



Perowne street, Cambridge, CB1 2AY

£1,900 pcm

Unfurnished

2 Bedrooms

Available from 22/07/2024

EPC rating: D

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

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Perowne street, Cambridge CB1 2AY

A well presented and stylish 2 Bedroom terraced property in the highly sort after area of Petersfield, with a refitted and fully equipped kitchen, 2nd floor loft room, and charming garden to rear. Close to the varied amenities found on Mill Road and with easy access to the rail station, City Centre and both Addenbrookes and Papworth hospital.

- 2 bed period property
- Central Cambridge Location
- Sought after location
- Refitted kitchen
- Redecorated throughout
- Loft room
- Gas central heating
- Garden to rear
- EPC: D
- Deposit:

Rent: £1,900 pcm

Viewing by appointment

Perowne Street is located in the highly sort after area of Petersfield which is found towards the south East of Cambridge.

The property's location sits ideally in a quite cul-de-sac location and is ideally located to allow great benefits such as easy access to the City Centre, Cambridge Rail station as well as the various amenities and shops found along the popular area of Mill Road itself.

Local transport routes also enable great access to all other areas of Cambridge such as Addenbrookes Hospital and Papworth Hospital.

Features include a re-fitted and fully equipped kitchen with double doors leading out to the charming garden to the rear, converted loft space, full redecoration throughout and on street parking.

Please note parking is permit only and can be sourced via Cambridge City Council

GROUND FLOOR

SITTING/DINING ROOM

22'4" x 10'2" (6.80 m x 3.10 m)

with window to front and glazed door to rear garden, feature period fireplaces, and under stair cupboard. Please note fire places are not in use and for feature only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

KITCHEN

15'9" x 7'10" (4.80 m x 2.40 m)

Fully refitted including integrated oven and hob with extractor over, freestanding dishwasher and washing machine with space for freestanding fridge freezer. Glazed area to rear with double doors leading to garden.

1st FLOOR

LANDING

fixed open tread timber ladder to loft room, shelving, pine doors to

BEDROOM 1

13'9" x 11'2" (4.20 m x 3.40 m)

with window to front, period feature fireplace, and 2 alcoves, 1 of which is fitted out with shelving.

Please note fire places are not in use and for feature only

BEDROOM 2

10'10" x 8'2" (3.30 m x 2.50 m)

window to rear, period feature fireplace, and built in cupboard. Please note fire places are not in use and for feature only

BATHROOM

10'10" x 8'2" (3.30 m x 2.50 m)

with window to rear, Velux window, corner bath with mixer taps and shower attachment, WC, wash basin with vanity unit over, heated towel rail and built in cupboard housing gas central heating boiler

LOFT ROOM

12'10" x 12'6" (3.90 m x 3.80 m)

with Velux windows to front and rear. partially restricted headroom

EXTERNAL

Delightful rear garden mainly laid to lawn with a small paved patio area adjacent to the rear of the property, rear access gate, timber shed on concrete base.

Council Tax Band: D

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.