Pocock+Shaw

TO LET







Cherry Hinton Road Cambridge, CB1 7DA

£1,200pcm
Unfurnished
1 Bedrooms
Available from 21.10.2026

EPC rating: C

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Ground floor one bedroom flat. Private garden area. Offered unfurnished. Close to the hospital site and easy access to rail station. The owner has carried out some tidying since the photos were taken.

- One bed flat.
- Unfurnished.
- Garden.
- One off street parking space.
- Deposit: £1384
- Gas central heating.
- Council tax band B
- EPC: C

Rent: £1,250 pcm

Viewing by appointment

Ground floor one bedroom flat. Private garden area. Offered unfurnished. Close to the hospital site and easy access to rail station. Selection of local shops near by.

Living room & kitchen area
15'5" x 15'9" (4.69 m x 4.79 m)
L shaped room accommodating the kitchen area, which is supplied with an electric cooker, washer dryer and fridge. The owner has replaced the kitchen work top since the photo was taken.

Bathroom
5'9" x 6'3" (1.76 m x 1.90 m)
Shower over the bath with basin and WC.

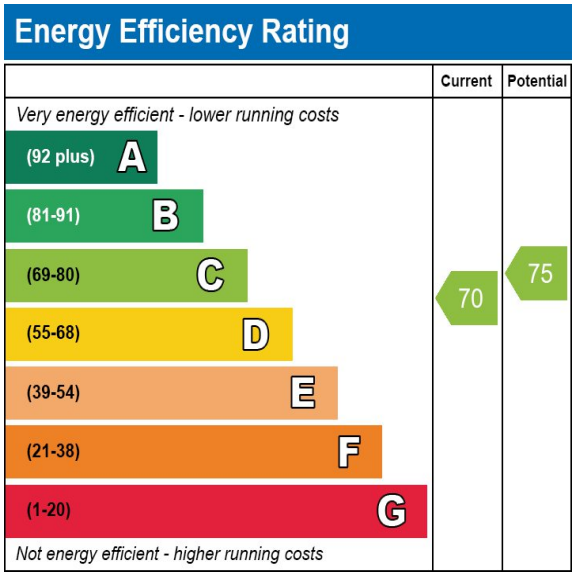
Bedroom
8'10" x 15'7" (2.70 m x 4.76 m)
Good size double room.

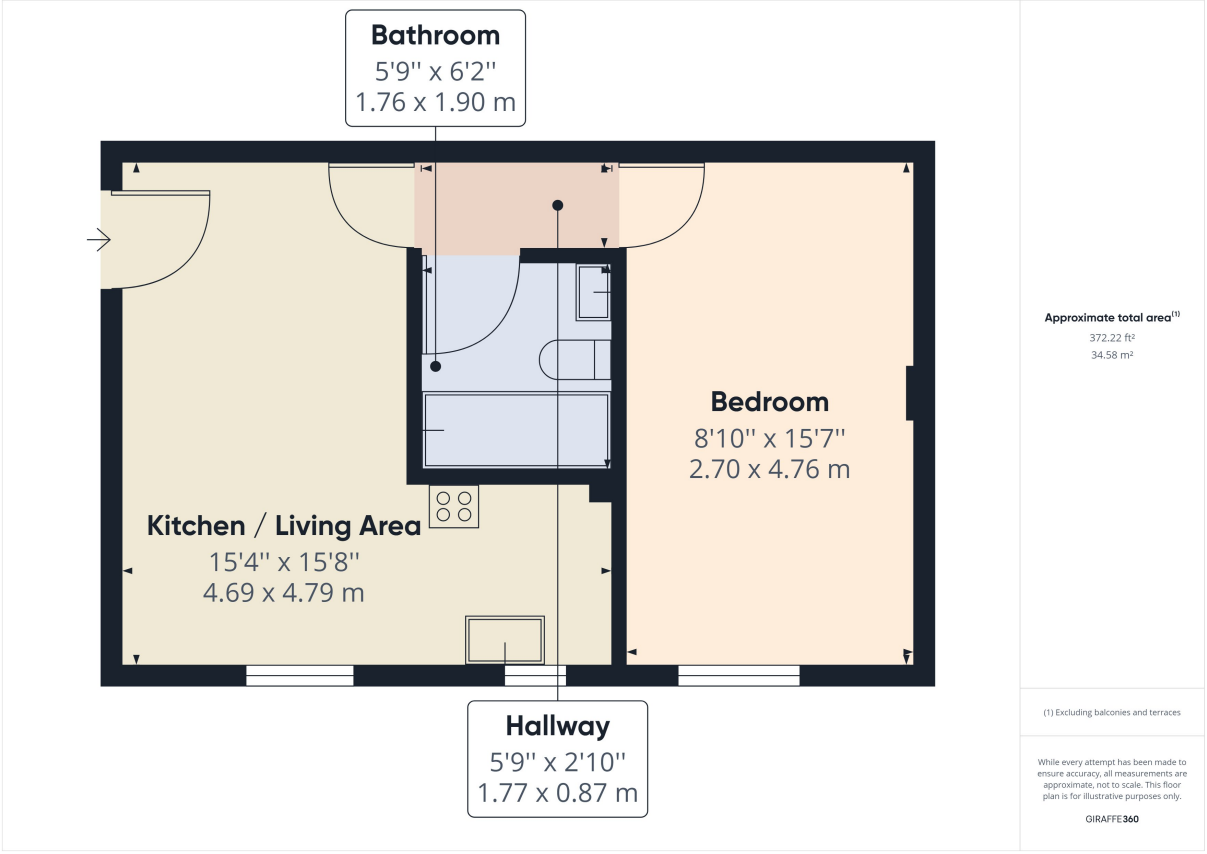
Garden area
15'7" x 13'1" (4.76 m x 4.00 m)
Gravelled private garden area. Measurements are approximate.

Council Tax Band: B

Holding Deposit: £276

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4498301


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
75


Bathroom
5'9" x 6'2"
1.76 x 1.90 m
Bedroom
8'10" x 15'7"
2.70 x 4.76 m
Kitchen / Living Area
15'4" x 15'8"
4.69 x 4.79 m
Hallway
5'9" x 2'10"
1.77 x 0.87 m
Approximate total area(1)
372.22 ft²
34.58 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360

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.