



Banff Close, Cambridge, Cambridgeshire, CB4 2XG

£1,495.00 pcm

Part Furnished

2 Bedrooms

Available from 21/03/2025

EPC rating: D

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Banff Close, Cambridge, Cambridgeshire CB4 2XG

A well presented and spacious semi detached property, located North of Cambridge just off of Kings Hedges Road. The locale offers easy access to the City Centre, Cambridge Science Park and Cambridge North Station. Having been freshly redecorated, the property also benefits from a generous rear garden, gas heating, and on site parking for 1 car.

- 2 bedroom property
- Close to Science Park
- Cul-de-sac location
- Freshly redecorated.
- Good Sized Living Room
- Generous rear garden
- Gas Central Heating
- On Site Parking for 1 car
- EPC: D
- Deposit: £1725.00

Rent: £1,495.00

Viewing by appointment

Banff Close is located towards the North of Cambridge just off of Buchan Street, in turn off Kings Hedges Road.

It's location provides easy access to both the A14 and M11, as well as the A10 towards Ely.

Cambridge North Station is a 10 minute cycle away, with local bus routes to the City Centre including the guided bus and more local bus routes of which are within short walking distance. Cambridge Science Park is also within easy reach.

This well presented 2 bed property has been recently redecorated and includes new worktops in the kitchen.

Offered Unfurnished, Banff Close includes off street parking for 1 car, and a generous garden to the rear that includes a shed.

HALLWAY

13'2" x 5'11" (4.01 m x 1.80 m)

LIVING ROOM

12'10" x 13'5" (3.92 m x 4.08 m)

KITCHEN/BREAKFAST ROOM

15'4" x 7'2" (4.68 m x 2.19 m)

Includes free standing electric cooker, washing machine and fridge/freezer

BEDROOM 1

14'5" x 10'0" (4.40 m x 3.05 m)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

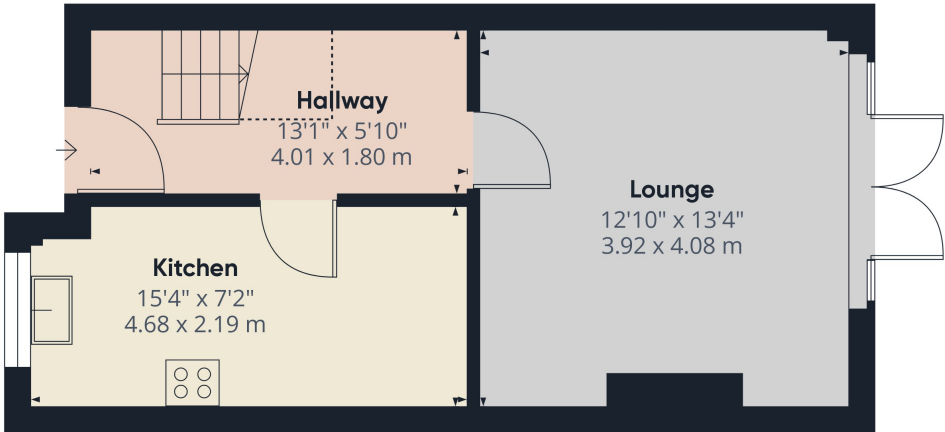
BEDROOM 2
 11'6" x 6'11" (3.50 m x 2.10 m)
 window to rear, radiator.

BATHROOM
 6'3" x 6'3" (1.90 m x 1.90 m)
 Bath with shower over, WC, hand-basin with vanity unit over and heated towel rail/radiator.

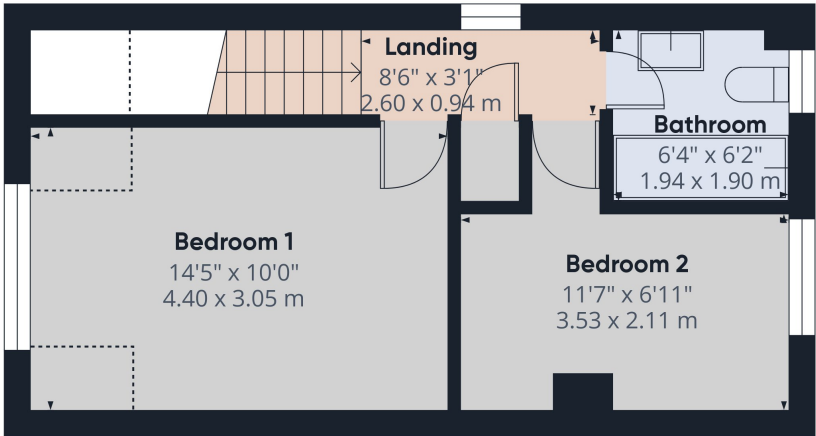
EXTERNAL
 Off road parking for 1 car, with access to rear garden. Rear garden also includes shed.

Council Tax Band: C

Holding Deposit: £345.00



Ground Floor



Floor 1

Pocock+Shaw

Approximate total area⁽¹⁾
 659.93 ft²
 61.31 m²
 Reduced headroom
 29.35 ft²
 2.73 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

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.