



Perse Way Cambridge, CB4 3SE

£2,195 pcm

Furnished

4 Bedrooms

Available from 15/01/2024

EPC rating: D

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88 Perse Way  
Cambridge  
CB4 3SE

Four bedroom share house offered furnished. Professional share group. Off street parking for one car. Garden with with covered area. White goods provided. Social room. Broadband included. Other bills to be paid by tenants.

- Share house for four professionals.
- Provided with white goods.
- Offered furnished.
- Broad band included (other bills to be paid by tenants).
- Off street parking for one car.
- Garage available for storage.
- Gas central heating.
- EPC - D
- Council tax band - D

Rent: £2,195.00 pcm

Share house - furnished. Available for a group of four. Broadband included. Ready now. Garden with covered area. Drive parking for one car. No permits required to park on street in the area. Garage available for bike storage.

Perse Way is located on the north side of Cambridge within easy reach of local shops, pubs and other amenities.

#### Entrance hall

Entering through the front door, the ground floor WC is located on the right, with coat hooks beside it. The kitchen and stairs are ahead with another storage cupboard. And the ground floor bedroom is on the right.

#### Ground floor bedroom

11'6" x 10'9" (3.5m x 3.28 m)

Laminate flooring, single bed, small wardrobe and desk with chair.

#### Kitchen

10'2" x 10'9" (3.11 m x 3.27 m)

Ample work surface area with induction hob (you will need the correct pans for this), double eye level oven and combi oven and dishwasher. Tall fridge.

#### Utility laundry room

3'4" x 7'9" (1.01 m x 2.37 m)

Housing a washing machine and tumble dryer. Also housing a second shower room. Back door to garden.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Living room

10'4" x 10'10" (3.14 m x 3.30 m)

With sofa, table and chairs and TV unit. Plus patio doors to the garden. Tall freestanding freezer.

### Front bedroom

9'1" x 10'10" (2.77 m x 3.30 m)

Single bed, small wardrobe, desk and chair.

### Back bedroom

12'10" x 10'10" (3.90 m x 3.31 m)

Single bed, small wardrobe, desk and chair.

### Back bedroom

10'3" x 10'10" (3.12 m x 3.29 m)

Single bed, small wardrobe, desk and chair.

### Shower room

4'11" x 8'9" (1.49 m x 2.67 m)

Shower cubicle, basin and WC.

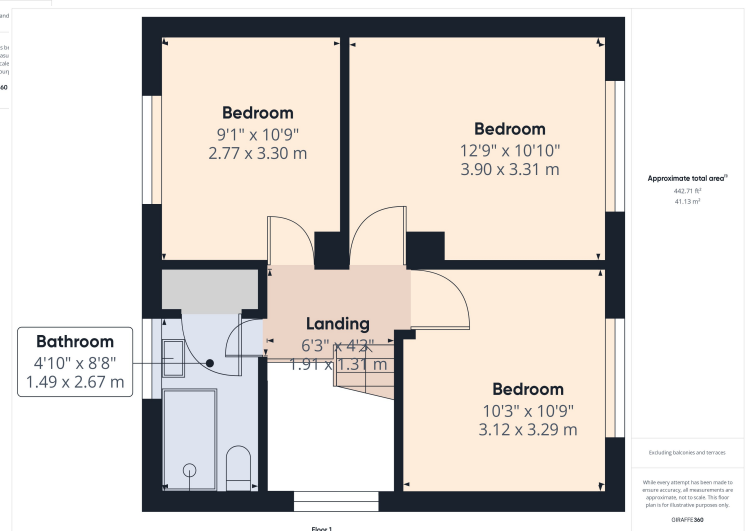
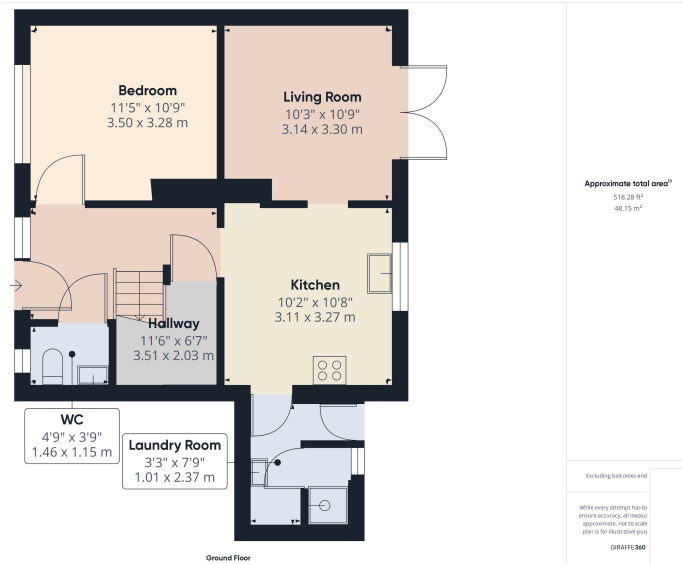
### Garage

Available for bike storage etc. with parking space for one car on the drive outside.

### Garden

Front and rear gardens. Side access available to the rear garden with a covered area, lawn and shrubs.

### Council Tax Band: D



## 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.