



Beacon Rise, Newmarket Road, Cambridge, CB5 8AX

£1,750 pcm

Unfurnished

2 Bedrooms

Available from 16/09/2025

EPC rating: B

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Beacon Rise, Newmarket Road, Cambridge CB5 8AX

A stylish two bedroom, two bathroom apartment in the popular Beacon Rise development enjoying a near central location on Newmarket Road, close to a wide range of amenities. Offered unfurnished. Parking and secure bike store. Two sharers welcome.

- Two bedroom apartment
- Bathroom and en suite shower room
- Open plan living area
- Entrance phone security system
- Undercroft parking
- Near central location close to amenities
- Unfurnished.
- Deposit: £2019
- Centralised block heating system

Rent: £1,795 pcm

Viewing by appointment

A modern, two double bedroom apartment situated on the ground floor in this popular development on Newmarket Road.

Beacon Rise is a stylish development located at 160 Newmarket Road. It is well located for access to the City Centre, mainline railway station and Anglia Ruskin University, all of which are within a 5-20 minute walk. There is a decent array of local amenities including shops (Asda and Marks & Spencer are a 5 minute walk away), restaurants, bars, a supermarket, and doctors' surgery.

Communal Entrance Door

with video entrance phone to

Communal Entrance Foyer

with lift and stairs to all floors and undercroft parking area (allocated parking space No.29). Private front door to

Entrance Hallway

with video entrance phone, radiator, recessed ceiling spotlights, cupboard housing the Nuaine ventilation unit and heating unit.

Living Room

21'9" x 11'0" (6.63 m x 3.36 m)
open plan area comprising

Kitchen Area

12'9" x 7'2" (3.89 m x 2.19 m)

Energy Efficiency Rating

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

with comprehensive range of fitted wall and base units with work surfaces and routed draining area and upstands, and one and a quarter bowl stainless steel sink unit with mixer tap and mosaic tiled splashback over, built in Whirlpool electric oven and microwave oven, induction hob with glass splashbacks and extractor hood over, under unit lighting, integrated Zanussi washer/dryer and Whirlpool dishwasher, useful integrated bin drawer, integrated fridge/freezer, recessed ceiling spotlights.

Sitting Area

13'11" x 11'0" (4.23 m x 3.36 m)

Bedroom one

14'4" x 11'6" (4.36 m x 3.50 m)

with large window to courtyard, double doors to built in cupboard, TV points, radiator, door to

En suite shower room

with fully tiled and enclosed shower cubicle with chrome shower unit, wash handbasin with mixer tap, shaver point and mirror over, wc, chrome heated towel rail, extractor fan, recessed ceiling spotlights.

Bedroom two

11'5" x 10'8" (3.49 m x 3.25 m)

with large window to courtyard, TV point, wall light points.

Bathroom

with panelled bath with fully tiled surrounds, mixer taps and shower attachment over, folding glass shower screen, wash hand basin with part tiled wall behind, shaver point and mirror over, chrome heated towel rail, recessed ceiling spotlights, extractor fan, laminate wood flooring.

Council Tax Band: C

Holding Deposit: £414

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4638346



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.