

To Let



pocock & shaw
Residential sales, lettings & management



Lambourn Close, Cambridge, CB2 9JX

EPC: C

£1,400 pcm Unfurnished

3 Bedrooms

Available 26th July 2022

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

www.pocock.co.uk

01223 322552



7 Lambourn Close
Trumpington
Cambridge
CB2 9JX

A 3 bed end terraced house, located in the ideal location of Trumpington. The property includes a garage to the rear, integrated white goods throughout, Garden to front and rear with both rear and side access, and is within easy reach of both Addenbrookes hospital and the M11 Motorway.

- Sort after location
- Good access to Addenbrookes & M11
- Cul de Sac location
- Garage included
- Integrated white goods
- Garden to both front and rear
- Deposit: £1615.00
- EPC: C

Viewings by appointment

Rent: £1,400 pcm

LIVING ROOM/DINER 23' 05" x 14' 07" (7.14m x 4.44m)
Window to front & rear, door to rear, two radiators

KITCHEN 8' 08" x 6' 03" (2.64m x 1.91m) With hob/oven, dishwasher, washer/dryer, fridge/freezer, gas boiler, radiator,

BEDROOM 1 14' 07" x 8' 09" (4.44m x 2.67m) Window to front, radiator, cupboard over stairs, loft hatch (access not allowed)

BEDROOM 2 8' 07" x 7' 11" (2.62m x 2.41m) Radiator, window to rear

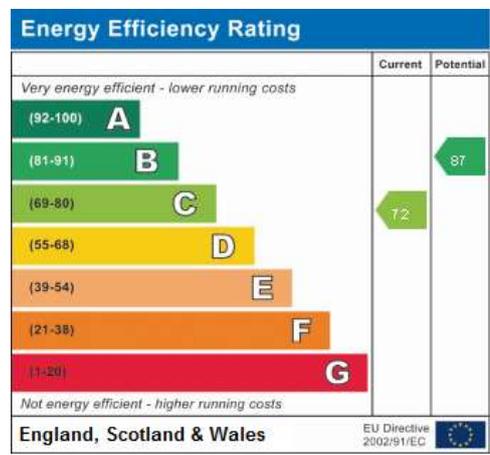
BEDROOM 3/STUDY 8' 11" x 5' 10" (2.72m x 1.78m)
Radiator, window to rear

BATHROOM 6' 02" x 5' 07" (1.88m x 1.7m) Bath with shower, basin, w/c, heated towel rail

Council Tax Band: D

No smokers.
No pets.
No sharers.

Ref: L1011



Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they 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.