



## Swallow Close, Longstanton, CB24 3EU

£1,175 pcm

Unfurnished

2 Bedrooms

Available from 26/04/2024

EPC rating: B

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## Swallow Close, Longstanton CB24 3EU

A bright and well-proportioned two bedroom apartment in this well connected and increasingly popular village about 7 miles north west of Cambridge.

- 2 bedroom modern apartment
- Village location
- Conveniently located for Guided Busway and A14
- Main bedroom with en suite shower room
- Bathroom
- Open plan living area with windows to 2 aspects
- Fitted kitchen area
- Allocated parking
- Council tax band B
- EPC - B
- Deposit: £1355.00

Rent: £1,175 pcm

Viewing by appointment

Longstanton is an increasingly sought after area just north of Cambridge with the advantage of the guided busway which runs regularly into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.

### **Communal entrance**

with entrance phone system and stairs to all floors. Private front door to

### **Entrance hallway**

with airing cupboard with slatted wood shelving and Megaflo unvented hot water cylinder, entrance phone, radiator, doors to

### **Living room**

17'10" x 11'8" (5.44 m x 3.55 m)

open plan room with windows to two aspects comprising:-

### **Open plan kitchen area**

11'8" x 5'7" (3.55 m x 1.70 m)

with a good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, built in four ring stainless steel gas hob with stainless steel splashback and chimney extractor hood over, Zanussi

electric oven below. Zanussi washer/dryer and fridge/freezer (to remain). Under unit lighting, cupboard housing the Potterton Promax SL boiler, ceramic tiled flooring.

**Sitting/dining area**

12'4" x 11'8" (3.76 m x 3.55 m) with windows to two aspects, two radiators, media point (sat, radio and TV connections).

**Bedroom 1**

12'7" x 9'2" (3.83 m x 2.79 m) with window to side, radiator, TV point, double doors to built in wardrobe with hanging rail and shelving, door to

**Council Tax Band: B**

**En suite shower room**

with window to side, fully tiled and enclosed shower cubicle with chrome shower unit, wc with concealed cistern, vanity wash handbasin with shaver point over, chrome heated towel rail, ceiling mounted spotlight unit, extractor fan.

**Bedroom 2**

10'8" x 8'4" (3.26 m x 2.53 m) with window to side, radiator, TV point.

**Bathroom**

with panelled bath with chrome shower unit over, fully tiled surround, glass shower screen, wash handbasin with part tiled wall behind, heated towel rail, shaver point and mirror, wc with concealed cistern, extractor fan, ceiling mounted spotlight unit.

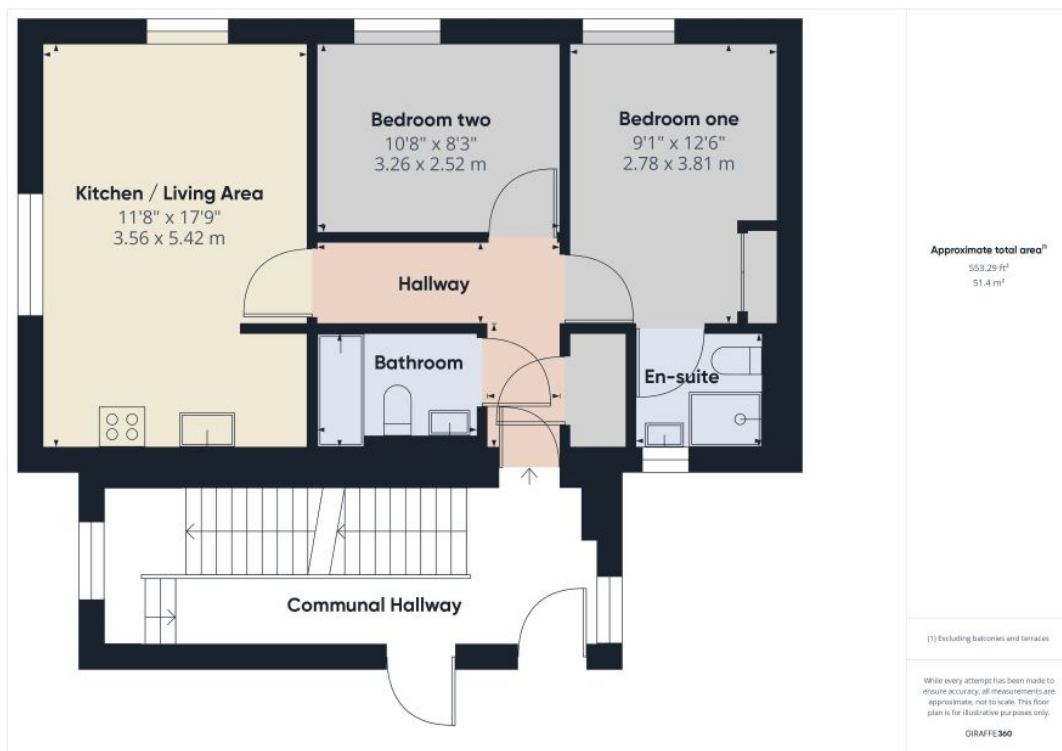
**Outside**

Allocated parking space to courtyard at rear of building

**Services**

All mains services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



## Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

**OR**

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and 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.