



Lucerne Close, Cambridge, CB1 9YR

£1,295 pcm

Unfurnished

2 Bedrooms

Available from 08/08/2024

EPC rating: C

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## Lucerne Close, Cambridge CB1 9YR

Two bedroom home offered in excellent condition, with two parking spaces and an enclosed garden at the rear. Unfurnished. Easy access to ARM or the hospital site with a selection of amenities near by.

- Two bed house
- Front and enclosed rear garden
- Two parking spaces
- Excellent condition
- Gas central heating
- Deposit £1495.00
- EPC - C
- Council tax band C

Rent: £1,295 pcm

Viewing by appointment

Cherry Hinton is on the southern edge of Cambridge and is within easy reach of the hospital site. The centre of the 'village' has a selection of shops and amenities and there is a large supermarket near this home.

Offering two off street parking spaces, this two bedroom unfurnished house also has an enclosed rear garden and is well presented and maintained.

### LIVING ROOM

13'5" x 12'2" (4.10 m x 3.70 m)  
Access to the rear garden.

### KITCHEN

10'2" x 5'7" (3.10 m x 1.70 m)  
Freestanding fridge freezer, washing machine and electric cooker.

### BEDROOM 1

12'2" x 8'6" (3.70 m x 2.60 m)  
Built in wardrobe.

### BEDROOM 2/ STUDY

9'10" x 7'10" (3.00 m x 2.40 m)  
Cupboard plus small built in wardrobe.

### BATHROOM

6'11" x 5'7" (2.10 m x 1.70 m)  
Shower over the bath, basin and WC.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(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>		

Open front garden and enclosed rear garden.

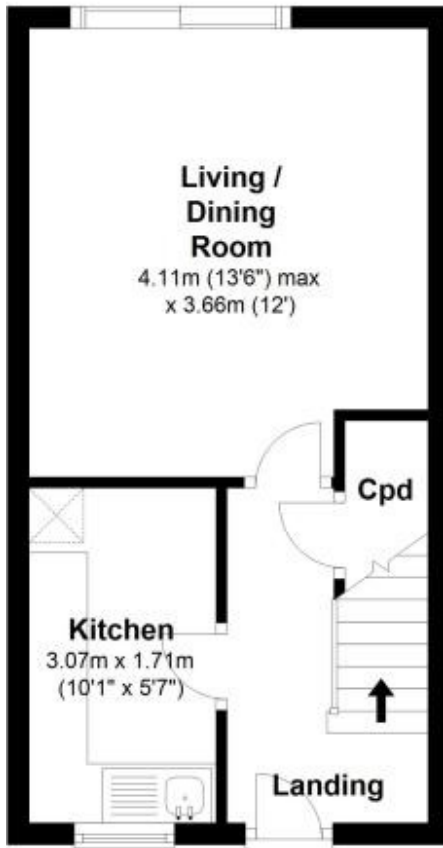
Storage under the stairs.

Two off street parking spaces.

**Council Tax Band: C**

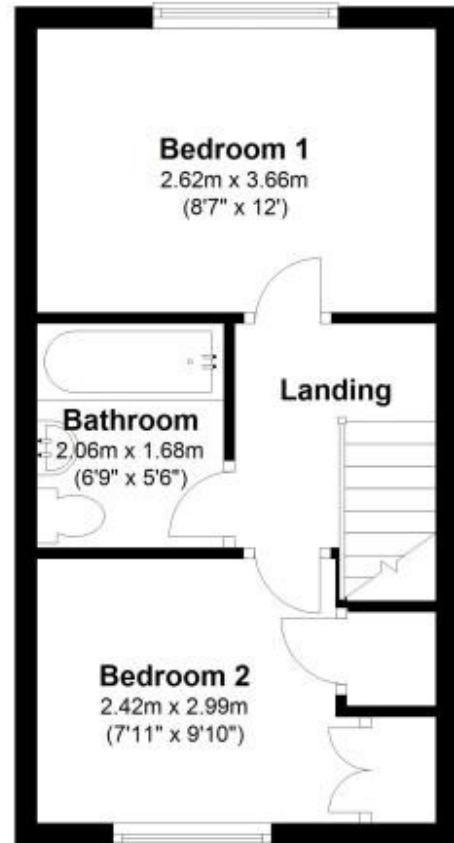
### Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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.