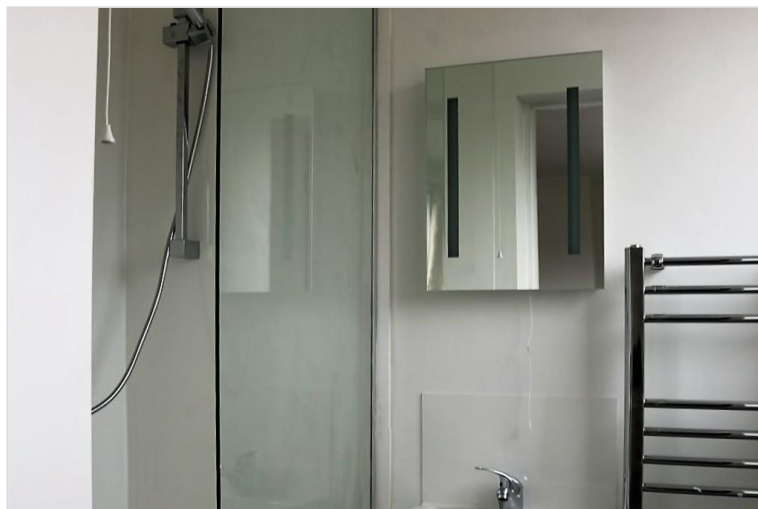


To Let



pocock & shaw

Residential sales, lettings & management



Mill Road, Cambridge, CB1 2AW

EPC - E

£735 pcm Furnished

Available 4th November 2019

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

www.pocock.co.uk

01223 322552

Room 1, Flat 1
43 Mill Road
Cambridge
CB1 2AW

One room available in this beautifully refurbished property located on Mill Road in Cambridge. Ideally located for all local amenities, the City Centre and the rail station. Shared kitchen/living area, ensuite shower room.

- En-suite room is shared flat
- Licenced HMO
- Well maintained
- Excellent transport links
- Central location
- Deposit: £845.00

Viewings by appointment

Rent: £735 pcm

One ensuite room available for rent in this beautifully refurbished property, ideally located on Mill Road. The room is available to professionals only and is single occupancy.

The room is furnished to a high standard and has an en-suite shower room. There is also a spacious shared kitchen/living area. The recently fitted kitchen includes fridge/freezer, integral oven/hob, washing machine and slimline dishwasher. There is also a table with dining chairs and a sofa.

Close to many varied local amenities, within walking distance of Cambridge rail station and with all bills included, what more could you ask for? Please contact us now to arrange a viewing

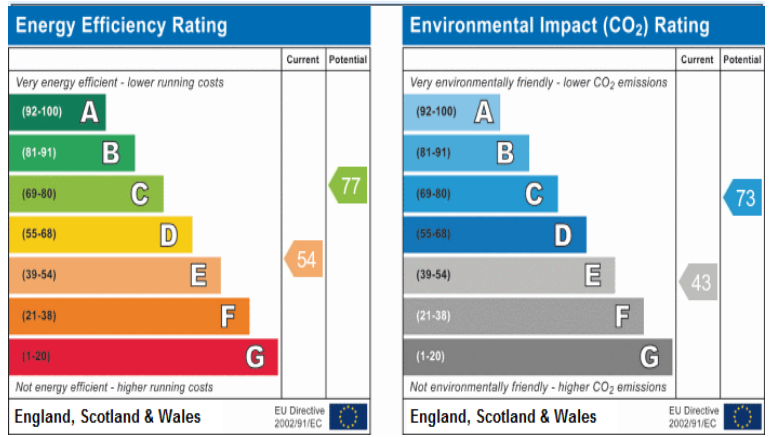
Council Tax Band: Included in the rent.

No smokers.

No pets.

Single occupancy.

Professional occupant.



Flat 1 43 Mill Road, Cambridge



Total Area: 173.0 m² ... 1862 ft²
 All measurements are approximate and for display purposes only

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.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.