



The Belvedere, CB2 0NU

£1,650 pcm

Unfurnished

1 Bedrooms

Available from 26/11/2022

EPC rating: C

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The Belvedere CB2 0NU

A well presented, 4th floor, 1 bed apartment in the sort after development of the Belvedere, located towards the City Centre allowing great access to Cambridge Station, Addenbrookes and Papworth Hospitals. Benefits include on site secure parking, concierge, communal gym and swimming pool.

- 4th floor apartment
- Great access to City Centre and Station
- Offered unfurnished
- On site concierge
- On site gym and pool
- Secure parking spot included
- Deposit: £1903
- EPC - B

Rent: £1,650 pcm

Viewing by appointment

The Belvedere development is situated along the popular area of Hills Road.

Situated in a highly sort after area of Cambridge, it's location allows great access to the City Centre, Cambridge Central Station, Addenbrookes and Papworth Hospitals in addition to the the wider areas of Cambridge via the multiple bus routes nearby.

Offered unfurnished, the property includes a stylish bathroom, a well fitted kitchen with integrated appliances, opening up a spacious living area, and large bedroom with fitted wardrobes

Superb 4th floor apartment in this exclusive development. Close to the city centre, short walk to the train station, easy and convenient access to Addenbrookes. Accommodation comprises large and well equipped living room/kitchen, good size bedroom, bathroom. Secure gated parking and bicycle store. Tenants have full access to the on site gym, swimming pool, steam room and spa. A communal lounge is available for tenants to hire for private parties. (Subject to Covid restrictions) There is also a concierge service. Water bill included in rent.

HALLWAY

9'6" x 6'7" (2.90 m x 2.00 m)

LIVING ROOM/KITCHEN

13'1" x 21'8" (4.00 m x 6.60 m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- kitchen equipped with: washer/dryer, dish washer, fridge/freezer, hob, built in oven & microwave

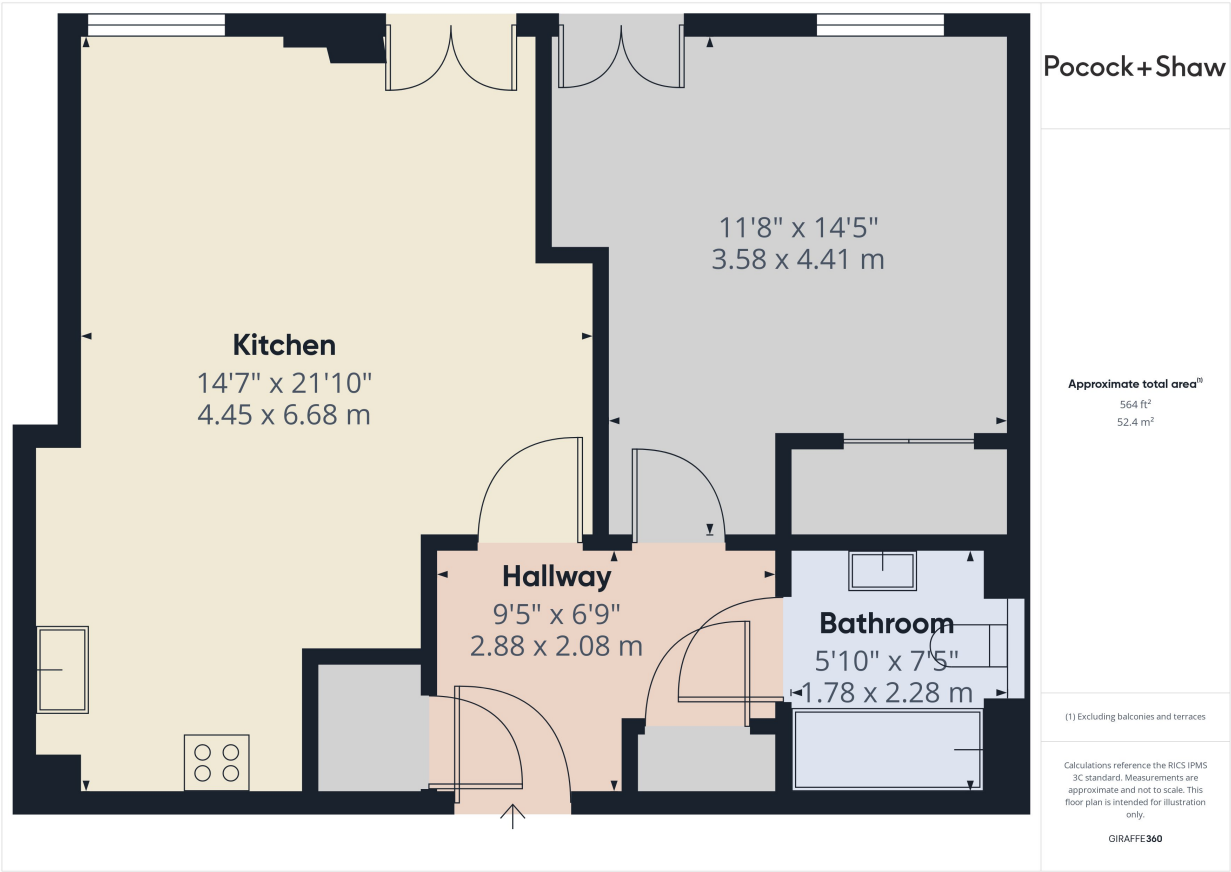
BEDROOM
11'10" x 11'6" (3.60 m x 3.50 m)
- with built in wardrobe

BATHROOM
- finished to high standards; shower over bath

Council Tax Band: C

Holding Deposit: £380

Material Information:
<https://tour.giraffe360.com/fa6c44c48b644c9688edd6a226ad061b>



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.