



Waterhouse, Water Lane, Cambridge, Cambridgeshire, CB4 1XZ

£1,225 pcm

Unfurnished

1 Bedrooms

Available from 18/12/2025

EPC rating: C

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Waterhouse, Water Lane, Cambridge, Cambridgeshire CB4 1XZ

Well presented first floor one bedroom maisonette with balcony. Offered unfurnished. Surprisingly spacious. Off street parking for one car.

- Well presented one bedroom flat.
- Spacious bedroom and living room.
- Kitchen semi open to the living room.
- Unfurnished.
- Ideal for a single person or couple.
- Balcony.
- One parking space.
- EPC - C
- Electric heating.
- Deposit: £1413.00

Rent: £1,225 pcm

Viewing by appointment

Waterhouse is accessed via Water Lane in Chesterton. Just a stones' throw from Stourbridge Common, the flat has a small river view, if you look for it. Chesterton is just north of the river and has a selection of shops near by. It also allows for easy access to the Science Park, Cambridge north rail station and a pretty bike ride to the city.

Entrance hall

7'1" x 2'11" (2.16 m x 0.89 m)

with access to the bathroom and living room beyond.

Living room

20'4" x 14'10" (6.19 m x 4.53 m)

Spacious room with dual aspect light, wooden flooring and access to the balcony.

Kitchen

7'9" x 5'1" (2.35 m x 1.54 m)

Partially open to the living room. Slim line dishwasher, fridge with freezer compartment, ceramic hob and electric oven.

Bedroom

12'2" x 8'2" (3.71 m x 2.48 m)

Tri folding doors allows for the room to opened up to the living room or closed for privacy. Supplied with wardrobe. Access to the balcony and store cupboard housing the washing machine.

Bathroom

6'1" x 5'8" (1.85 m x 1.73 m)

Shower over the bath, basin and WC.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

External
One off street parking space. Use of locable store can be discussed with the owner.

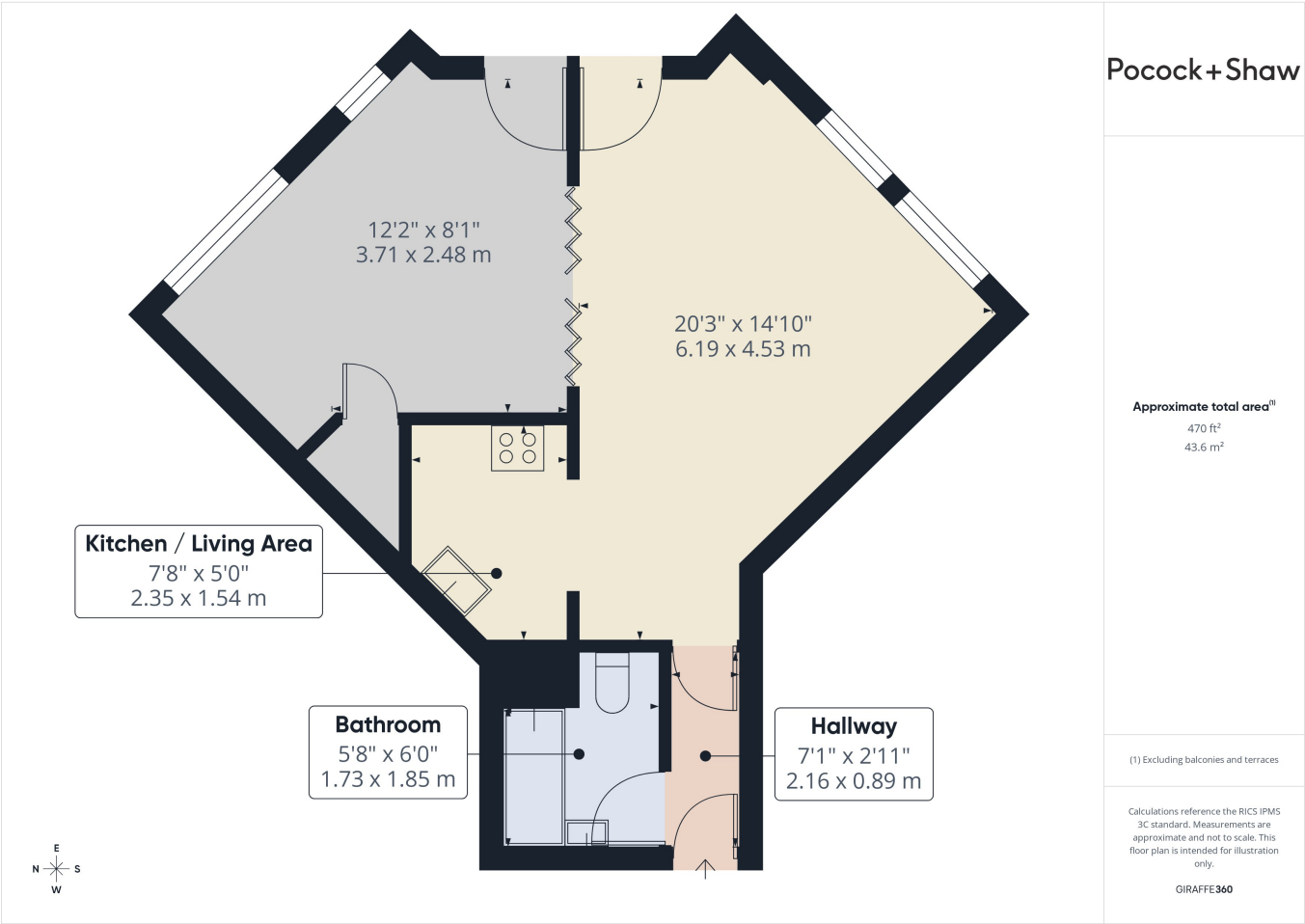
Relevant information

The owner of this property is employed by Pocock + Shaw and this interest is hereby declared in accordance with the Estate Agents' Act 1979 - the owner intends to carry-out their own viewings.

Council Tax Band: B

Holding Deposit: £282

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4837507



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.