headroom

6.1 ft²
0.57 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

