



Haig Court, Cambridge, Cambridgeshire, CB4 1TT

£1,050 pcm

1 Bedrooms

Available from 21/08/2026

EPC rating: C

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One bedroom second floor flat in over 60's development. Lift access to each floor, communal garden, site manager and allocated parking. Offered unfurnished after recent improvements.

- One bedroom second floor flat.
- Retirement housing for 60+ years of age.
- Offered unfurnished.
- Lift access to all floors.
- Site manager.
- Pull cord for emergencies in each room.
- Communal garden and allocated parking.
- No bills included.
- Pets considered on a case by case basis.
- Deposit: £1211.00

Rent: £1,050 pcm

Viewing by appointment

Age appropriate viewings only for this one bedroom retirement flat (over 60 years of age). Located in Chesterton, close a good selection of shops, cafes and regular bus service.

The development offers a laundry room, communal sitting room and communal garden. Site manager.

Entrance Hall

8'11" x 6'9" (2.73 m x 2.05 m)

All rooms accessed from the 'L' shaped entrance hall. Airing cupboard.

Living room

17'6" x 8'8" (5.33 m x 2.65 m)

Well proportioned room with window overlooking the High Street, wall mounted electric fireplace and double doors to the kitchen.

Kitchen

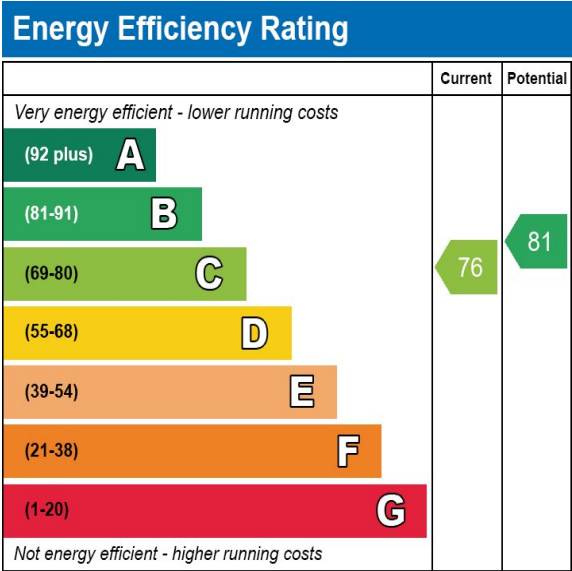
8'11" x 5'7" (2.71 m x 1.71 m)

Solid ring electric hob, eye level electric oven, under counter fridge and under counter freezer. No washing machine as there are laundry facilities within the block.

Bedroom

22'10" x 12'6" (6.97 m x 3.81 m)

Good sized room, triangular in shape overlooking Union Lane. Built in wardrobes along the full length of one wall, plus a small cupboard.



Bathroom

6'9" x 5'6" (2.05 m x 1.68 m)
Shower cubicle with folding low level screen for easy access. Basin and WC.

Communal areas with the block.

Ground floor community function room.

A 'guest room' is available for booking if available upon enquiry.

Communal use laundry room.

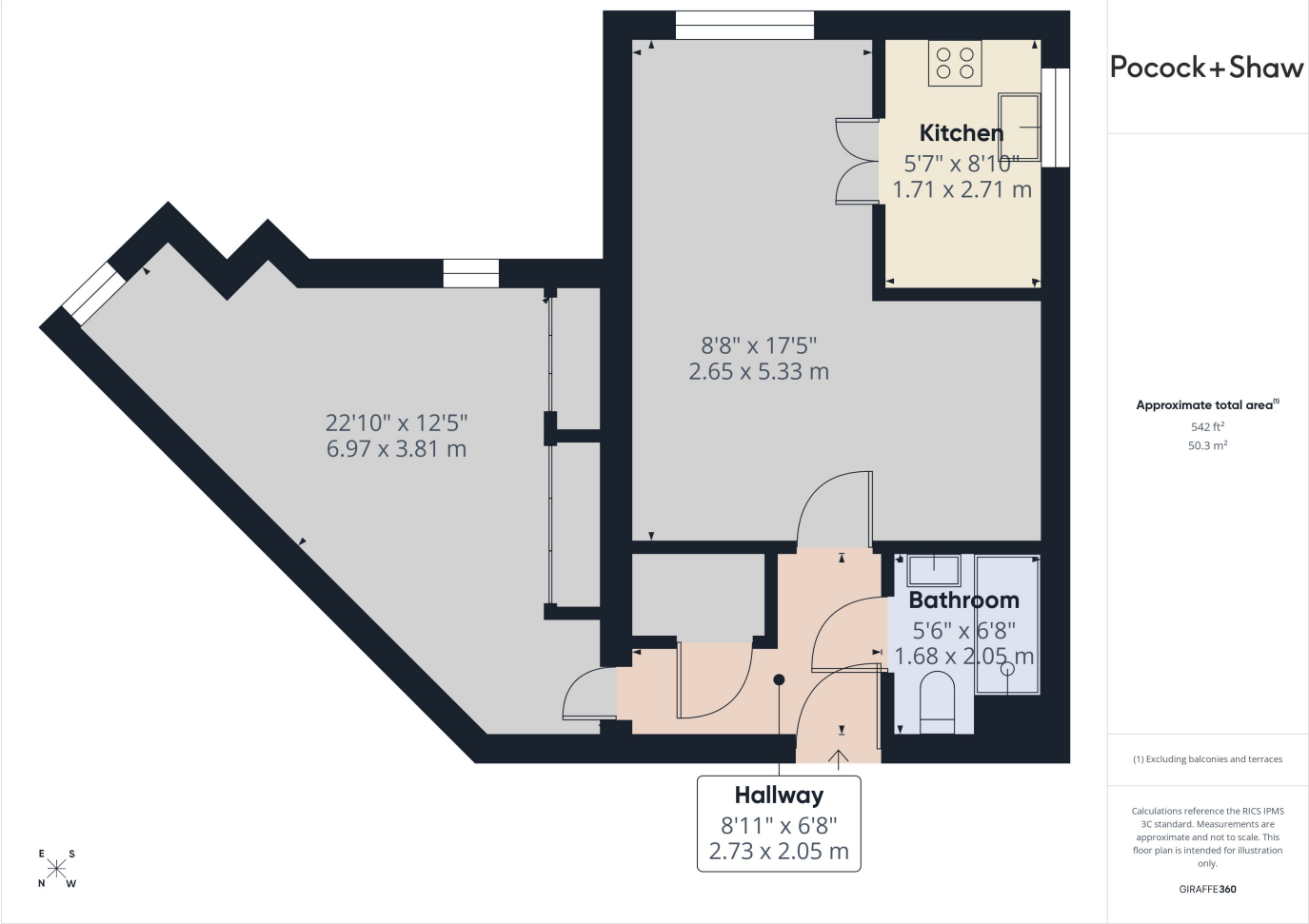
Allocated parking.

Council Tax Band: C

Holding Deposit: £242

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5556441



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.