Pocock+Shaw

TO LET







Ramsden Square, Cambridge, Cambridgeshire, CB4 2BL

£1,350 pcm
Furnished
1 Bedrooms
Available from 16/11/2026

EPC rating: E

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Ramsden Square, Cambridge, Cambridgeshire
CB4 2BL

The Garden Flat is offered furnished and with its own garden area, parking and space for bike storage. Located on the north side of the city, it has simple access to the Science Park, Cambridge North rail station as well as local shops and amenities.

- Bedroom/ sitting room
- Shower room
- Good size kitchen/ dining space
- Garden
- Parking from one car
- Space for bike storage
- EPC - E
- Council tax - A
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Rent: £1,350 pcm

Viewing by appointment

The Garden Flat is offered furnished and with its own garden area, parking and space for bike storage. Located on the north side of the city, it has simple access to the Science Park, Cambridge North rail station as well as local shops and amenities.

Parking is in front of 72a and the occupiers of both 72 and 72a have right of access to their gardens from the path to 72b. Rarely used.

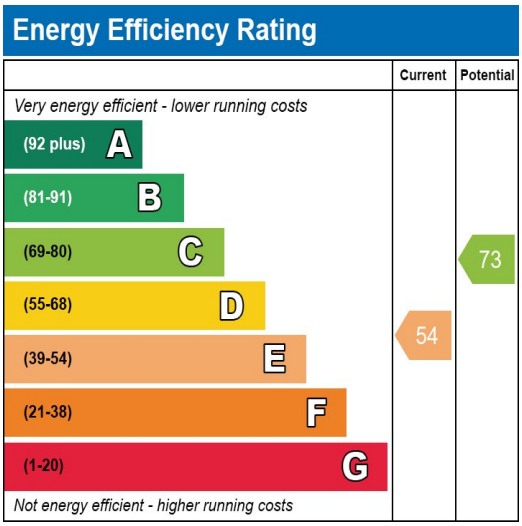
Kitchen Dining room
12'8" x 11'2" (3.87 m x 3.40 m)
Fitted kitchen with new oven, ceramic hob, washing machine, fridge and freezer. Dining table and additional cupboard for storage.

Living / Bedroom
15'5" x 7'5" (4.71 m x 2.25 m)

Double bed and some seating, with room for more - supplied with block storage unit, coffee table and chair.

Shower room
8'0" x 3'3" (2.44 m x 0.99 m)
Basin, WC and shower enclosure.

Garden
Pretty gravelled garden area. Access for the Garden Flat is from the side of 72a behind a lockable gate. Neighbours of 72 and 72a both have access to their



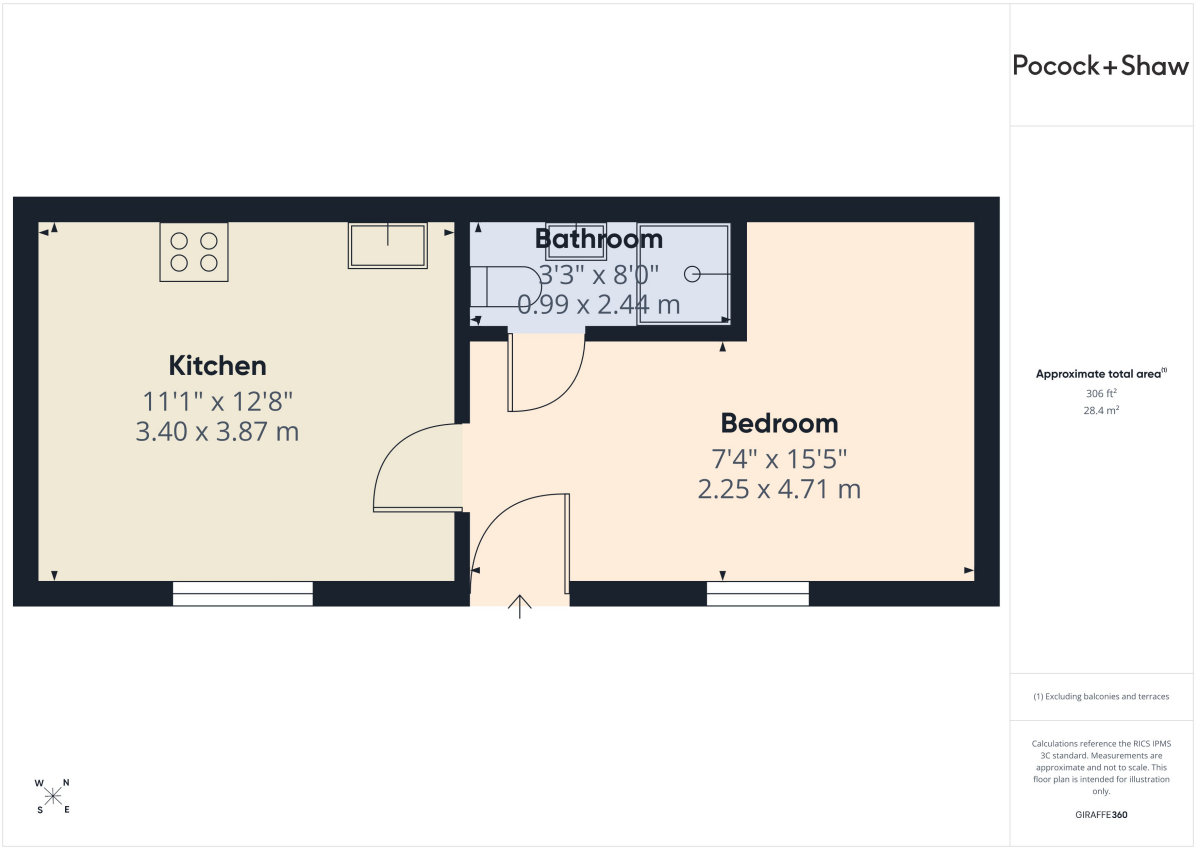
gardens via the same path, however, we are informed it is rarely used.

Parking
One space for parking in front of 72a.

Council Tax Band: A

Holding Deposit: £311

Material Information:



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.