

To Let



pocock & shaw

Residential sales, lettings & management



Mariners Way, Cambridge, CB4 1BN

EPC: D

£2,500 pcm Unfurnished

3 Bedrooms

Available Now

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

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

01223 322552





## 29 Mariners Way Cambridge CB4 1BN

Three bedroom town house, close to the River Cam, with garage and off street parking. Freshly decorated with modern kitchen, bathrooms and new carpets.

- 3 Bedrooms
- 2 Bathrooms
- Guest WC
- Open Plan Kitchen & Dining Room
- 1st Floor Living Room
- Juliet Balcony
- Garage / Parking
- Deposit: £2,884.00
- Council Tax Band - F

**Viewings by appointment**

**Rent: £2,500 pcm**

A spacious modern house arranged over three floors, in an excellent location close to the river and just a short walk to the city centre. Featuring a large kitchen/diner with sliding glass doors to the rear garden, an inviting first floor living room with juliet balcony and feature fireplace, 3 double bedrooms, and 2 bathrooms (1 ensuite). The property also benefits from gas radiator heating, ample storage, a single car garage, and a parking space.

**HALLWAY** with radiator, ceramic tiled flooring, stairs to first floor.

**CLOAKROOM** with window to front, wc, wash handbasin, radiator, ceramic tiled flooring.

**KITCHEN/DINING ROOM** 15' 4" x 12' 8" (4.67m x 3.86m) with double glazed sliding patio doors and window to rear garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in gas hob with electric oven and extractor hood, washing machine, dishwasher, fridge/freezer, ceramic tiled flooring.

### FIRST FLOOR

**LANDING** with stairs to second floor, doors to

**BEDROOM 2** 14' 0" x 8' 4" (4.27m x 2.54m) with window to rear, door to en suite shower room, radiator, built in wardrobe to one wall.

**ENSUITE SHOWER ROOM** with window to front, fully

enclosed and tiled shower cubicle, wc, wash handbasin, radiator, shaver point.

**SITTING ROOM** 15' 4" x 16' 7" max (4.67m x 5.05m) with window to side, full length sliding doors to Juliet balcony, further window to rear, tiled fireplace with marble slips and hearth and real flame coal effect fire.

**SECOND FLOOR**

**BEDROOM 1** 15' 4" x 12' 8" (4.67m x 3.86m) with two windows to rear, built in wardrobes and drawer unit to one wall, radiator, door to

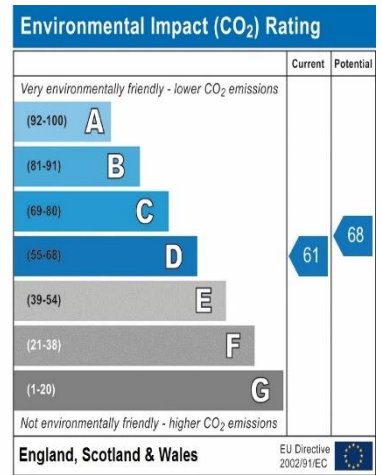
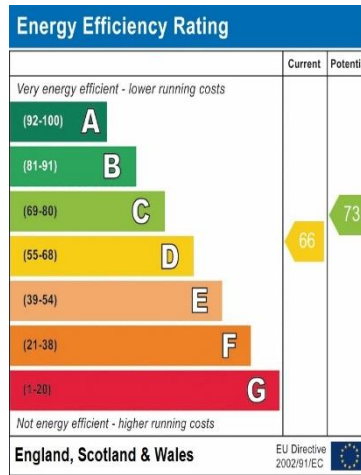
**ENSUITE BATHROOM** with panelled bath, wc, wash handbasin, window to side.

**BEDROOM 3** 15' 4" x 12' 0" (4.67m x 3.66m) with two windows to front, built in wardrobes to one wall, built in cupboard.

**OUTSIDE** with paved patio area leading to lawn, side area and timber shed. The whole offering a high degree of privacy.

Council Tax Band: F

No smokers. No pets. No sharers.



## 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.