



Marlowe House, Cambridge, CB5 8NY

£1,950 pcm

Unfurnished

2 Bedrooms

Available from 14/10/2024

EPC rating: B

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A superb and well presented 2 bedroom apartment that is located on the third floor floor of this very prestigious development. Located in the heart of the city, the property boasts a wrap around balcony & communal gardens, as well as easy access to the city center and rail station.

- 2 Bedroom apartment
- Ideally located for city centre
- Recently redecorated
- New Carpets throughout
- Oblique river view from balconies
- Concierge service and gym
- Underfloor Heating
- Deposit: £2250
- EPC - C

Rent: £1,950
Viewing by appointment

Marlowe House is situated within 'Cambridge Riverside', a scheme of apartments and town houses in the heart of Cambridge, close to Midsummer Common and the River Cam.

Ideally located near the heart of Cambridge, the property benefits from a vast array of local amenities within easy walking distance, as is the City Centre.

This well proportioned 2 bedroom apartment is located on the third floor and is easily accessed by lift or stairs.

Local bus routes are only a few minutes walk away allowing great access to Cambridge Central Station, or can be reached by bicycle in as little as 10 minutes if preferred.

The property boasts a wrap around balcony, allowing Oblique views of the the river as well as an onsite gym, concierge service and bike storage.

No parking is included with although we understand that spaces can be rented from the block management.

ENTRANCE HALL

13'11" x 4'5" (4.24 m x 1.34 m)

All rooms are accessed from the hallway, which also has the 'heating cupboard' and washing machine plus a double cupboard for storage.

LIVING ROOM

(Please refer to floor plan for room size)

L shaped room with large picture windows and access to a corner balcony. The kitchen is within the living space.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

KTICHEN

7'9" x 7'10" (2.37 m x 2.39 m)

Fitted with an induction hob (which will require the correct pans for use), extractor hood, electric oven, dishwasher and fridge freezer. The washing dryer is located in 'heating cupboard' off the entrance hall.

BEDROOM 1

10'11" x 9'9" (3.34 m x 2.98 m)

Balcony access, fitted wardrobe and en-suite shower room.

BEDROOM 2

9'3" x 12'3" (2.83 m x 3.73 m)

Double room.

BATHROOM

5'7" x 7'2" (1.69 m x 2.18 m)

Fitted with a shower over the bath, basin and WC.

Council Tax Band: D



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.