



Pepys Court, Cambridge, CB4 1GF

£1,750 pcm

Unfurnished

2 Bedrooms

Available from 05/02/2025

EPC rating: B

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Pepys Court, Cambridge CB4 1GF

A Stylish and well presented 2 bedroom apartment with balcony, located just North of Cambridge close to the river. Offer Unfurnished, the property benefits from Easy access to the Science park and Cambridge North Station, as well as the City Centre.

- Stylish 2 bedroom apartment
- Good access to City Centre & Science Park
- Balcony
- Modern Kitchen
- Underfloor heating
- Separate En-suite shower room
- Allocated secure parking
- Secure cycle storage
- Offer unfurnished
- Deposit £2018
- EPC: B

Rent: £1,750 pcm

Viewing by appointment

Pepys Court is located just north of the river Cam in Chesterton. It is part of a modern and development offering easy access to the city centre, either by the scenic river route by bike or on foot or alternatively by bus and car.

The Science Park and Cambridge North Station are also within easy reach as well as local shops and amenities that can be found a short walk to Chesterton High Street.

This duplex 2nd floor, two bedroom, two bathroom flat is offered furnished and benefits from secure off street parking for one car as well as an open plan living and kitchen area and secure cycle storage and balcony

RECEPTION HALL

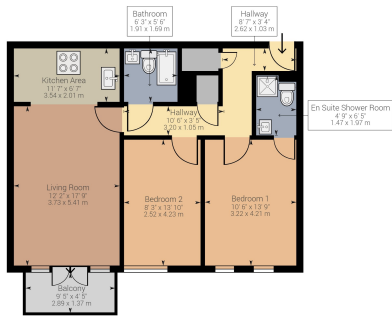
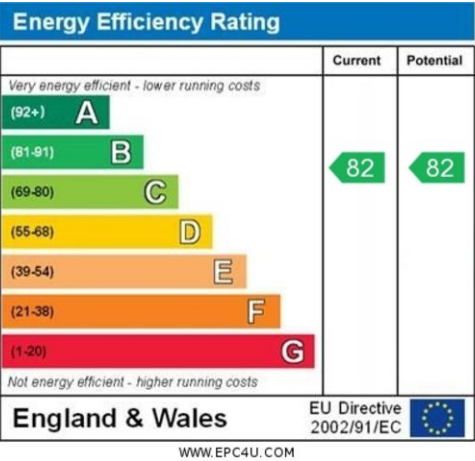
'L' shaped hallway with video entrance phone, built in cupboard with unvented hot water cylinder, shelving and light, further good sized cupboard with wall mounted Baxi gas central heating boiler.

SITTING/DINING ROOM

17'9" x 12'2" (5.40 m x 3.70 m)

BALCONY

South west facing balcony with glass panel.



Approximate net internal area: 753.90 ft² (800.34 ft²) / 70.04 m² (74.35 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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KITCHEN AREA

11'6" x 6'7" (3.50 m x 2.00 m)

Modern fitted kitchen with excellent range of fitted wall and base units, under unit lighting, roll top work surface and tiled splash backs, built in stainless steel four ring gas hob with extractor hood over and electric oven below, washing machine, integrated fridge/freezer and Dishwasher

BEDROOM 1

13'9" x 10'6" (4.20 m x 3.20 m)

With door leading to En-suite

ENSUITE SHOWER ROOM

Includes shower cubicle lined with Aqua board and glass screens, chrome shower unit, WC, vanity wash hand-basin with drawer units below, mirror fronted cabinet and shaver point over, extractor fan, chrome heated towel rail.

BEDROOM 2

13'9" x 8'2" (4.20 m x 2.50 m)

BATHROOM

Includes bath with chrome shower unit, WC with concealed cistern and recessed display shelf over with mirror, recessed downlight and shaver point, wash hand basin, chrome heated towel rail, extractor fan, ceramic tiled flooring.

OUTSIDE

Secure allocated undercroft parking space (number 169) which can be accessed from within the apartment block. There are also a number of secure bicycle racks available.

Outside, there are attractive landscaped gardens. A short walk leads to the river and the location offers virtually traffic-free access to the city centre including a number of pleasant walks as well as numerous cycle routes.

Council Tax Band: D

Holding Deposit: £403

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4842363

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.