



Montreal Road, Cambridge, Cambridgeshire, CB1 3NP

£2,300 pcm

Unfurnished

2 Bedrooms

Available from 17/07/2026

EPC rating: B

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## Montreal Road, Cambridge, Cambridgeshire CB1 3NP

Stunning home, this two bedroom flat is surprisingly spacious. Balcony. Parking. Communal garden. Not to be missed.

- Two bedroom flat
- Balcony
- Allocated Parking Spaces and on Street Parking
- Secure Cycle Storage
- Communal Garden
- Underfloor Heating
- Heat exchange & clean air system
- EPC - B
- Council Tax: C
- Deposit: £2653

Rent: £2,300 pcm

Viewing by appointment

Located in the Romsey area of Cambridge, this two bedroom flat with two bathrooms is within easy reach of a broad selection of shops and amenities. This particular flat is lovely, light and spacious with modern amenities including zone-controlled underfloor heating throughout. Off street parking. Communal garden..

### Entrance hall

12'3" x 3'2" (3.74 m x 0.97 m)

Entrance to the block and stairs ahead. Once inside the flat, the entrance all provides access to all rooms.

### Main bedroom

16'1" x 8'8" (4.90 m x 2.63 m)

Currently furnished as a living room, this room overlooks the balcony and with an oblique view of the communal gardens and parking. It has a large cupboard for storage and access to the en-suite shower room.

### Second bedroom

16'1" x 11'1" (4.90 m x 3.38 m)

Double room with ample storage in walk-in wardrobe.

### En-suite

7'5" x 5'3" (2.25 m x 1.60 m)

Good size shower cubicle with basin, mirror, heated towel rail and WC.

### Family bathroom

7'5" x 0'0" (2.25 m x 0.00 m)

Shower cubicle, basin and WC. Mirror.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		

## Kitchen & main living area

28'2" x 16'1" (8.58 m x 4.90 m)

Spacious and bright room ~ albeit with some height restriction under the roof with large overhead velux windows on both ends. The stairs enter mid way into the room with the kitchen fitted with induction hob, double oven/combi microwave, fridge freezer, dishwasher and washing machine. Large larder cupboard and ample storage. Plenty of room for a table and chairs in the kitchen area and seating area at the other end of the room with a hidden cupboard for additional storage.

## Balcony and parking

The flat benefits form a full width balcony partially overlooking the pretty communal garden. One off street parking space access via a driveway with rising bollards. Bike and bin store.

**Council Tax Band:** C

**Holding Deposit:** £530

## Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=5372266](https://sprift.com/dashboard/property-report/?access_report_id=5372266)



## 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 re-istration 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.