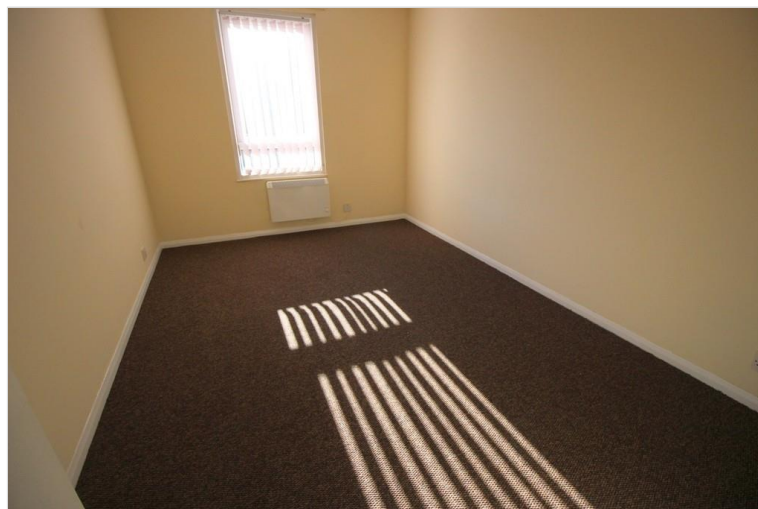


To Let



pocock & shaw

Residential sales, lettings & management



William Smith Close, Cambridge, CB1 3QF

EPC:D

£950 pcm Unfurnished

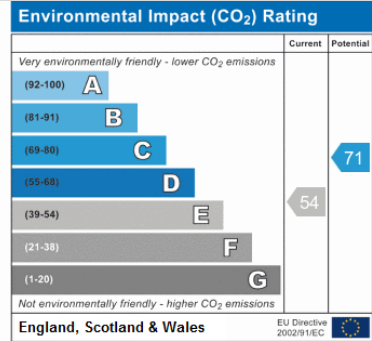
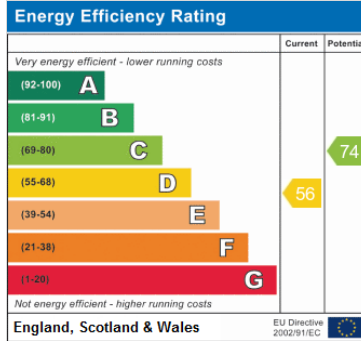
2 Bedrooms

Available 15th December 2017

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

www.pocock.co.uk

01223 322552



76 William Smith Close
Cambridge
Cambridgeshire
CB1 3QF

A very well proportioned two bedroom first floor flat, in the heart of the city centre, adjacent to the main line railway station and just off the vibrant Mill Road.

- Entrance hall
- Sitting room
- Newly fitted kitchen
- Two good sized bedrooms
- Bathroom
- Ample off road parking
- Communal gardens
- Close to the station
- Excellent city location off Mill Road

Viewings by appointment

Rent: £950 pcm

This purpose built two bedroom unfurnished apartment enjoys a highly sought after position within easy walking distance of the Railway Station and the good selection of shops and restaurants on Mill Road. It is also within walking distance of the city centre and cycling distance of Addenbrookes Hospital.

Offered unfurnished, the apartment is well-proportioned with a brand new fitted kitchen, decent- sized living room, two bedrooms and a bathroom with bath and electric shower over. The apartment benefits from off street parking and bike racks. Viewing comes highly recommended.

COMMUNAL DOOR Reception hall with stairs rising to the first floor. Personal entrance door to:

ENTRANCE HALL Wall mounted electric panel heater. Door to:

SITTING ROOM 15' 5" x 12' 6 max" (4.7m x 3.81m) Windows to front and rear aspect, wall mounted electric heater.

KITCHEN 8' 11" x 7' 7" (2.72m x 2.31m) Brand new fitted kitchen to be installed prior to tenancy, washing machine, under counter fridge, electric cooker, wall mounted electric convector heater.

BEDROOM ONE 12' 7" x 8' 8" (3.84m x 2.64m) Window to front, wall mounted electric heater.

BEDROOM TWO 11' 6" x 6' 7" (3.51m x 2.01m)

Window to front, wall mounted electric heater.
Single built in cupboard.

BATHROOM White suite comprising, close coupled WC, pedestal wash basin, and panelled bath with Triton T70 shower. Part ceramic tiling to walls, wall mounted electric convector heater, window to rear.

OUTSIDE There is a large communal parking area, and open plan communal gardens, bin store.

