



Addenbrooke's Road, Trumpington, CB2 9BA

£1,500 pcm

Unfurnished

1 Bedrooms

Available from 12/08/2024

EPC rating: C

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## Addenbrooke's Road, Trumpington CB2 9BA

A spacious first floor one bed apartment located in the popular area of Trumpington, that offers great access for both Addenbrookes and Papworth Hospitals alike as well as Junction 10 of the M11.

- Good access to City Centre & Addenbrookes/Papworth
- Allocated Off road parking
- Security entry system to first floor flat
- Open Plan Living area/Kitchen with Balcony
- Double bedroom with fitted wardrobe
- Offered unfurnished
- EPC: B
- Deposit: £1730.00

Rent: £1,500 pcm

Viewing by appointment

Trumpington is widely popular area located towards the South West of Cambridge. The location of the property benefits from superb access to both Addenbrookes and Papworth Hospitals alike as well as the the M11. Local amenities can be found near by as well as good transport routes to the City Center.

This first floor one bedroom apartment is well proportioned with a good sized open plan living/ kitchen area, which leads onto an enclosed balcony. The bedroom has fitted wardrobes and is spacious enough to easily accommodate a good size double bed and some extra furniture. The washing machine is located in a large storage cupboard off the hallway which will be useful for extra storage. All the above combined with a parking space is sure to make a comfortable and convenient home.

Please note that heating system at this property is centrally managed. As such bills are overseen and issued by the managing agent of the building and are unable to be switched to another provider.

### Entrance Hall

Store Cupboard - contains washer dryer (does also house the heating/hot water system)

### LIVING ROOM/ KITCHEN

22'8" x 11'10" (6.90 m x 3.60 m)

Open plan space. Patio door to front leading to balcony, Integrated Electric Hob, Double Oven, Dishwasher & Fridge/Freezer.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### BEDROOM

11'6" x 10'10" (3.50 m x 3.30 m)

With built in wardrobe

### BATHROOM

Bath with shower over, Basin, W.C., Heated towel rail, Shaver point.

### BALCONY

Enclosed Balcony.

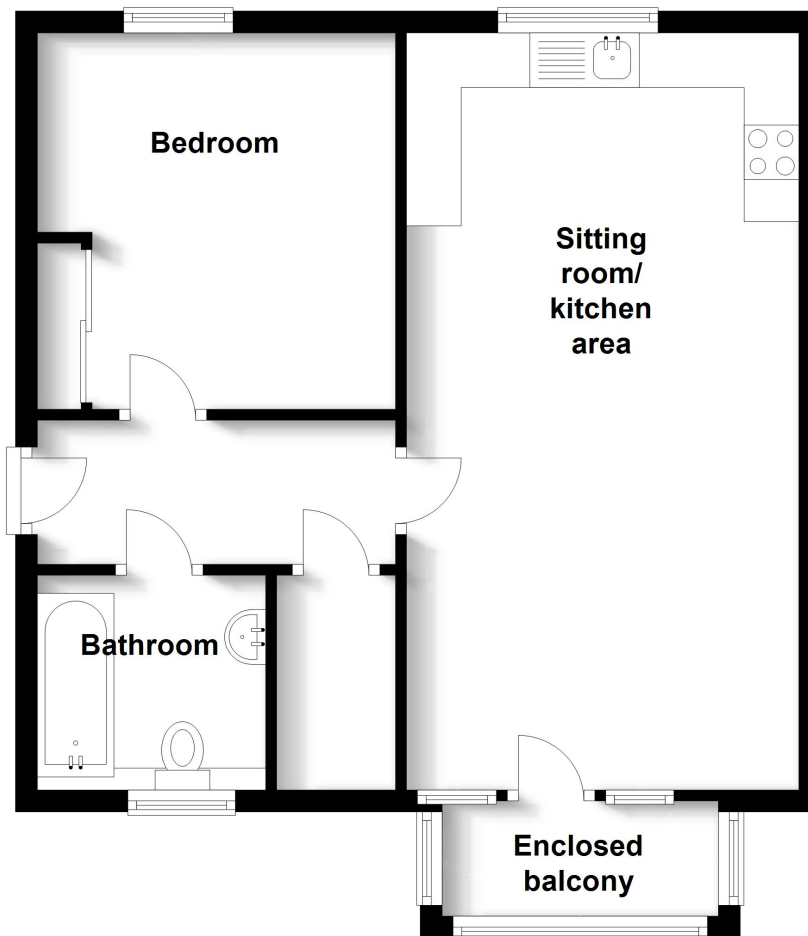
### OUTSIDE

one allocated parking space in car park to the rear.

**Council Tax Band: B**

## First Floor

Approx. 51.1 sq. metres (550.0 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 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.