

To Let



pocock & shaw

Residential sales, lettings & management



Bailey Mews, Auckland Road, CB5 8DR

Carport

£1,195 pcm Unfurnished

2 Bedrooms

Available 19th January 2018

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

www.pocock.co.uk

01223 322552



**2 Bailey Mews
Auckland Road
Cambridge
Cambridgeshire
CB5 8DR**

This spacious two bedroom ground floor apartment has stunning views over Midsummer Common to the River Cam. With a private terraced garden area to fully appreciate such a lovely position in the heart of the City just off Newmarket Road.

- Entry intercom system
- Well appointed lounge/dining room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Gas radiator heating system
- Private courtyard garden
- Views over Midsummer Common

Viewings by appointment

Rent: £1,195 pcm

A modern ground floor 2-bedroom flat with a patio overlooking river Cam and Midsummer Common. Very convenient location with only short walk to the Grafton Shopping Centre. Living room with doors to private garden, kitchen, 2 bedrooms, bathroom. Gas radiator system. Tax band: D. Allocated parking.

LIVING ROOM 16' 7" x 11' 11" (5.05m x 3.63m) with door to garden overlooking Midsummer Common

KITCHEN 11' 10" x 7' 10" (3.61m x 2.39m) with electric cooker, fridge/freezer, washing machine

BEDROOM 1 14' 9" x 8' 7" (4.5m x 2.62m)

BEDROOM 2 8' 10" x 6' 9" (2.69m x 2.06m)

BATHROOM with shower over bath

Bailey Mews is located in the heart of the City just off Auckland Road and Newmarket Road. The apartment enjoys lovely views over Midsummer Common towards the River cam and University boat houses. With a well appointed lounge/dining room, fitted kitchen and two bedrooms. There is also a private patio garden area.

ENTRANCE HALL Communal door with intercom entry system. Entrance door to :

RECEPTION HALL Built in storage cupboard.

LOUNGE/DINING ROOM 16' 7" x 10' 8" (5.05m x 3.25m) Picture window to rear with glazed door and open views. Radiator.

KITCHEN 12' 1" x 7' 10" (3.68m x 2.39m) Fitted range of units with work surface, inset single drainer stainless steel sink unit. Range of base units. Window to rear and side.

BEDROOM ONE 14' 11" x 8' 7" (4.55m x 2.62m) Window to front, radiator.

BEDROOM TWO 8' 10" x 6' 8" (2.69m x 2.03m) Window to front, radiator.

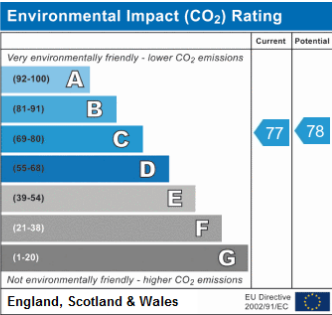
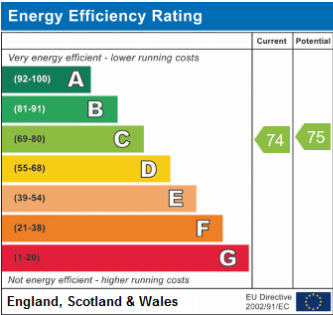
BATHROOM Fitted suite, comprising close coupled WC, pedestal wash basin and panelled bath with shower above.

PATIO GARDEN AREA A paved area with lovely open views to the River cam

Council Tax Band: D

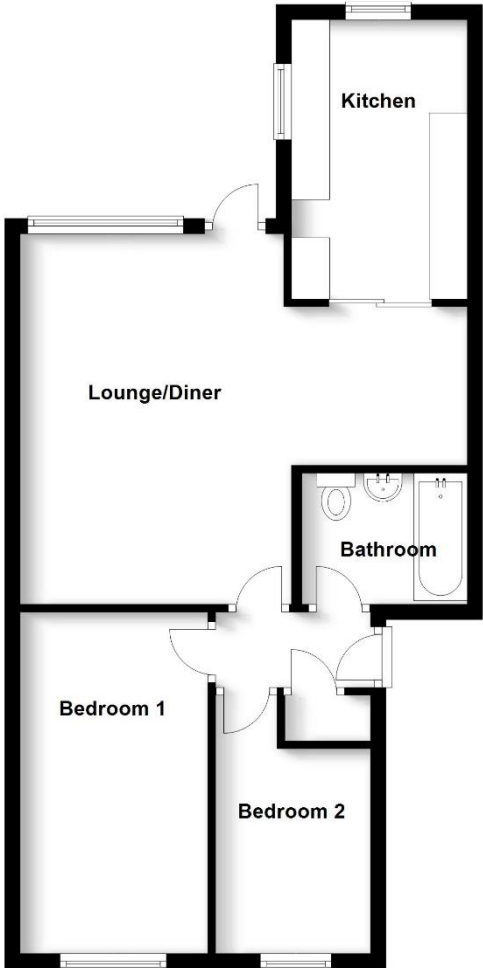
- No smokers.
- no pets.
- no sharers.
- no housing benefit.

Ref: L1096



Ground Floor

Approx. 56.0 sq. metres (602.6 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.