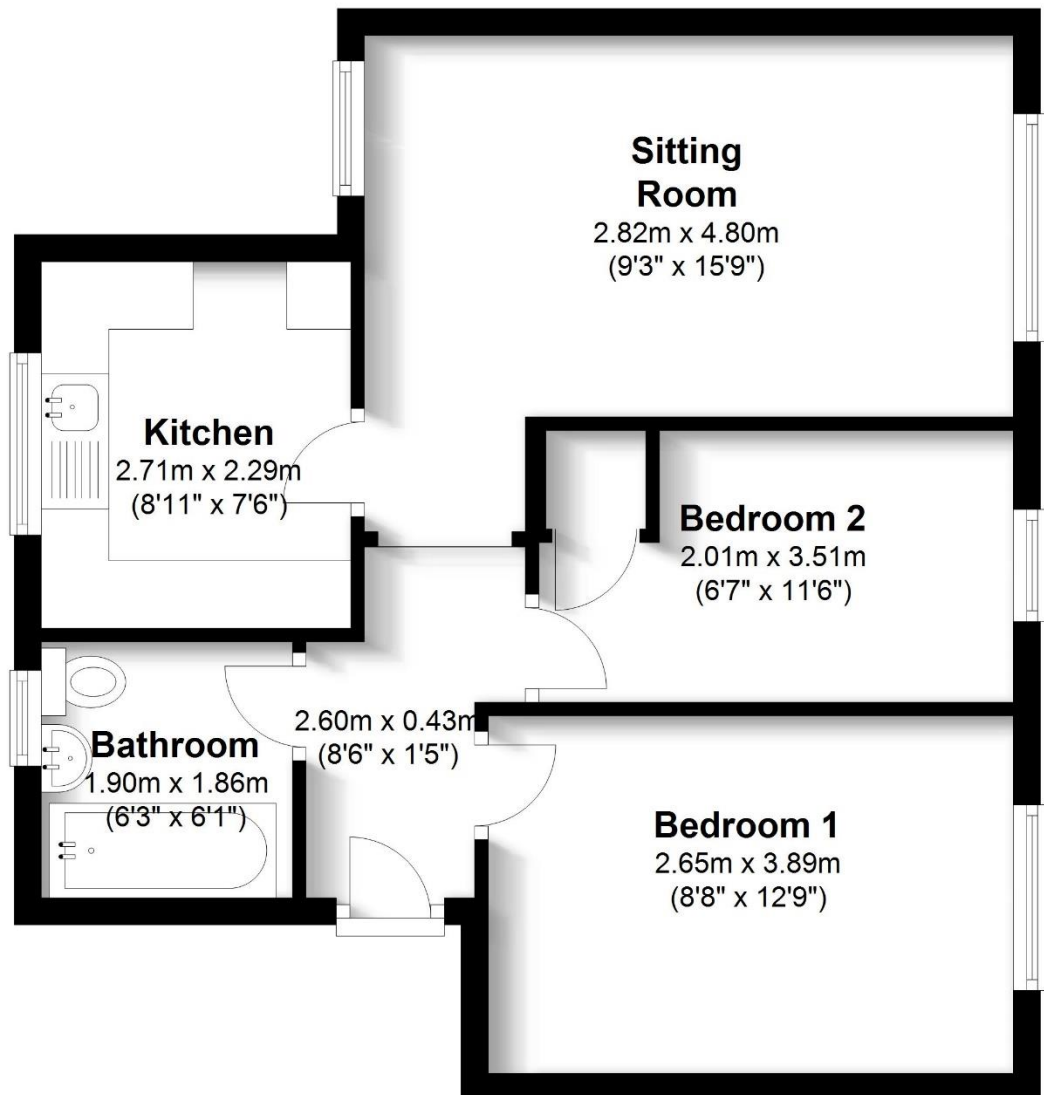
Council Tax Band: B

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

Ref: L1299

First Floor

Approx. 46.9 sq. metres (505.2 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.

Guide to Charges

All charges are reviewed annually by Pocock & Shaw and can therefore be subject to change. All charges shown include VAT at the prevailing rate unless otherwise stated.

£100 holding deposit is required along with the following application fees:

Single person £200.00

Couple or 2 sharers £270.00

For each addition adult applicant thereafter add £70

Each guarantor will be charged £70.

Company let: £270 using our contract. If your company requires a different form of contract there may be an addition charge.

IMPORTANT

After payment of fees, the holding deposit and the return of application form, the property will be removed from the market and referencing will commence. If you decide not to proceed with the tenancy for any reason, these fees and holding deposit will not be refunded. If the landlord decides not to let the property for any reason other than non-receipt of satisfactory references, all fees and the holding deposit paid by the tenant will be refunded. On commencement of the tenancy the holding deposit will be set towards the main property deposit. All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of all initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy: The deposit is equivalent to one and a half months rent.