



Darwin House, Kingsley Walk, Cambridge, CB5 8JY

£1,600 pcm

Furnished

1 Bedrooms

Available from 10/03/2025

EPC rating: B

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Darwin House, Kingsley Walk, Cambridge CB5 8JY

A superb, high quality, furnished one bedroom apartment that is located on the second floor of this very prestigious development. Located in the heart of the city, the property boasts secure parking & communal gardens, as well as easy access to the city center and rail station

- Ideally located to city centre
- Southerly facing balcony
- Undercroft parking
- Concierge service and Gym
- Underfloor heating covered in rent
- Double bedroom with fitted wardrobes
- Southerly facing balcony
- Deposit £1846
- EPC Rating:C

Rent: £1,600 pcm

Viewing by appointment

Darwin 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 1 bedroom apartment is located on the second 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 south facing balcony, with allocated undercroft secure parking, as well as an onsite gym, concierge service and bike storage.

UTILITY CUPBOARD

0'0" x 0'0" (0.00 m x 0.00 m)

With room for storage and fitted with Bosch washing machine.

LIVING ROOM

17'1" x 10'10" (5.20 m x 3.30 m)

With full length glazed door leading balcony, dining table and chairs, breakfast bar stools, low level wooden book case and entertainment unit and L shaped sofa.

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		

FITTED KITCHEN

8'6" x 6'3" (2.60 m x 1.90 m)

With four ring induction hob and extractor hood over, integrated Siemens electric oven, microwave, integrated fridge/freezer, integrated dishwasher.

BEDROOM

13'9" x 10'2" (4.20 m x 3.10 m)

Full length glazed windows and door to balcony, fitted wardrobe with sliding doors, beside cabinet, 2 x free-standing drawers and double bed frame with mattress.

BATHROOM

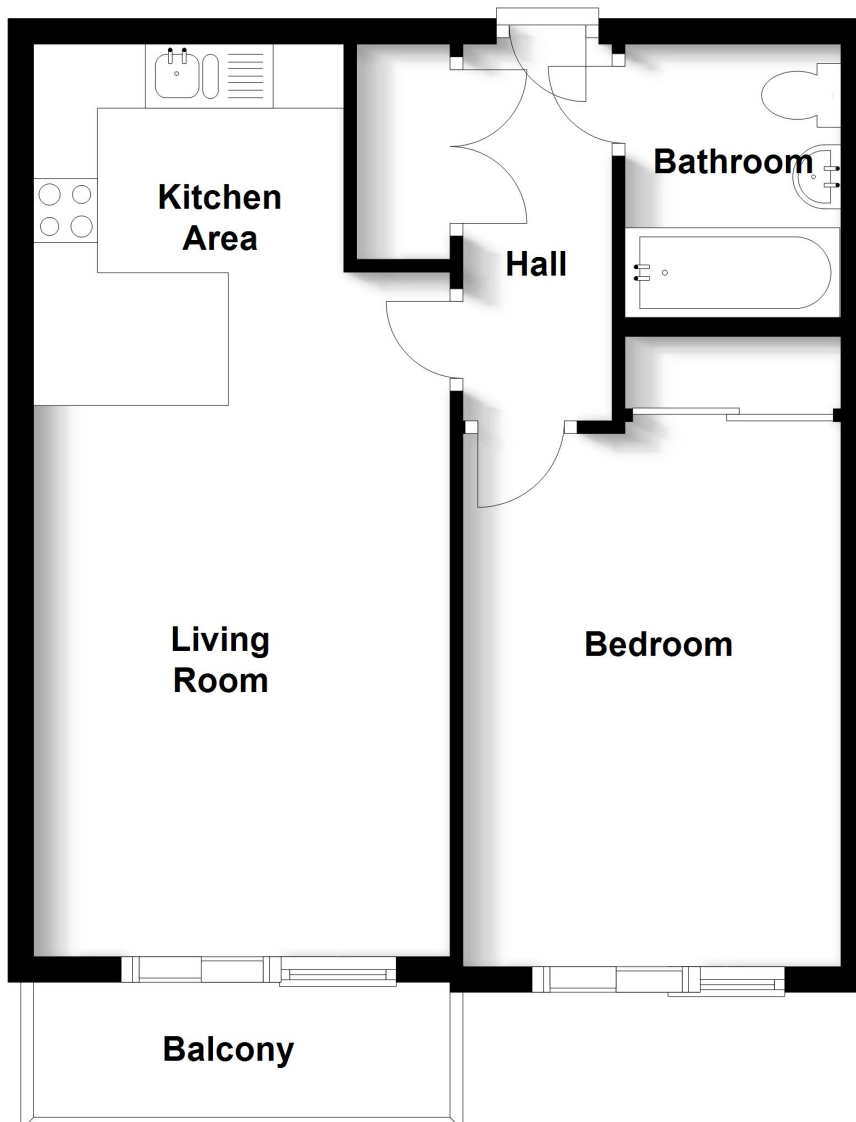
0'0" x 0'0" (0.00 m x 0.00 m)

With bath including shower, wash hand basin, W/C, mirror fronted cabinet and built in shelving and chrome heated towel rail.

Council Tax Band: D

Second Floor

Approx. 45.1 sq. metres (485.8 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 reintegration 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.