

To Let



pocock & shaw

Residential sales, lettings & management



Foxglove Way , Cambridge , CB4 2FY

EPC - C

£900 pcm Unfurnished

1 Bedroom

Available 27<sup>th</sup> July 2019

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

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

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### 3 Foxglove Way Cambridge CB4 2FY

A good size one bedroom ground floor apartment which has just been redecorated throughout.

This light and spacious apartment is located to the north of the City which provides excellent access to the Science/Business Park, A14 and the City Centre.

- 1 Bedroom
- Close to Science/Business Park
- Well equipped kitchen
- Bathroom with shower
- Gas central heating
- EPC - C

**Viewings by appointment**

**Rent: £900 pcm**

This one bedroom ground floor flat is located in Orchard Park within easy reach of the Science Park and the guided bus route. The development benefits from a community centre, selection of shops and also hotels if you have visitors that want to stay near by.

**ENTRANCE HALL** Radiator, airing cupboard with slatted shelf, entrance phone

**OPEN PLAN LIVING ROOM/KITCHEN** 19' 11" x 12' 08" (6.07m x 3.86m) Windows to front & rear, two radiators, Gas hob, Electric oven, extractor, breakfast bar with bar stools, carpet to rear to be done prior to move in

**BEDROOM** 10' 02" x 10' 00" (3.1m x 3.05m) Window to front, radiator

**BATHROOM** Bath with shower, w/c, basin, shaver point

**RESTRICTIONS** No Smokers, No Pets, No Children, No Students, No Sharers, No Housing Benefits

**Council Tax Band: D**

No smokers.  
No pets.  
No sharers.

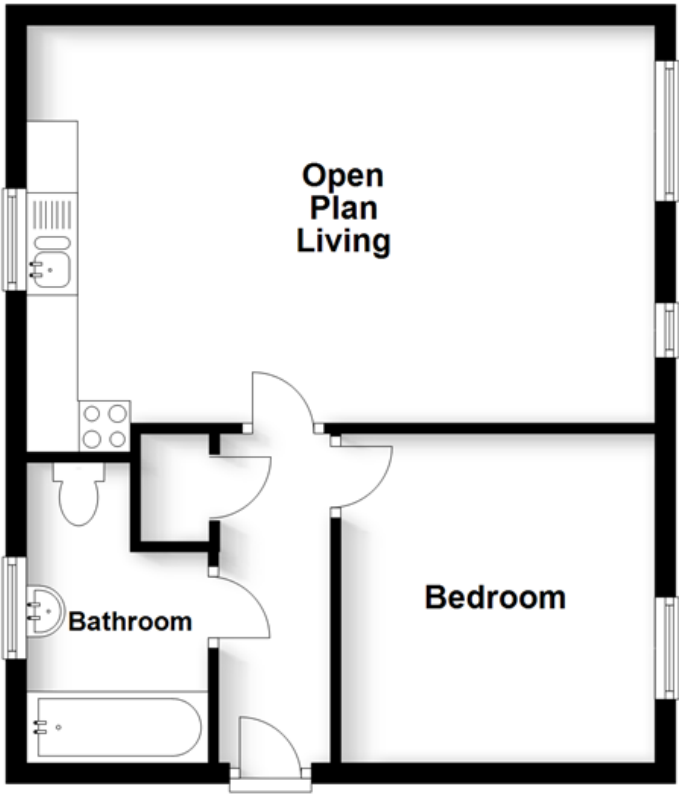


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Ground Floor**  
Approx. 44.4 sq. metres (477.4 sq. feet)



## 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.

### We may charge a tenant any or all of the following when required:

1. The rent;
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year;
3. A holding deposit of no more than one weeks' rent;
4. Default fee for late payment of rent (after 14 days);
5. Reasonable charges for lost keys or security fobs;
6. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant;
7. Payments associated with early termination of the tenancy, when requested by the tenant; and
8. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.