



Kendale Road, Waterbeach, Cambridge, CB25 9QS

£1,200 pcm

Unfurnished

1 Bedrooms

Available from 22/04/2026

EPC rating: C

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Kendale Road, Waterbeach, Cambridge CB25 9QS

Brand new one bedroom 2nd floor flat, offered unfurnished. Balcony overlooking what will be green 'park' area. Allocated parking for one car. Waterbeach has a main line rail station and this development will be providing a variety of amenities. There is already a selection of pretty walks and a cafe close at hand.

- 2nd floor flat.
- One bedroom.
- Open plan living space and balcony.
- Electric heating.
- Allocated parking.
- Offered unfurnished.
- Lift and stair access to each floor.
- EPC - C
- Council tax band TBC

Rent: £1,200 pcm

Viewing by appointment

Waterbeach's former airfield is developing into what will be a vibrant new area. This flat offers the occupier the chance to watch it grow.

Waterbeach has a main line rail station and A10 into Cambridge or out towards Ely is on your doorstep for easy connections.

Entrance hall

Each room is accessed from the entrance hall including the utility cupboard with hot tank and an extra cupboard.

Kitchen / Living Area

19'5" x 16'2" (5.92 m x 4.94 m)

The open plan kitchen is fitted with a fridge freezer, dishwasher, washer dryer, hob, oven and extractor hood. The room has large windows on two sides including the French doors onto the balcony. The balcony is overlooking the developing 'parkland' area.

Bedroom

14'1" x 10'0" (4.30 m x 3.05 m)

Double room with built in wardrobe.

Bathroom

7'3" x 5'9" (2.22 m x 1.74 m)

Shower over the bath, basin and WC. Heated towel rail.

External information

The car parking area is located behind the building.

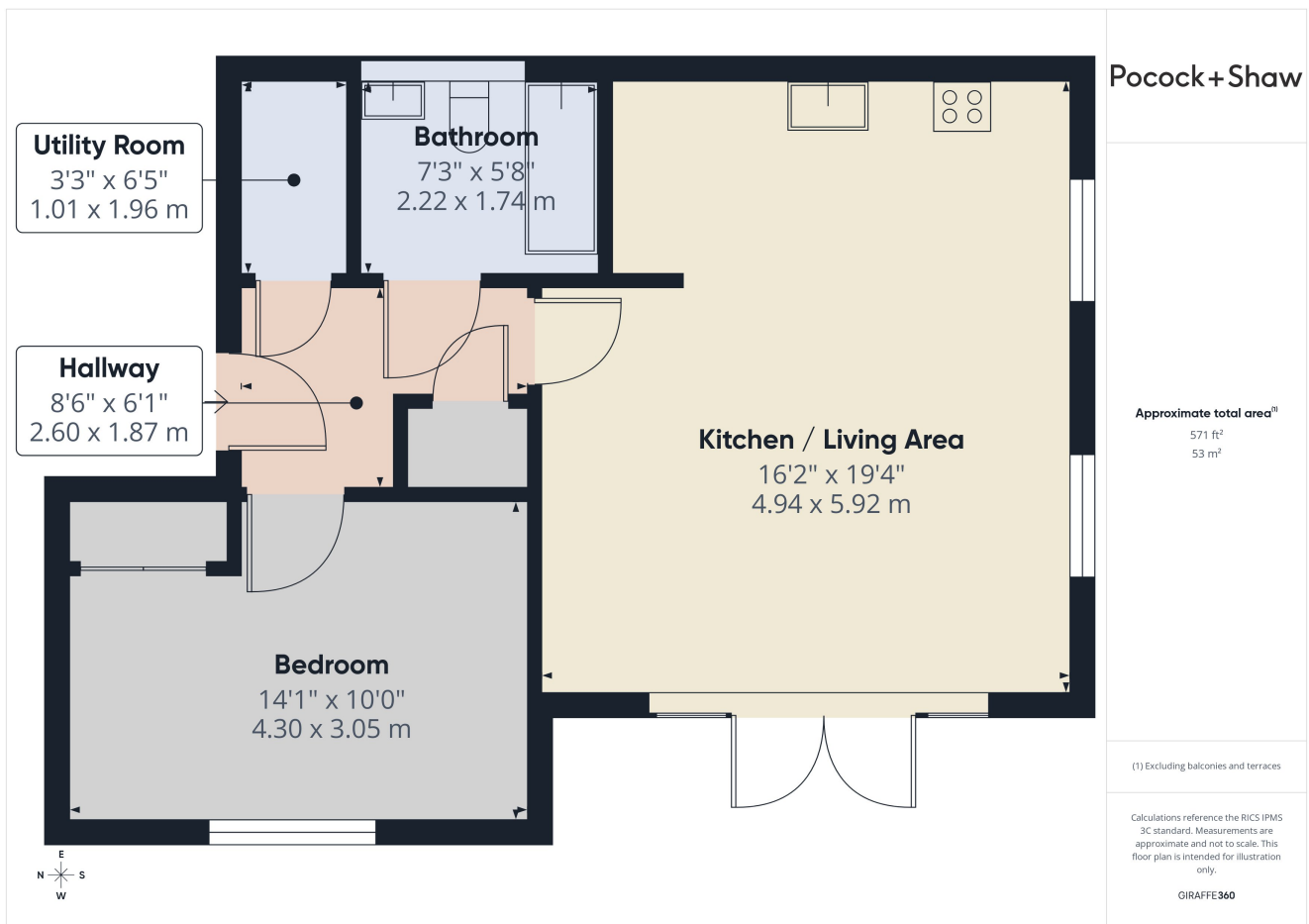
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Council Tax Band: TBC - as a new build this is still needing assessment.

Holding Deposit: £276

Material Information: Not available.



Pocock+Shaw

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.