

To Let



pocock&shaw

Residential sales, lettings & management



Aster Way, Cambridge, CB4 2XR

EPC - B

£1,100 pcm Unfurnished

2 Bedrooms

Available 18th March 2019

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

01223 322552

[www.pocock.co.uk](http://www.pocock.co.uk)



35 Aster Way  
Cambridge  
CB4 2XR

Well proportioned two bedroom 2nd floor flat located in Orchard Park. Open plan living room and kitchen with balcony overlooking community centre and playground. Two double rooms and built in storage. Equipped kitchen. Allocated parking. Entry phone. Lockable bike store.

- Two bedroom 2nd floor flat
- Balcony
- Allocated parking
- Ample storage
- Lockable bike store

Orchard Park is located at the north side of the city and this block is located in the centre of the development overlooking the community centre. Offered unfurnished with allocated parking and lockable bike store on site.

**LIVING ROOM/ KITCHEN** 19' 6" x 15' 6" (5.94m x 4.72m) Balcony overlooking the community centre and playground. The kitchen area is fitted with high gloss black units, ceramic hob, electric oven, washer dryer, dishwasher, fridge and freezer.

**BEDROOM 1** 10' 0" x 9' 1" (3.05m x 2.77m) Double room with wall mounted shelves.

**BEDROOM 2** 13' 9" x 9' 1" (4.19m x 2.77m) Dimensions show the longest point of the double room.

**BATHROOM** 6' 11" x 6' 5" (2.11m x 1.96m) Bath fitted with both full and half height showers, basin and WC

**CUPBOARDS** Two cupboards in entrance hall.

Allocated parking and lockable bike store.

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Viewings by appointment

Rent: £1,100 pcm

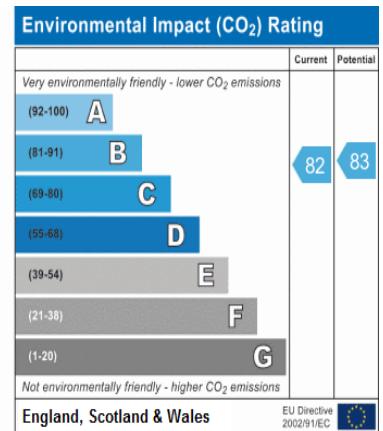
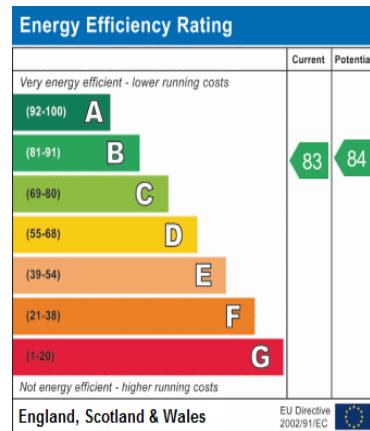
Council Tax Band: B

No smokers.

No pets.

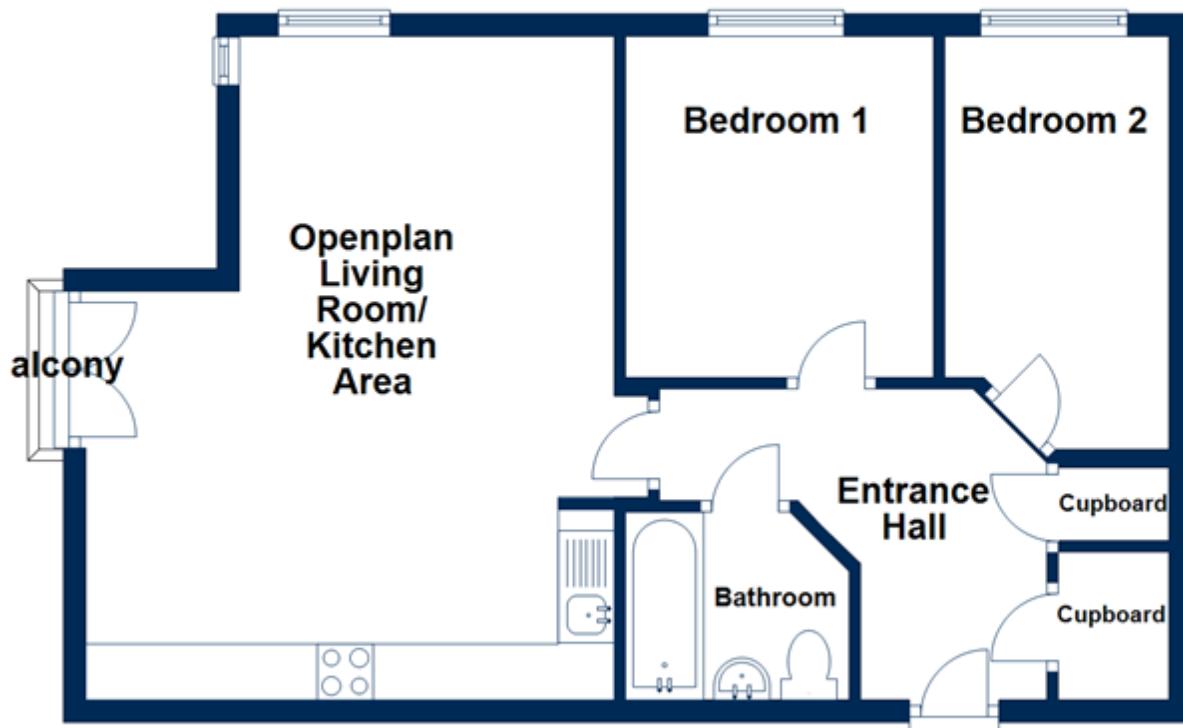
No housing benefit.

Ref: L1645



## Second Floor

Approx. 54.2 sq. metres (582.9 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.

### Our 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 and the return of the 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 will not be refunded. If the landlord decides not to let the property for any reason other than non-receipt of satisfactory references, fees paid by the tenant will be refunded. 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.

## Deposit held during the tenancy:

The deposit is normally equivalent to one and a half months rent and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.