



Lancaster House, Copper Road, Waterbeach, CB25 9JS

£1,450 pcm

Unfurnished

2 Bedrooms

Available from 07/11/2025

EPC rating: C

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Lancaster House, Capper Road, Waterbeach, Cambridge, Cambridgeshire CB25 9JS

Brand new first floor 2 double bedroom flat. Offered unfurnished. Located in Waterbeach and with local co-op on the doorstep as well as other varied amenities in the village centre, including pubs, varied shops and take-away options.

- Two double bedrooms
- Attractively finished shower room
- Open plan kitchen and living room
- Large storage cupboard in the hall
- Electric heating
- 1 allocated parking space
- Deposit £1673

Rent: £1,450 pcm

Viewing by appointment

Waterbeach is located north of Cambridge and has it's own main line rail station or accessed via A10. The village centre has a good variety of shops, pubs and take-way options as well as a primary school, hair dresser etc.

Entrance hall

20'1" x 3'3" (6.11 m x 0.99 m)

All rooms accessed via the entrance to the flat located on the first floor. Large store cupboard housing the hot water tank., but with ample additional space.

Open plan kitchen living space

17'9" x 15'7" (5.41 m x 4.75 m)

Well proportioned room with the kitchen area comprising a little more than a quarter of the space. Windows on both external walls, provide good light.

Bedroom nearest the living room

12'8" x 10'0" (3.87 m x 3.05 m)

Double room.

Bedroom closest to the bathroom

14'7" x 8'4" (4.45 m x 2.54 m)

Double room with built in cupboard.

Shower room

8'0" x 5'7" (2.45 m x 1.69 m)

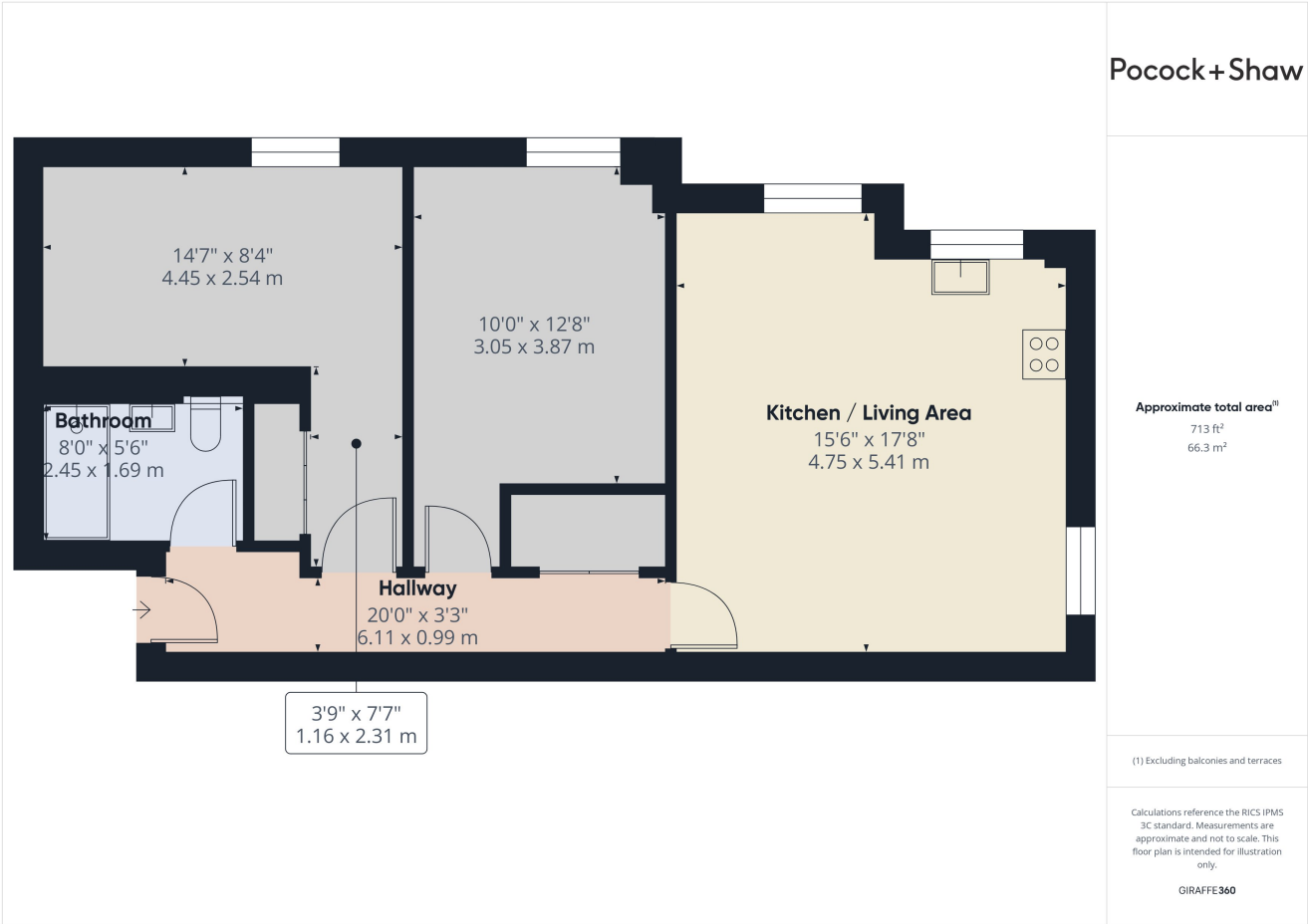
Shower with large enclosure, basin, wc and heated towel rail.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band:

Holding Deposit: £334

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4737014



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.