



Mayflower House, Manhattan Drive, CB4 1TR

£1,000 pcm

Furnished

Studio Bedrooms

Available from 02/02/2026

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Mayflower House, Manhattan Drive CB4 1TR

A well presented top floor studio flat located just north of the river with well maintained and attractive communal gardens. Offered with simple and tasteful furniture as well as on site parking and launderette, the property also benefits from easy access for the city centre.

- Near Central location close to the river Cam
- Easy access to the city centre
- Ample communal parking
- Top Floor Flat
- On Site Launderette
- Excellent setting in extensive grounds
- Offered Furnished
- Deposit: £1125
- EPC Rating: D

Rent: £1,000 pcm

Viewing by appointment

Mayflower House is set in particularly attractive landscaped grounds in a near central part of Cambridge close to the river, Chesterton Road and Elizabeth Way. The location is convenient for access to the central city area, the Science Park, the Grafton Centre and Midsummer Common. The Railway Station is less than a mile and a half away.

Offered furnished, the property benefits from features such as an onsite Launderette and ample parking.

Heating and water bills included in the rent. Electricity is re-charged by Midsummer Estates.

Please note: we have been made aware of plans for the building to have an additional floor constructed and increase the height of the building. Planning application have been submitted, but no decision has yet been formally made.

GROUND FLOOR

Communal entrance hall with staircase and lift to the upper floors.

FLAT 610 (SIXTH FLOOR FLAT)

KITCHENETTE

9'1" x 5'3" (2.78 m x 1.59 m)

including entrance lobby area with work surfaces, inset sink with cupboard and space for fridge under, electric cooker

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

point, tiled surrounds, wall cupboards, further work surface with cupboards below and opening to

BED SITTING ROOM

14'10" x 11'3" (4.51 m x 3.42 m)

with radiator, double glazing, built in wardrobe cupboard, airing cupboard with hot water cylinder with immersion heater.

BATHROOM

with bath with electric shower above, hand basin, wc, fully tiled walls and light/shaver point,

OUTSIDE

COMMUNAL GROUNDS

Mature and extremely well tended communal grounds with lawns, trees, ample parking and bicycle storage area.

Council Tax Band: A

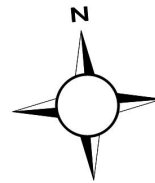
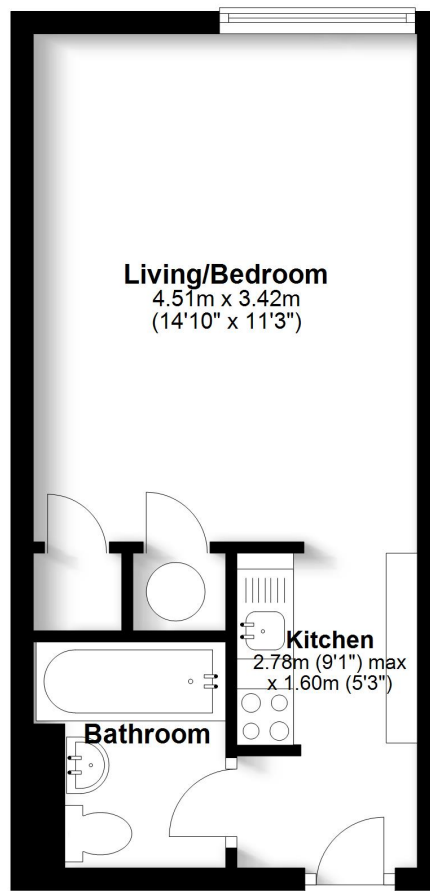
Holding Deposit: £230

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4842622

Top Floor

Approx. 25.2 sq. metres (271.1 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.