



Rampton Road, Cottenham, Cambridge, CB24 8TH

£1,250 pcm

1 Bedrooms

Available from 02/02/2026

EPC rating: Predicted B - TBC

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Rampton Road, Cottenham, Cambridge, Cambridgeshire CB24 8TH

A brand new semi detached one bedroom home, with south westerly facing rear garden and off road parking. Finished to a high standard with under floor heating and air source heat pump.

- Entrance hall
- Cloaks wc
- Fitted kitchen with quartz work surface and appliances
- Double bedroom
- Bathroom
- South westerly facing garden
- Off road parking with EV charging point
- Deposit £1442.
- Council tax: C
- EPC - Predicted B - TBC

Rent: £1,250 pcm

Viewing by appointment

Reception hall

Stairs rising to the first floor with built in storage cupboard, ceramic tiled floor with under floor heating. Large boiler cupboard, and further single storage cupboard with space and plumbing for washing machine.

Cloaks WC

Fitted white suite with vanity wash basin and cupboard beneath, enclosed cistern wc, part ceramic tiled splashback and tiled floor. Recessed spotlights to the ceiling.

Sitting room/Kitchen area

A spacious and bright room with south westerly facing double French doors opening to the rear garden. Range of fitted kitchen units set under a quartz work surface with matching upstand. Inset stainless steel one and a quarter bowl sink unit and mixer tap. Four burner ceramic hob with extractor fan and matching single oven. Integrated dishwasher and fridge freezer. Matching wall mounted cupboards. Recessed spotlights to the ceiling.

Bedroom

14'3" x 9'9" (4.34 m x 2.97 m)

Window to the rear. Radiator.

Bathroom

White suite with vanity wash basin, enclosed cistern wc and bath, fitted mixer tap shower. Part ceramic tiling to the walls, and floor, window to the front.

Outside

To the front, there is a block paved pathway and gated pedestrian access to the side leading to the rear garden. A south westerly facing garden with lawn and patio, timber shed, gated pedestrian access to the rear and single off road parking space to the front with EV charging point.

Council Tax Band: C

Holding Deposit: £288

Material Information: TBC - new build



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.