

To Let



pocock & shaw

Residential sales, lettings & management



Kensington Court, Quanton Close, CB5 8LS

EPC:E

£1,050pcm Unfurnished

2 Bedrooms

Available Early February 2018

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

www.pocock.co.uk

01223 322552



2 Kensington Court
Quinton Close
Cambridge
CB5 8LS

A Particularly spacious unfurnished garden floor flat in a pleasant spot off Newmarket Road.

- Spacious ground floor apartment
- 2 double bedrooms
- Offered unfurnished
- Large sitting/dining room
- Modern fitted kitchen
- Double glazing
- Rear garden area
- Cul -de-sac location
- Viewing highly recommended

Viewings by appointment

Rent: £1,050 pcm

A particularly spacious furnished garden flat in a pleasant spot off Newmarket Road.

Kensington Court comprises a purpose built block of twelve flats at the end of Quinton Close, which is a quiet residential cul-de-sac off Newmarket Road. There is direct and easy access to the Science Park and Business Park, Cambridge North Station, A14 and A10, city centre and University departments. The flat is close to the river Cam providing a pleasant cycle/footpath route into the city. There is a number of frequent bus services. The usual facilities are readily available including nearby shopping. Ten minute walk to the Retail Park and Beehive Centre.

This ground floor apartment offers very spacious accommodation with plenty of storage space, as well as its own private rear garden and garage. The property has just been redecorated in readiness for a new tenancy.

COMMUNAL ENTRANCE HALLWAY Well maintained and clean communal areas including landscaped communal garden areas with ornamental shrubs and flower borders. Hallway has two entrances, and is well lit at night. Benefits from ample off road parking on Quinton Close. Private door to.

SPACIOUS RECEPTION HALLWAY Large coat cupboard with shelving, further deep storage cupboard with electric meters and consumer board, radiator, doors to

SITTING/DINING ROOM 23' 3" x 14' 5" (7.09m x 4.39m) Large double glazed windows at two ends of the room allow plenty of natural light throughout the day. Part glazed door to rear garden, window to front, radiators, laminate wood flooring.

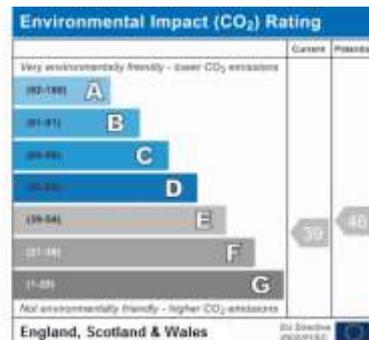
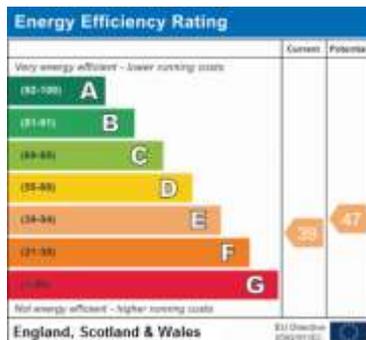
KITCHEN 9' 7" x 7' 1" (2.92m x 2.16m) double glazed window to side, good range of fitted wall and base units with four ring gas hob, electric oven and extractor hood over, Vokera gas central heating boiler, Zanussi washing machine, Indesit fridge/freezer, ceramic tiled flooring.

BEDROOM 1 11' 11" x 8' 8" (3.63m x 2.64m) double glazed window to rear, built in wardrobes to one wall, radiator.

BEDROOM 2 11' 11" x 10' 11" (3.63m x 3.33m) double glazed window to rear, built in mirror fronted wardrobes to one wall, radiator.

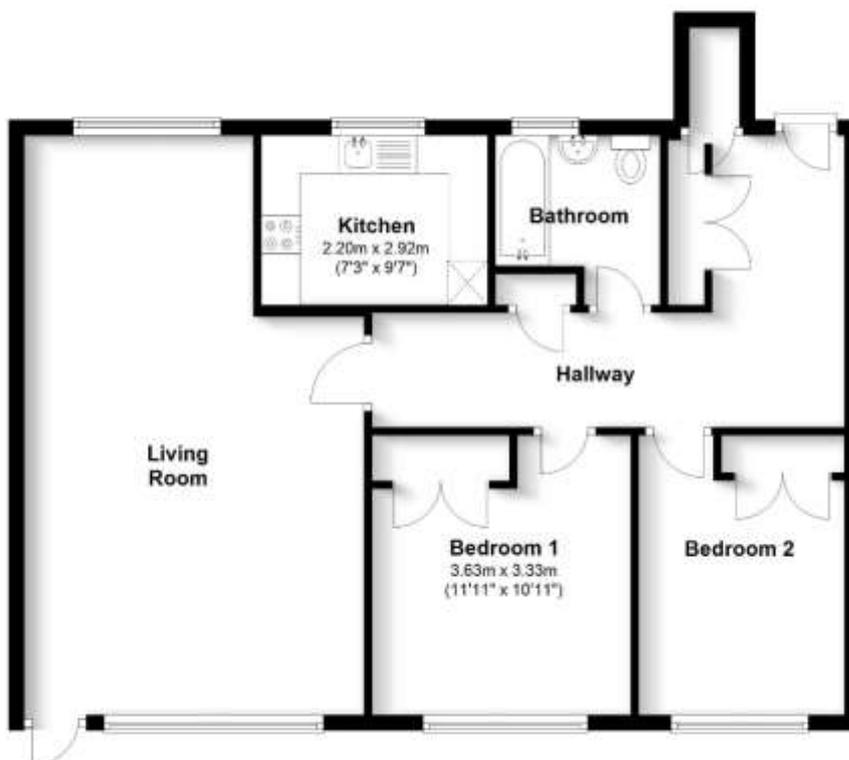
BATHROOM double glazed window to rear, pine tongue and groove panelled bath with Triton shower over and fully tiled surround, wc, wash handbasin, heated towel rail, ceramic tiled floor.

OUTSIDE Private enclosed rear garden with paved patio area, lawn, flower and shrub borders. Tenants are obliged to allow access for the



Ground Floor

Approx. 80.3 sq. metres (863.9 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 contact 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.