



2 St Bedes Gardens, CB1 3UF

£1,250 pcm

Unfurnished

1 Bedrooms

Available from 01/05/2025

EPC rating: C

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## St Bedes Gardens CB1 3UF

Very nicely presented one bedroom first floor maisonette. Located to provide easy access to the Hospital site and within reach of local shops and amenities. Parking on street. Unfurnished.

- Unfurnished one bedroom flat.
- Offered in good order.
- Kitchen with electric cooker, washer dryer and fridge freezer.
- Small garden area at the front shared with flat below.
- Parking space to the side for one car.
- EPC - C
- Deposit: £1442.00

Rent: £1,250 pcm

Viewing by appointment

### Entrance

Entered from the ground floor with stairs in front of you.

### Living room

12'2" x 12'0" (3.72 m x 3.66 m)

Overlooking the front of the building with cupboard over the stairwell and access to

### Kitchen

13'10" x 5'9" (4.22 m x 1.74 m)

Nicely presented kitchen with free standing electric cooker with ceramic hob and separate grill section. Washer dryer and fridge freezer.

### Bathroom

6'4" x 5'9" (1.93 m x 1.76 m)

Internal bathroom with extractor fan, shower over the bath, basin and WC. Heated shower rail.

### Bedroom

10'0" x 9'5" (3.06 m x 2.87 m)

Overlooking the rear is a double bedroom with good sized built in wardrobe.

### Additional information

Gas central heating.

Garden at the front - maintenance of this is shared with number 1.

Parking for one car at the side of the flat.



## 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 reintegration 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.