

To Let



pocock & shaw

Residential sales, lettings & management



Addenbrooke's Road, Trumpington , CB2 9BA

EPC: B

£1,100 pcm Unfurnished
1 Bedroom
Available 5th August 2019

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

www.pocock.co.uk

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137 Addenbrookes Road
Trumpington
CB2 9BA

A spacious first floor one bedroom apartment in the Abode development to the south of the City centre.. located within a stones' throw of Addenbrookes Hospital, Papworth and the BioMedical Centre.

- Security entry system
- First floor
- Open Plan Living Room & Kitchen
- Double bedroom with wardrobe
- Bathroom
- Large storage cupboard
- Off road parking
- Good access to City Centre & Addenbrookes

Viewings by appointment

Rent: £1,050 pcm

A spacious first floor one bedroom apartment in the Abode development to the south of the City centre. The flat itself is well proportioned with a good sized open plan living/ kitchen area which leads onto an enclosed balcony. All this combined with a parking space is sure to make a comfortable and convenient home.

The Abode development is located to the south of Cambridge City very close to the M11 (junction 11). This not only provides good access to London and the centre of Cambridge but also Addenbrookes Hospital as there is a new road which goes straight into the complex

Entrance Hall Radiator, Entrance Phone

Store Cupboard - contains washer dryer & useful storage space.

LIVING ROOM/ KITCHEN 22' 08" x 11' 09" (6.91m x 3.58m) open plan space.

Window to rear, Patio door to front, Electric Hob, Double Oven, Fridge/Freezer, 2 Radiators.

BEDROOM 11' 06" x 10' 09" (3.51m x 3.28m) Window to rear, Built in wardrobe, Radiator.

BATHROOM Bath with shower, Basin, W.C., Heated towel rail, Shaver point.

BALCONY Enclosed Balcony.

OUTSIDE Allocated parking space in car park to the rear.

Council Tax Band: B

No smokers. no pets, Single or couple only.

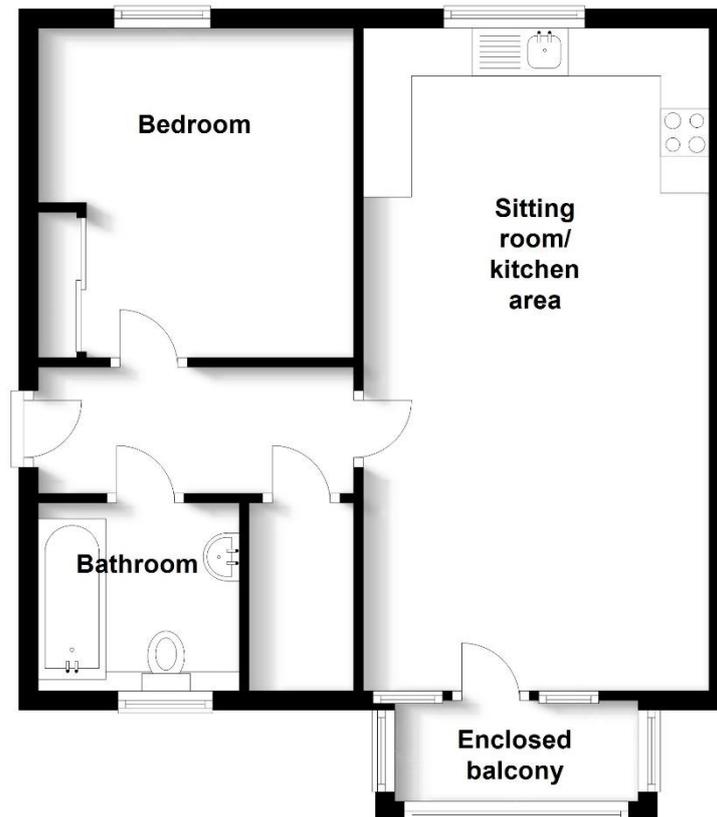
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	90	90
(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		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales			England, Scotland & Wales		
		EU Directive 2002/91/EC			EU Directive 2002/91/EC



First Floor

Approx. 51.1 sq. metres (550.0 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.

Costs a tenant will potentially incur in relation to a tenancy post 1st June 2019

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.