



### Prince Andrew Court, Chesterton, Cambridge, CB4 1NS

£1,250 pcm

Unfurnished

1 Bedrooms

Available from 25/10/2025

EPC rating: C

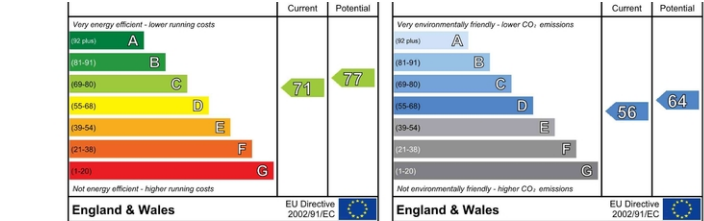
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	451 kWh/m <sup>2</sup> per year	373 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.3 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£189 per year	£172 per year
Hot water	£146 per year	£108 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or



# Prince Andrew Court, Chesterton, Cambridge CB4 1NS

A good size first floor flat in convenient location close to local shops. Easy access to Science Park & City Centre. Living room, kitchen, bedroom, refitted bathroom. Electric storage heating. Parking.

- One bed first floor flat
- Parking
- No garden
- Easy access to Cambridge North station
- Local shops and amenities
- Deposit: £1442.00
- EPC - C

Rent: £1,250 pcm

Viewing by appointment

A good size first floor flat in convenient location close to local shops. Easy access to Science Park & City Centre. Living room, kitchen, bedroom, refitted bathroom. Electric storage heating. Parking.

## ENTRANCE HALL

Large cupboard in the hallway housing the hot water tank but still with ample storage space.

## LIVING ROOM

15'9" x 11'6" (4.80 m x 3.50 m)  
Overlooking the high street. Open to

## KITCHEN AREA

electric cooker, fridge/freezer, washing machine

## BEDROOM

10'2" x 9'10" (3.10 m x 3.00 m)

## BATHROOM

Shower over the bath, basin and WC.

**Council Tax Band:** B

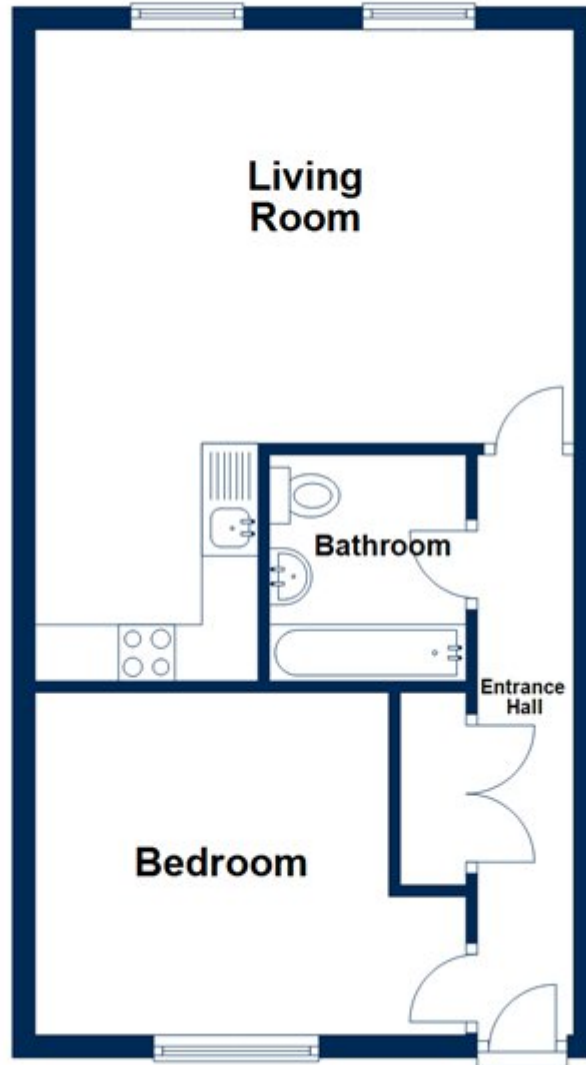
**Holding Deposit:** £288

**Material Information:**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4638893](https://sprift.com/dashboard/property-report/?access_report_id=4638893)

**Floor Plan**

Approx. 42.6 sq. metres (458.4 sq. feet)



## 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.