

To Let



pocock & shaw

Residential sales, lettings & management



Newmarket Road, Cambridge, CB5 8PA

EPC - D

£1,700 pcm Unfurnished

3 Bedrooms

Available 17th September 2021

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

www.pocock.co.uk

01223 322552



555 Newmarket Road
Cambridge
CB5 8PA

Located on Newmarket Road this spacious family home has three bedrooms, three reception rooms, off street parking for one car and a garden with 'summer house'.

- Three bedroom family home
- Three reception rooms
- Off street parking for one car
- Enclosed low maintenance garden
- Shed/ Summer house
- New carpets and freshly decorated

Viewings by appointment

Rent: £1,700 pcm

Located on Newmarket Road, this property offers spacious accommodation with three bedrooms, three reception rooms and freshly decorated with new carpets throughout.

The location offers easy access to the hospital site or city centre.

LIVING ROOM 12' 10" x 11' 3" (3.91m x 3.43m) Square bay window.

DINING ROOM 13' 11" x 10' 2" (4.24m x 3.1m) Patio doors - these doors look through into the sun room.

SUN ROOM 11' 2" x 12' 7" (3.4m x 3.84m) Patio doors looking into the dining room and also overlooking the rear garden.

KITCHEN 12' 10" x 7' 9" (3.91m x 2.36m) New cooker, extractor hood. Dishwasher, washing machine and fridge.

BACK HALLWAY From the rear garden is a tiled entrance and freestanding fridge freezer.

BEDROOM 10' 2" x 13' 1" (3.1m x 3.99m) Overlooking the garden.

BEDROOM 10' 4" x 11' 3" (3.15m x 3.43m) Front bedroom.

BEDROOM/ STUDY 8' 6" x 9' 0" (2.59m x 2.74m) Odd shaped room at the front - ideal child's room or study.

BATHROOM 9' 9" x 7' 11" (2.97m x 2.41m) Newly fitted bath, shower over, basin and WC.

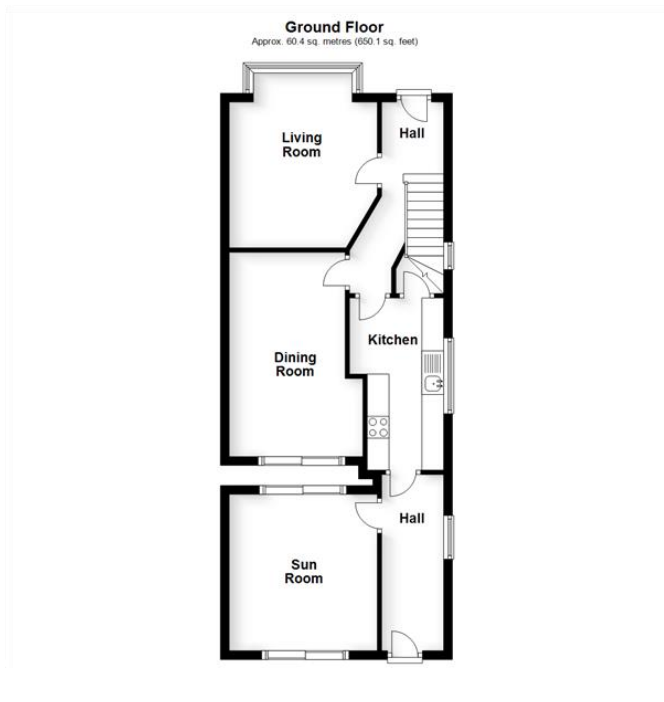
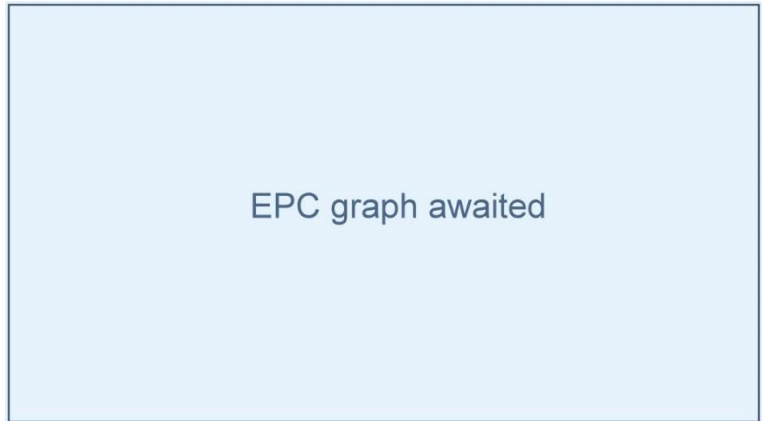
Front garden is gravelled and available for off street parking.

Back garden is fully enclosed with low maintenance gravel and a 'summer house'/ shed.

Council Tax Band: C

No smokers.
no sharers.

Ref: L1584



Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they 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.