



Citygate Woodhead Drive, Cambridge, CB4 1YL

£1,545 pcm

Unfurnished

2 Bedrooms

Available from 08/04/2023

EPC rating: C

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**Citygate Woodhead Drive,
Cambridge
CB4 1YL**

Well presented unfurnished first floor apartment in a secure gated complex with off street parking, bike store and well maintained communal gardens, ideally placed for the science parks and the new Cambridge North railway station.

- 2 Bedrooms
- Dishwasher
- Spacious open plan kitchen/ living room
- Balcony
- Gas central heating
- Communal gardens
- Secure off road parking
- Bicycle store with CCTV
- Deposit: £1782.00
- EPC: C

Rent: £1,545 pcm

Viewing by appointment

Well presented 1st floor apartment in a secure gated complex with off street parking, bike store and well maintained communal gardens. The apartment also benefits from a balcony off the living room and gas central heating. Citygate is located to the north of the city, just off Milton Road, which provides excellent access to the central areas, the Science/ Business Park and Cambridge North railway station.

No Smokers. No Students.. No Pets. Two professional sharers considered.

COMMUNAL ENTRANCE HALLWAY

Security entrance phone, private door to apartment;

ENTRANCE HALLWAY

Entrance phone, built in airing cupboard, doors to;

OPEN PLAN KITCHEN / LIVING ROOM

18'8" x 16'1" (5.70 m x 4.90 m)

Open plan living room/ kitchen. 'U' shaped kitchen with open plan living space. French doors and window to Balcony. Excellent range of fitted units. Electric Hob / Oven / Fridge / Freezer / Dishwasher / Washing Dryer. Cable TVpoint

BEDROOM 1

12'2" x 11'2" (3.70 m x 3.40 m)

Radiator, Window to rear, large fitted wardrobe. Cable TV point. Measurement includes wardrobe area.

BEDROOM 2

9'6" x 7'3" (2.90 m x 2.20 m)

Radiator, Window to rear, built in wardrobe.

BATHROOM

7'3" x 6'7" (2.20 m x 2.00 m)

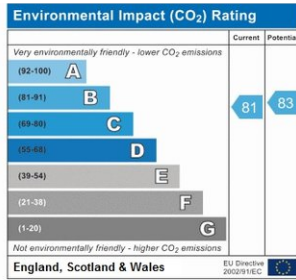
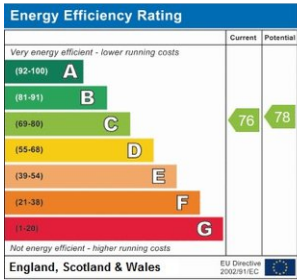
Shower over the bath, heated towel rail, basin, W.C.

Outside

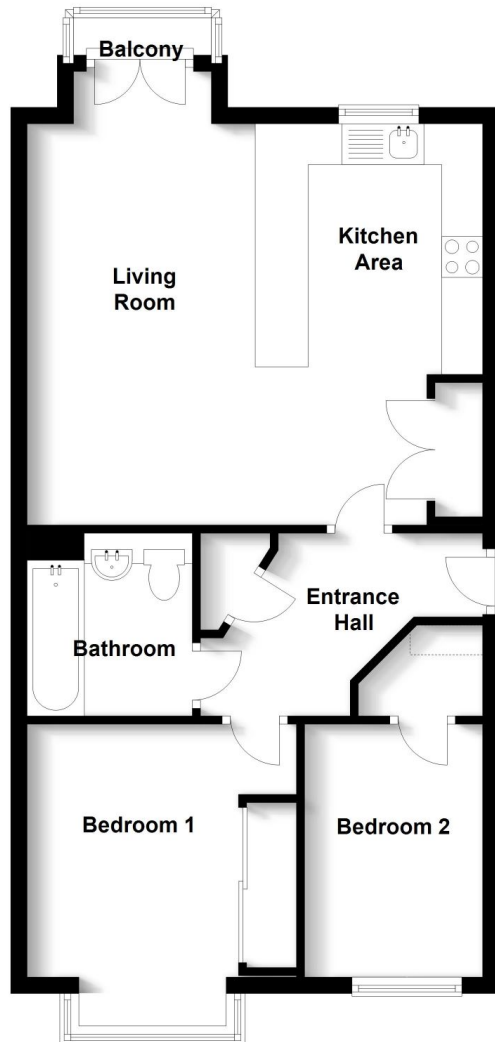
Secure gate with pedestrian access and vehicle parking space (laminated permit issued). Attractive landscaped communal gardens, large bike store,

Block management covenants will apply.

Council Tax Band: C



First Floor



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.