



**Manhattan Drive, Cambridge, CB4 1JL**

**£1,800 pcm**

**Unfurnished**

**3 Bedrooms**

**Available from 07/11/2025**

**EPC rating: D**

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## Manhattan Drive, Cambridge CB4 1JL

A 3 bedroom end of terrace property within easy reach of the city centre, the River Cam, and Midsummer Common

- Sought after near central position
- 3 Bedrooms
- Easy access to city and river
- Gas central heating & double glazing
- Spacious sitting/dining room
- Deposit: £2076.00
- EPC: D

Manhattan Drive is conveniently located just to the north of the River Cam within a few minutes walking distance of the River and Midsummer Common. The property also offers good access to the city centre, train station and local shops, which are within easy reach via foot, bicycle or bus. The property is also within school catchment areas for Milton Road and Chesterton Community College.

The property offers well proportioned accommodation over two floors with a spacious sitting/dining room and a modern fitted kitchen to the ground floor and three bedrooms and shower room on the first floor. Externally, there is a rear garden with lawn and patio area, and an open plan front garden area.

### SITTING ROOM

14'8" x 11'8" (4.47 m x 3.56 m)

With feature brick fireplace and tiled hearth with recessed grate, mantle shelf over and built in shelving to one side

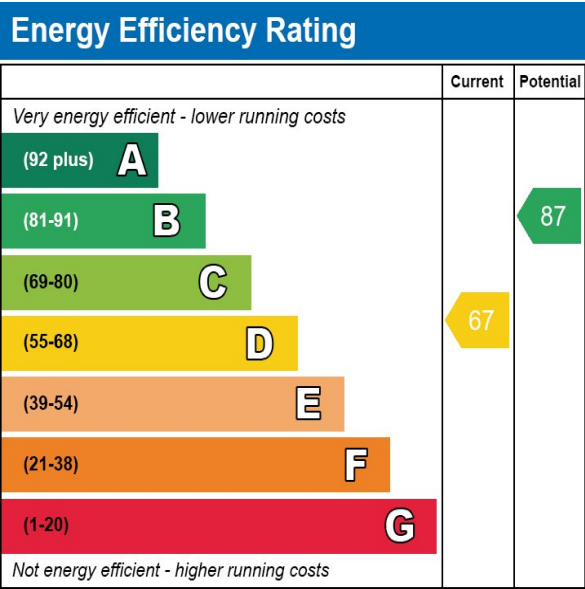
### DINING ROOM

12'7" x 7'7" (3.84 m x 2.31 m)

### KITCHEN

10'1" x 6'10" (3.08 m x 2.08 m)

Fitted kitchen with light grey wall and base units, roll top work surfaces and tiled splash backs, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space and plumbing for slim line dishwasher, built in induction hob with extractor hood over



and electric oven below, space for fridge/freezer, pine louver doors to large walk in under stairs cupboard with shelving, lighting and coat hooks.

**BEDROOM 1**  
9'6" x 11'7" (2.89 m x 3.54 m)  
with built in wardrobe to one wall.

**BEDROOM 2**  
10'7" x 7'9" (3.23 m x 2.36 m)  
With double doors to built in wardrobe cupboard.

**BEDROOM 3**  
10'6" x 6'9" (3.20 m x 2.06 m)

**SHOWER ROOM**  
fully tiled shower room, corner shower cubicle with curved glass sliding door/screen and chrome shower unit, wash handbasin with mirror fronted cabinet over, wc, radiator, extractor fan, ceramic tiled flooring.

**EXTERNAL**  
Open plan front garden area with paving and cobble stone detailing, flower and shrub borders. 36ft approx. rear garden with paved patio area adjacent to the rear of the property with path and rear access gate. Brick built shed.

Garage in nearby block.

**Council Tax Band:** D

**Holding Deposit:** £415

**Material Information:**  
[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4694577](https://sprift.com/dashboard/property-report/?access_report_id=4694577)



## 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.