

To Let



pocock & shaw

Residential sales, lettings & management



Milton Road, Cambridge, CB4 1JY

EPC - TBC

£1,200 pcm

1 Bedroom

Available

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

www.pocock.co.uk

01223 322552



Top Floor flat
10 Milton Road
Cambridge
CB4 1JY

Lovely light and space in this top floor flat. New kitchen, new shower room, the flat also has air conditioning and solar power. Offered furnished. Available now. Located on the city end of Milton Road above businesses. Shops and amenities including coffee shops, pubs - everything you need.

- Top floor flat
- New kitchen and shower room
- Air conditioning
- Electric heating
- Furnished
- Solar power

Viewings by appointment

Rent: £1,200 pcm

Milton Road is located just north of the river and has a good selection of shops, coffee shops, hair dressers, pubs and other amenities. This flat is located opposite the Westbrook Centre, within easy reach of the Science and Business Parks and in the other direction, Midsummer Common and Jesus Green and the historic centre.

LIVING ROOM Large room with windows on two sides providing a feeling of light and space. Furnished with a sofa, dining table and chairs and a desk. Aircon unit fitted.

KITCHEN Newly fitted units with fitted hob and oven, fridge freezer and washing machine.

BEDROOM Large double room with ample space, supplied with a new divan double bed with storage underneath.

SHOWER ROOM Newly fitted with large shower enclosure, heated towel rail and basin.

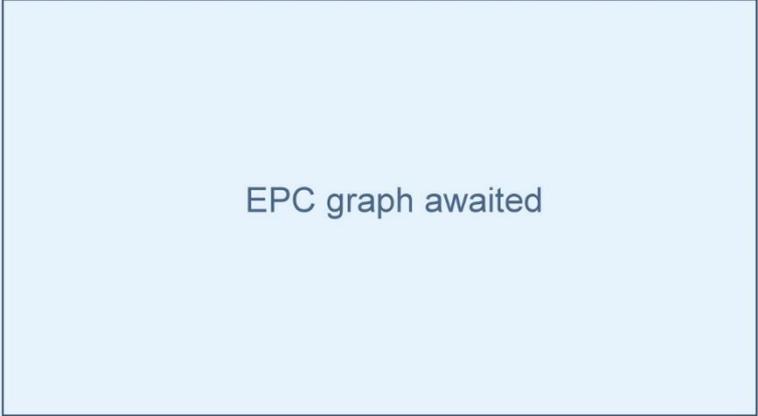
WC Separate WC.

There is a large fitted wardrobe.

Council Tax Band: B

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

Ref: 19807



EPC graph awaited

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.