

To Let



pocock & shaw

Residential sales, lettings & management



Chesterton Road, Cambridge, CB4 1JB

EPC - C

£975 pcm Unfurnished

1 Bedroom

Available Available Now

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

www.pocock.co.uk

01223 322552



7 Poynters Lodge
Chesterton Road
Cambridge
Cambridgeshire
CB4 1JB

This light 1st Floor apartment is located on Chesterton Road, just at the top of De Freville Avenue. There is excellent access to the City Centre & the Science Business Park. There is a communal car park to the rear.

- 1 Bedroom
- Modern development
- Entrance phone system
- Good access to City Centre
- De Freville Area
- Communal car park
- Electric heating

Viewings by appointment

Rent: £975 pcm

ENTRANCE HALL New carpet, storage heater, cupboard with water tank and storage, entrance phone.

LIVING ROOM 15' 7" x 9' 10" (4.75m x 3m) max Window to rear, storage heater.

KITCHEN 9' 8" x 5' 3" (2.95m x 1.6m) max Electric oven, electric hob, fridge/freezer, extractor, washing machine.

BEDROOM 13' 4" x 8' (4.06m x 2.44m) max Window to rear, electric heater.

BATHROOM Bath with shower, wc, basin, shaver point.

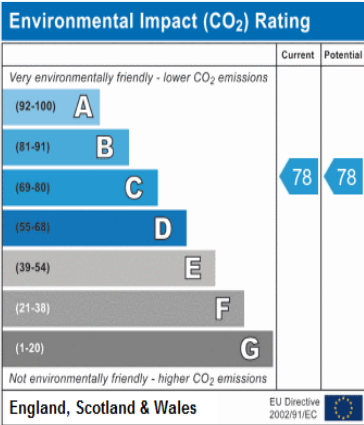
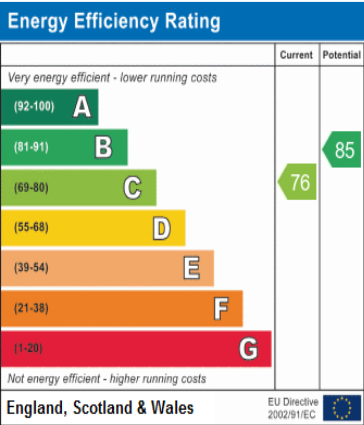
OUTSIDE Communal car park. Access from Chesterton Road under the arch or via rear off small road. First left off De Freville Avenue.

Deposit : £1125.00

Council Tax Band: B

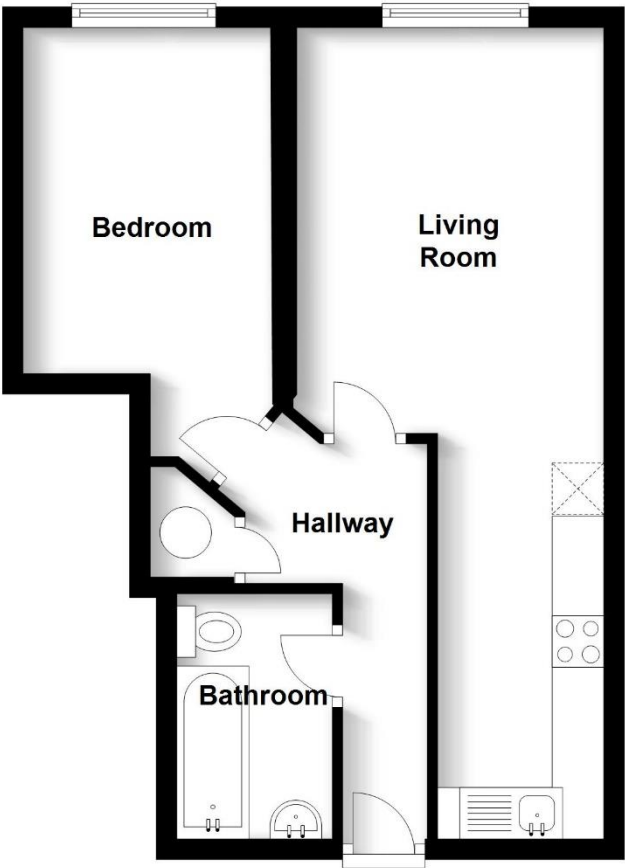
No smokers.
no pets.
no sharers.
no housing benefit.

Ref: L1540



Ground Floor

Approx. 37.6 sq. metres (404.3 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.