

To Let



pocock & shaw

Residential sales, lettings & management



Graham Road Orchard Park, CB4 2WP

EPC - B

£1,150 pcm Unfurnished

2 Bedrooms

Available 23rd August 2019

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

www.pocock.co.uk

01223 322552



27 Graham Road
Orchard Park CAMBRIDGE
CB4 2WP

Two bedroom two bathroom top floor flat in Orchard Park with off road parking. Orchard Park is located to the north of Cambridge with a stones throw of the Guide Busway, Regional College and not much further to the Science Park. Offered unfurnished with kitchen appliances.

- Top floor flat
- Two bedrooms and two bathrooms
- Kitchen appliances supplied
- Easy reach of Guided busway
- Close to Science Park
- Gas central heating
- Off street parking

Viewings by appointment

Rent: £1,150 pcm

Orchard Park is located on the northern edge of Cambridge and is served by its own selection of shops and amenities. Located close to the Guided Busway, access to the city centre or north to Histon and beyond is easy. Just a stones' throw from the Regional College and Science Park. We are pleased to offer this two bed, two bath top floor flat for rental.

LIVING ROOM 13' 6" x 13' 2" (4.11m x 4.01m) Juliet balcony and open to kitchen.

KITCHEN 4' 5" x 13' 5" (1.35m x 4.09m) Accessed from Living room this kitchen is fitted with a gas hob, electric oven, extractor hood, washing machine and newly purchased fridge freezer and slim dishwasher.

BEDROOM 1 14' 0" x 9' 0" (4.27m x 2.74m) Double bedroom with en-suite shower room - large enclosure shower, basin and WC.

BEDROOM 2 13' 7" x 9' 5" (4.14m x 2.87m) This asymmetric pentagonal room is a smaller double room.

FAMILY BATHROOM 12' 0" x 4' 11" (3.66m x 1.5m) White bath, basin and WC.

Two storage cupboards in the hallway.

Off street parking

Deposit: £1326.92

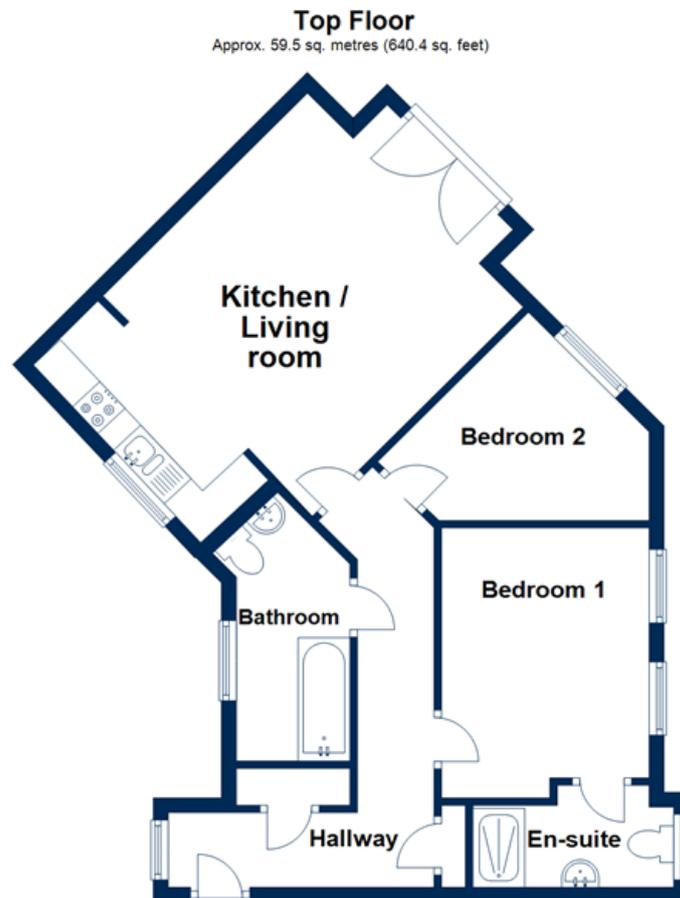
Council Tax Band: C

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

Ref: L1634

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i>				
(92-100) A			(92-100) A	
(81-91) B			(81-91) B	
(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>				
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>				
(92-100) A			(92-100) A	
(81-91) B			(81-91) B	
(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 environmentally friendly - higher CO₂ emissions</i>				
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales	



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.