Pocock+Shaw

TO LET







Shelly Garden, Cambridge, CB3 0BT

£1,350 pcm
Furnished
1 Bedrooms
Available from 18/12/2026

EPC rating: C

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Shelly Garden, Cambridge CB3 0BT

A good sized one bedroom property.
Centrally located just to the North of the City off Castle Hill, only few minutes walk to the city centre.
Open plan living room/diner/kitchen, double bedroom, bathroom, garden, parking space.

- One bedroom
- Private garden
- Central location
- Communal parking
- Wood effect flooring throughout
- Deposit: 1557.00
- EPC Rating: C

Rent: £1,350 pcm

Viewing by appointment

A good sized one bedroom property. Centrally located just to the North of the City off Castle Hill, only few minutes walk to the city centre.
Open plan living room/diner/kitchen, double bedroom, bathroom, garden, parking space.

ENTRANCE HALL
Good storage cupboard off hallway with washing machine and shelves, radiator

LIVING ROOM/ DINER
17'9" x 11'2" (5.40 m x 3.40 m)

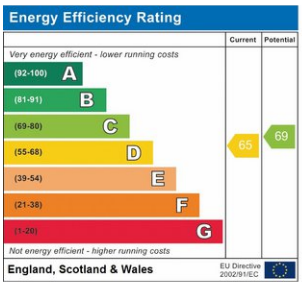
Very well furnished; Patio doors out to small garden, two radiators, door and windows to rear

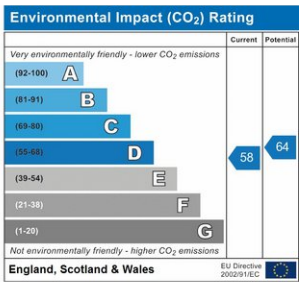
KITCHEN
7'10" x 7'3" (2.40 m x 2.20 m)
Recently replaced, finished to a high standard, oven, radiator, dishwasher, electric hob

BEDROOM
10'10" x 9'10" (3.30 m x 3.00 m)
Good Double, window to front, radiator

BATHROOM
Bath with shower, w/c, basin, radiator, shaver point

OUTSIDE
Private enclosed garden, communal parking.





Council Tax Band: C

Holding Deposit: £311

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4594650



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.