



## St Matthews Gardens, Cambridge, CB1 2PS

£1,250 pcm

Unfurnished

1 Bedrooms

Available from 08/01/2024

EPC rating: C

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A well presented one bedroom, unfurnished apartment located below ground level, with rear access to communal . Located in the heart of the city, the property boasts secure parking & as well as easy access to the City Centre, Cambridge Central rail station as well as local well known amenities nearby.

- Sought after city location
- Modern development
- Fitted kitchen area
- Video entrance phone
- Secured underground parking
- Communal gardens
- Bin/bike store
- Deposit: £1557
- EPC: B

Rent: £1,250 pcm

Viewing by appointment

St Matthews Garden is located within the heart of Cambridge, just off York street and in turn of New Street.

The property's City Center locale, allows benefits such as easy Areas such as both the Grafton and Grand Arcade shopping centres as well as the many university and colleges located within Cambridge. Cambridge Central Station and local amenities are also within easy walking distance.

Local bus routes are also easily reached allowing allowing esy reach for areas such as Cambridge Science park and Addenbrookes Hospital.

This well presented 1 bedroom apartment is located below ground floor level. please note that no lift is available. Access is via stairs only.

The property boasts secure underground parking, secure intercom entry well fitted kitchen and modern bathroom.

### ENTRANCE HALL

video entrance phone, cupboard housing the hot water tank and the electric stream control panel for the electric hot water heating system (a wet electric heating system via radiators).

### LIVING ROOM

16'1" x 9'10" (4.90 m x 3.00 m)

French doors and windows to paved rear garden area, opening onto

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### KITCHEN AREA

11'6" x 6'11" (3.50 m x 2.10 m)

with a good range of fitted wall and base units with built in electric hob, stainless steel chimney extractor hood over and electric oven below, integrated washing machine, integrated fridge//freezer.

### BEDROOM

10'2" x 7'10" (3.10 m x 2.40 m)

fitted wardrobe to one wall.

### BATHROOM

Includes paneled L shaped bath with shower over, aqua board surround, W/C, wash hand basin, radiator, extractor fan.

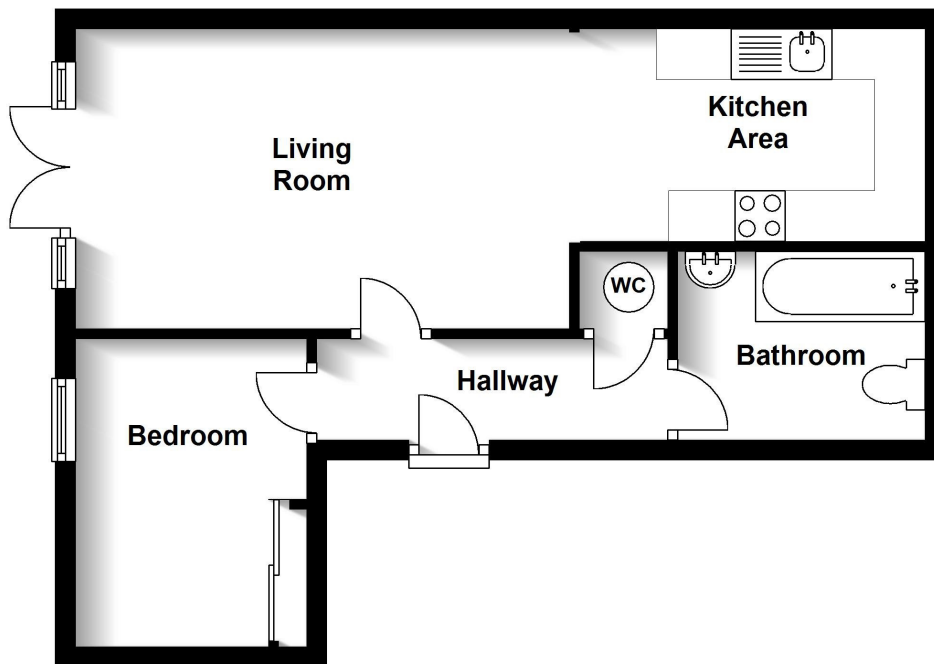
### OUTSIDE

Secured allocated underground parking space. Direct access to communal rear patio/garden area. Communal green areas to front.

**Council Tax Band: B**

## Lower Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



## 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.