Pocock+Shaw

TO LET







Archway Court, Cambridge, Cambridgeshire, CB3 9LW

£1,600 pcm
Unfurnished
2 Bedrooms
Available from 16/11/2026

EPC rating: D

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Archway Court, Cambridge, Cambridgeshire
CB3 9LW

A well presented, 2 bed first floor flat, fitted to a modern design, located in sought after area of Newnham, West Cambridge. Ideal for access to University's and the City Centre as well as the M11. The property benefits from Gas heating, garage with parking for 1 car, Communal Gardens and separate study.

- Newnham area of Cambridge
- Good access to City Centre & Universities
- Modern Kitchen & Bathroom
- Offered Unfurnished
- Separate W/C & Study
- Spacious living room
- Garage included
- Communal Gardens
- Deposit: £1846
- EPC: D

Rent: £1,600 pcm

Viewing by appointment

Archway Court well proportioned 2 bedroom apartment is located in a small cul-de-sac area in the sought after area of Newnham, West Cambridge.

The property's location is idea for access to the Universities and the City Centre as well as the M11.

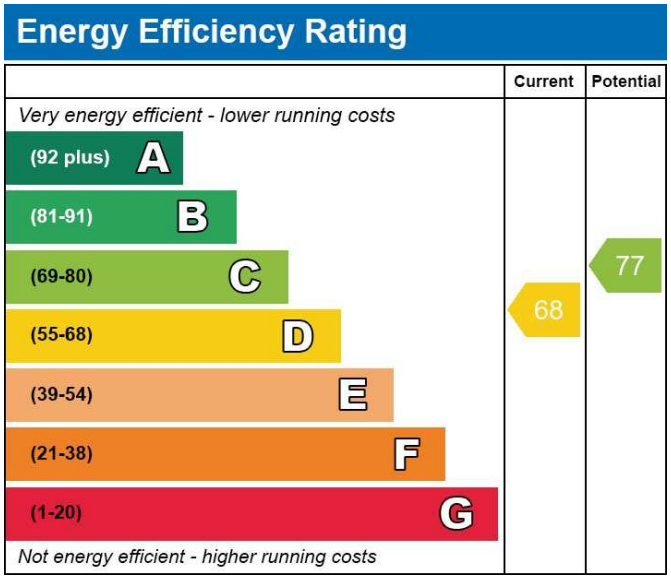
Newnham itself is well served in terms of everyday shopping facilities which include a chemist, butcher, bakery, post office, mini supermarket, church and a popular pub, The Red Bull. Newnham Croft Primary School is nearby along Chedworth Street which is the 'feeder' school into Parkside Secondary School whilst independent schools including St John's and Kings College Schools and The Leys are within walking/cycling distance (for most).

Offered unfurnished, this 3 bedroom, 1st floor fat is fitted to a modern design and benefits from a spacious living area, communal gardens, separate study and parking for 1 car of which would be in the garage provided. Parking on street is not permitted for the flat.

Please note there is no lift access to the 1st floor.

LIVING ROOM
21'4" x 13'1" (6.50 m x 4.00 m)
Dual aspect room with access to the kitchen

KITCHEN
8'10" x 7'7" (2.70 m x 2.30 m)



Modern design including free standing fridge freezer and washing machine, as well as integrated electric oven and ceramic hob and overhead extractor

BEDROOM 1
11'10" x 10'2" (3.60 m x 3.10 m)
Double room with cupboard

BEDROOM 2
8'10" x 8'6" (2.70 m x 2.60 m)
Single room with cupboard

STUDY
10'10" x 6'7" (3.30 m x 2.00 m)
Small room with cupboard. Could be used as a nursery.

BATHROOM
Modern design, with overhead rain and handheld shower, bath, hand basin with wall mounted vanity unit, W/C and towel rail.

W/C
Modern design, includes W/C, wash basin with vanity unit and wall mounted vanity unit

Council Tax Band: D

Holding Deposit: £369

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=5778344



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.