



William Smith Close, Cambridge, CB1 3QE

£1,295 pcm

Furnished

1 Bedrooms

Available from 24/09/2026

EPC rating: C

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William Smith Close, Cambridge CB1 3QE

A first floor one bedroom apartment, conveniently placed for access to Cambridge Central Station, Mill Road, Addenbrookes and Papworth Hospitals, as well as the City Centre.

- City location
- First floor apartment
- Ideally located for Cambridge Central Station
- Modern kitchen
- Upgraded bathroom
- Electric heating
- Double glazed windows
- Allocated parking
- Deposit: £1494
- EPC - B

Rent: £1,295 pcm

Viewing by appointment

William Smith Close is located close to Cambridge Central Station and benefits from being within reach of Addenbrookes and Papworth Hospitals, as well as the City Centre. It is also just a short distance from Mill Road's varied selection of shops and amenities, restaurants and pubs.

This well proportioned first floor, 1 bedroom flat benefits from a modern kitchen, communal gardens and allocated parking.

Please note there is not lift access to the upper floors.

ENTRANCE HALL

with electric consumer unit, built in cupboard with hanging rail and shelving, built in shelving to one wall.

LIVING ROOM

16'1" x 9'10" (4.90 m x 3.00 m)

with window to front & wall mounted electric storage heater.

KITCHEN

8'10" x 6'11" (2.70 m x 2.10 m)

Well fitted kitchen with white gloss units, roll top work surfaces and tiled splashbacks, built in four ring electric hob with stainless steel extractor hood over, electric oven below, stainless steel sink unit and drainer, washing machine, fridge/freezer, wall mounted electric bar heater.

BEDROOM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

10'6" x 9'2" (3.20 m x 2.80 m)

with window to front, wall mounted electric panel radiator, high level fitted cupboard to one wall, built in wardrobe cupboard with hanging rail and shelving.

BATHROOM

with window to rear, panelled bath with fully tiled surround and electric shower over, wash handbasin with tiled splashbacks, wc, wall mounted electric convactor heater.

OUTSIDE

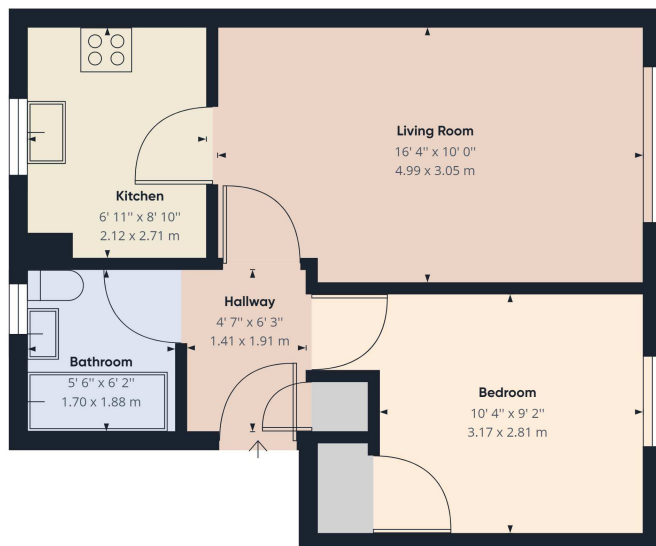
The development is located within a cul-de-sac and benefits from residents parking (parking bay 67) and landscaped grounds .

Council Tax Band: B

Holding Deposit: £298

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5634911



Approximate total area⁽¹⁾
411.19 ft²
38.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, current or expired (if expired by no more than 6 months)
- 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. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- 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.