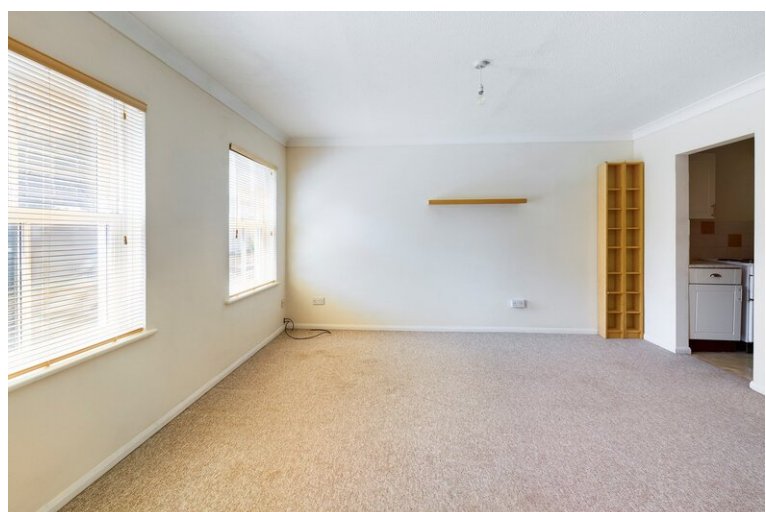
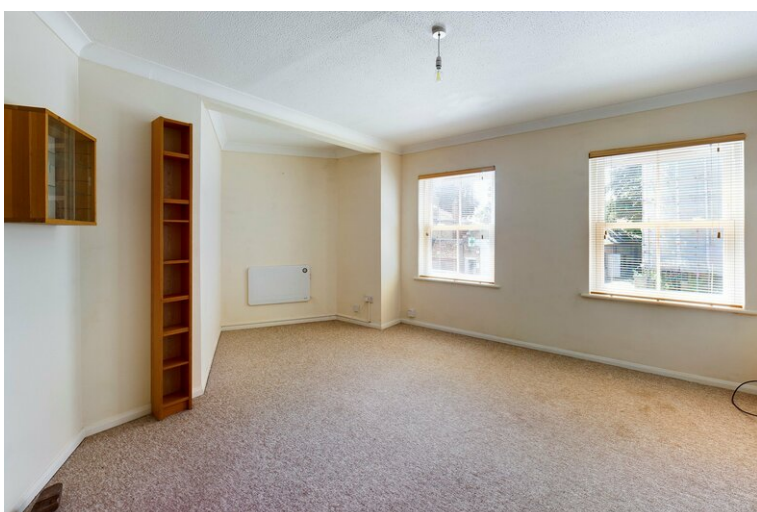


To Let



pocock & shaw

Residential sales, lettings & management



Beagle Court, Cottenham, Cambridge, CB24 8RS

£1,100 pcm

2 Bedrooms

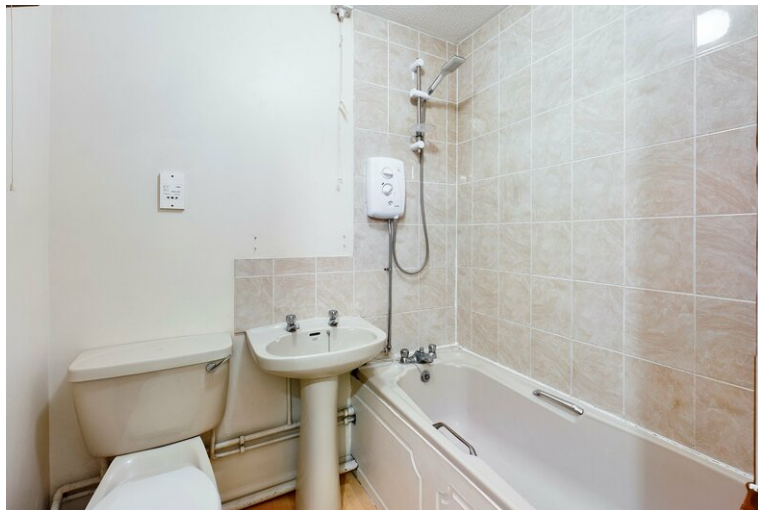
Available from 24/11/2023

EPC rating: C

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

www.pocock.co.uk

01223 322552



4 Beagle Court
Cottenham
Cambridge
CB24 8RS

A first floor 2 bedroom flat in the heart of a popular and well served village. Offered unfurnished and in good order. Communal parking.

- 2 Bedrooms
- Good size living room
- Kitchen Area
- Bathroom
- Electric heating
- Corner position in heart of the village
- Allocated parking space
- Communal garden area
- Good range of local amenities

Rent: £1,100 pcm

Viewing by appointment

A first floor 2 bedroom flat in the heart of a popular and well served village. Offered unfurnished and in good order. Communal parking.

Cottenham is a large and thriving village situated about 7 miles north of Cambridge. It is served with a wide range of amenities including a Co-op store, chemist, doctor and dental surgeries, Village College and primary school, pubs and parish church. The village is well placed for access to Cambridge and the area's principle roads including the A14, A10 and M11.

Beagle Court is an attractive scheme of apartments situated in the heart of the village on the corner of the High St and Telegraph St. No. 4 is a first floor flat situated in a corner position overlooking both the High St and Telegraph St.

GROUND FLOOR
COMMUNAL ENTRANCE HALL with staircase to first and second floor.

FIRST FLOOR
THE APARTMENT

HALL with electric storage heater, and airing/store cupboard with hot water cylinder with two immersion heaters.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LIVING ROOM 13'9" x 11'10" (4.20 m x 3.60 m) dimplex electric radiator (plug in), two double glazed windows overlooking the High St, coving and opening to:

KITCHEN 7'7" x 7'7" (2.30 m x 2.30 m) with work surfaces with cupboards and drawers below, inset stainless steel sink, plumbing for washing machine, electric cooker point, space for fridge freezer, tiles surrounds and wall cupboards.

BEDROOM 1 10'10" x 9'10" (3.30 m x 3.00 m) with electric radiator and coving.

BEDROOM 2 9'10" x 7'3" (3.00 m x 2.20 m) with electric radiator.

BATHROOM with bath with Triton electric shower, hand basin, wc, full height tiling above bath, extractor fan and electric convector heater.

OUTSIDE Parking area with allocated space and visitors parking. Communal garden areas with shrubs.

Council Tax Band: B



Approximate total area⁽¹⁾
494.46 ft²
45.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.