

Harrison Rose

Property Management

TO LET



Well presented, two bedroom terraced home in Park Farm.

Helmsley Court, Park Farm, Peterborough, PE2 8XH

- **TERRACED HOUSE**
- **TWO BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING**

£675 pcm



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Ref: L120

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 VAT No. awaiting registration
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



Available: 26th February 2020

Deposit: £775.00

Ground Floor

Hall

Entrance Door, stairs leading to landing, door to:

Lounge

Window to front, laminate flooring, coving to textured ceiling, door to:

Kitchen/Diner

Fitted with a matching range of base and eye level units with cupboards and drawers, sink and mixer tap, built in cooker with four gas rings, extractor fan over, space for a washing machine and tumble drier, door leading to enclosed garden.

First Floor

Landing

Doors leading to:

Bedroom One

Built in wardrobe, single radiator, window to side.

Bedroom Two

Window to front, single radiator.

Bathroom

Fitted with a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low level WC, laminate flooring, tiled surround, single radiator.

Outside

Block paving allowing access for off road parking, path leading to the entrance door. Enclosed garden, mainly laid to lawn with patio area.

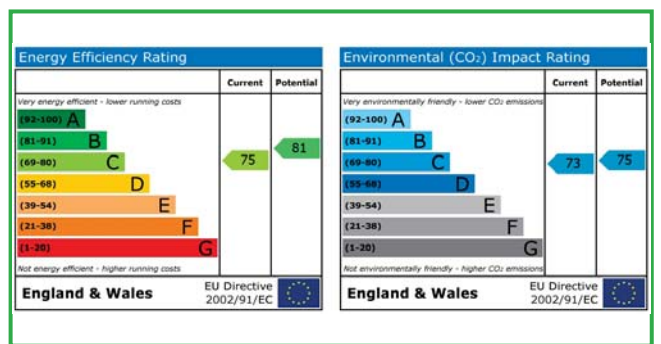
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



Draft details only may be subject to amendment

None of the statements/measurements in these particulars should be relied on as representations of fact.

Any applications/services mentioned should not be taken as a guarantee that they are in working order.