Pocock+Shaw

TO LET







Alice Bell Close, Cambridge, CB4 1GN

£1,440 pcm
Unfurnished
1 Bedrooms
Available from 08/12/2026

EPC rating: B

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552
E-MAIL: cambridgelettings@pocock.co.uk
WEB: www.pocock.co.uk

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Alice Bell Close, Cambridge CB4 1GN

A very well presented, and spacious one bedroom first floor apartment, located in this popular residential development just off Milton Road to the north side of the city. Allowing excellent access to Cambridge North railway station and the Science Park. Unfurnished. Allocated parking

- Entrance lobby with intercom entry
- First floor flat
- Entrance hall with cloaks cupboard
- Well appointed sitting room
- Fitted kitchen with dishwasher
- Double bedroom
- Designated off road parking space
- Gas radiator heating system
- EPC - B

Rent: £1,440 pcm

Viewing by appointment

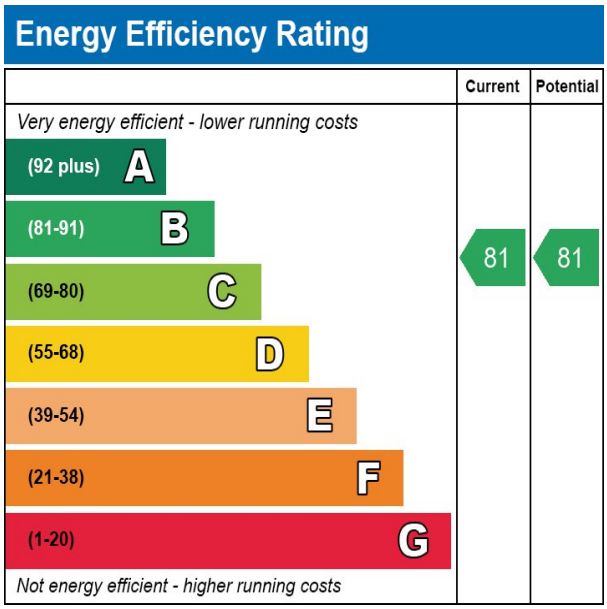
This lovely one bedroom first floor apartment is well located just off Woodhead Drive and Milton Road two miles north of the historic City Centre. With the science Park and Cambridge North railway station just a short cycle away.
The property features attractive wood effect flooring, gas radiator heating.

COMMUNAL ENTRANCE DOOR
Intercom entry phone, Hall with stairs rising to the first floor

RECEPTION HALL
Fitted cloaks cupboard and further storage cupboard. Radiator. Door to:

SITTING ROOM
15'5" x 11'6" (4.70 m x 3.50 m)
Well appointed room, with picture window to front and glazed door opening to Juliet balcony. Attractive wood effect flooring, two radiators. Opening to:

FITTED KITCHEN
8'6" x 6'3" (2.60 m x 1.90 m)
Well fitted range of units set under a contrasting work surface, inset single drainer sink unit, base unit beneath. Space and plumbing for washing machine (can be supplied if required) and dishwasher. Gas hob and electric oven. Fridge freezer. Part ceramic tiling to walls, extractor fan, Window to front.



BEDROOM
11'2" x 10'6" (3.40 m x 3.20 m)
Picture window to side, radiator, wood effect flooring .

BATHROOM
Fitted suite, with pedestal wash basin, close coupled WC and panelled bath with mixer tap and shower attachment. Radiator.

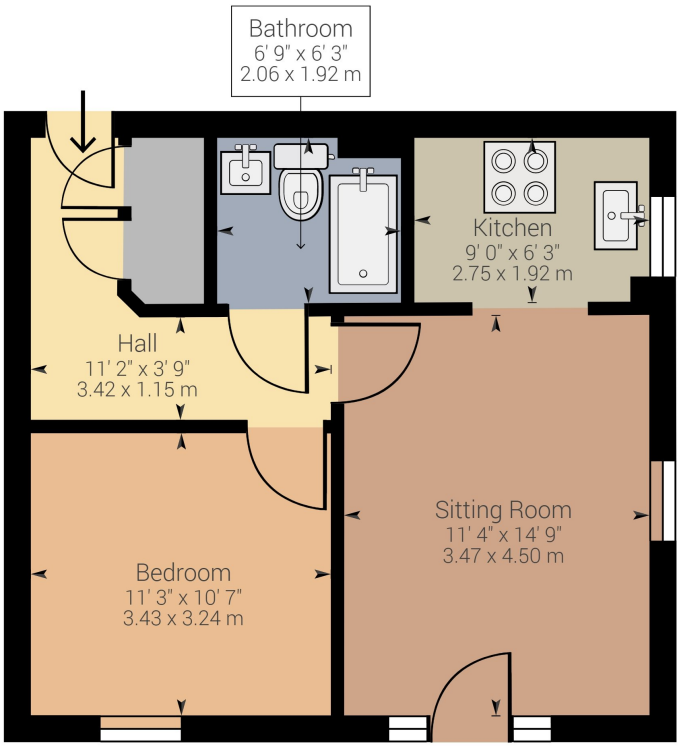
SINGLE PARKING SPACE
Car parking area, with single space.

Bin store.

Council Tax Band: B

Holding Deposit: £332

Material Information:
https://tour.giraffe360.com/ba09a58551ab430daadc8574c054b1ed



Approximate net internal area: 484.82 ft² / 45.04 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, currnet or expired (if expired by no more than 6 months)
- 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. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- 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.