

To Let



pocock & shaw

Residential sales, lettings & management



Impala Drive, Cambridge, CB1 9XL

EPC - C

£920 pcm Furnished

2 Bedrooms

Available 23rd April 2019

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

www.pocock.co.uk

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26 Impala Drive
Cambridge
Cambridgeshire
CB1 9XL

Stylishly refurbished two bedroom first floor flat in purpose built block located in a peaceful Cherry Hinton cul-de-sac. Easy access to ARM, Addenbrookes & central Cambridge. Convenient and smart.

- Furnished 1st floor flat
- Well maintained
- Off street parking for 2 cars
- Easy access to ARM & Addenbrookes
- Superfast broadband available

Viewings by appointment

Rent: £920 pcm

Cherry Hinton is located towards the south of Cambridge and provides a full selection of shops and amenities. Within easy reach of ARM, the bio medical campus and Addenbrookes Hospital, this area is attractive for those wanting easy access to work. Also within easy reach of Cambridge centre.

This stylishly refurbished two bedroom first floor flat is in a purpose built block located in a peaceful Cherry Hinton cul-de-sac.

LIVING ROOM 015' 7" x 12' 9" (4.75m x 3.89m) Dual aspect room providing light living space and furnished with a sofa, chair and matching dining table and chairs.

KITCHEN 8' 6" x 7' 3" (2.59m x 2.21m) Electric cooker, fridge freezer and washer dryer.

BEDROOM 1 11' 9" x 8' 8" (3.58m x 2.64m) Double bed and wardrobe.

BEDROOM 2 7' 7" x 7' 0" (2.31m x 2.13m) Single bed and wardrobe.

SHOWER ROOM 7' 2" x 6' 9" (2.18m x 2.06m) Large shower cubicle, basin and WC.

Hard floors throughout. Cupboards in hallway. Electric storage heating. Super fast broadband available.

No garden but two parking spaces.

Council Tax Band: B

No smokers.

No pets.

No sharers.

No housing benefit.

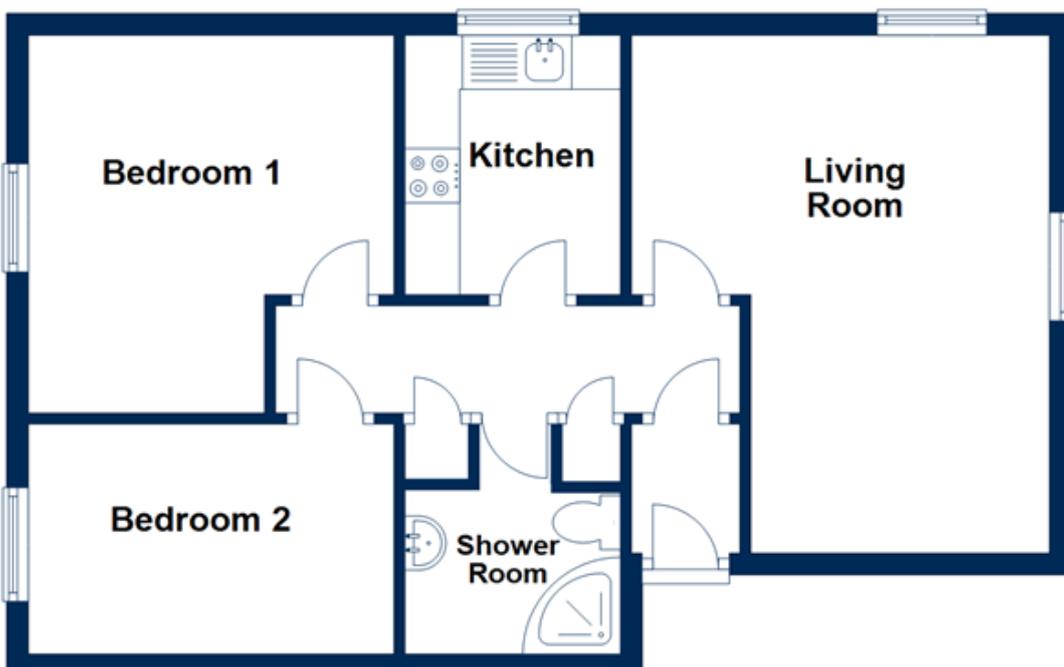
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C		75	79	(69-80) C	69	71	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

Approx. 49.7 sq. metres (534.7 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.