

To Let



pocock & shaw

Residential sales, lettings & management



Mayflower House, Manhattan Drive, CB4 1JT, CB4 1JT

£975 pcm Furnished

Studio Bedrooms

Available from 21/11/2023

EPC rating: D

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

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**314 Mayflower House Manhattan Drive
Cambridge
CB4 1JT**

A well presented third floor studio flat in attractive landscaped grounds in near central location close to the river. Six month tenancy available.

- Minimum 6 Month tenancy available.
- Kitchenette & Bedsitting Room
- Shower Room
- Communal heating system
- Ample communal parking
- Excellent setting in extensive grounds
- Just north of the river off De Freville Avenue
- EPC - D

Rent: £975 pcm

Viewing by appointment

A well presented third floor studio flat in attractive landscaped grounds in near central location close to the river. Minimum six month tenancy available.

Mayflower House is a seven storey block of studio flats built around 1970 in particularly attractive landscaped grounds in a near central part of Cambridge close to the river, Chesterton Road and Elizabeth Way. The location is convenient for access to the central city area, the Science Park, the Grafton Centre and Midsummer Common. The Railway Station is less than a mile and a half away.

Mayflower House is the tallest of five blocks of varied design which stand in the grounds of Midsummer Meadows. It is situated off Manhattan Drive, in turn off Belvoir Road and De Freville Avenue. This well presented flat is situated on the third floor. There is a lift to all floors and a laundrette on the ground floor.

FLAT 314 (THIRD FLOOR FLAT)

GROUND FLOOR Communal entrance hall with staircase and lift to the upper floors.

KITCHENETTE 9'2" x 5'3" (2.80 m x 1.60 m) with work surface with inset sink unit with cupboard under, fitted oven and 4 ring electric hob, cooker hood, tiled

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	69	72	76
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

surrounds, wall cupboards, entrance door and opening to

BED SITTING ROOM 14'9" x 11'2" (4.50 m x 3.40 m) with radiator, double glazing, built in wardrobe cupboard and airing cupboard with hot water cylinder, fitting shelving.

SHOWER ROOM with shower with electric shower unit, hand basin, wc, bidet, wall tiling and ceramic tiled floor.

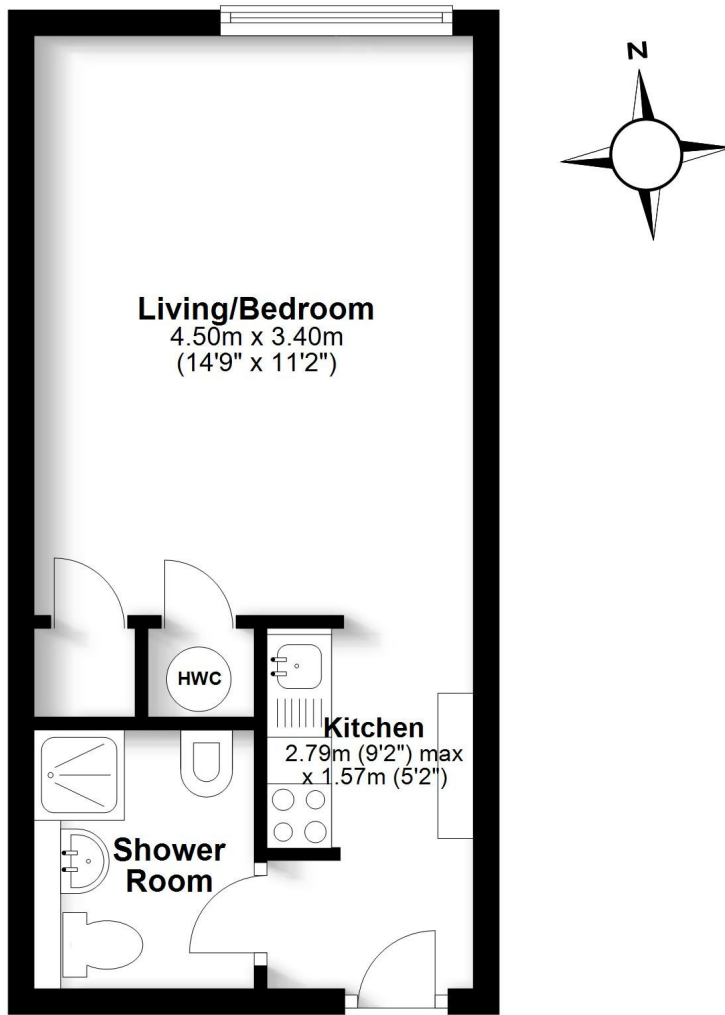
OUTSIDE COMMUNAL GROUNDS Mature and extremely well tended communal grounds with lawns, trees, ample parking and bicycle storage area.

SERVICES Mains electricity, water and drainage are connected to the flat. Communal central heating is provided and runs from October to May. Electricity will be re-charged to the occupier.

Council Tax Band: A

Third Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

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

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 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

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.