

To Let



pocock & shaw

Residential sales, lettings & management



Manor Place, King Street, CB1 1LE

EPC: C

£1,000 pcm Furnished
Available 4th November 2019

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

www.pocock.co.uk

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17 Manor Place
King Street
Cambridge
CB1 1LE

A stylish and well equipped studio apartment right in the heart of the city.

- Central city location
- Hall with study area and walk in store
- Spacious bed/sitting room
- Well fitted kitchen
- Bathroom
- Furnished
- Heating included in the rent
- Attractive communal gardens
- Deposit: £1153.00

Viewings by appointment

Rent: £1,000 pcm

Manor Place is a group of apartments situated in King Street and approached via an attractive communal courtyard. It is located right in the heart of the city, adjacent to its main shopping and business centre. .

This stylish flat has a spacious bed/sitting room, the kitchen and bathroom are both well equipped and the available space has been used effectively, for example there is a fitted computer desk and shelving in an alcove in the hall. Heating is from a communal gas fired system and the cost is included in the rent.

ENTRANCE HALL with entrance door, built in cupboard, laminate flooring and recess with fitted computer station and shelving.

WALK IN STORE 5' 2" x 3' 2" (1.57m x 0.97m)

BED/SITTING ROOM 15' 8" x 13' 6" (4.78m x 4.11m)
Maximum with double doors from entrance hall, sealed unit double glazed windows overlooking King Street.

KITCHEN 10' 6" x 6' 10" (3.2m x 2.08m) max of irregular shape with work surfaces with cupboards and drawers below, fitted oven and electric hob unit, tiled surrounds, wall cupboards, laminate flooring and plumbing for washing machine.

BATHROOM with white suite comprising bath with shower

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.