

Harrison Rose

Property Management

TO LET



Detached three bedroom period property in Longthorpe.

Lodge House, Thorpehall, Peterborough, PE3 6LW.

- **DETACHED PERIOD PROPERTY**
- **THREE BEDROOMS**
- **IN GROUNDS OF THORPE HALL**
- **OFF ROAD PARKING**
- **AVAILABLE NOW**

£1,150 pcm



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Ref: L165

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: Now
 Deposit: £1,250

Ground Floor

Hall

Entrance door, stairs leading to landing, doors to:

Lounge

Window, TV point, single radiator, door to

Kitchen/Diner

Fitted with a matching range of base and eye level units with cupboards and drawers, stainless single sink with a mixer tap, tiled surround, built in oven with four gas hob and extractor hood over, space for washing machine, window.

Study

Window, single radiator

First Floor

Landing

Doors leading to:

Bedroom One

Fitted wardrobes, window, single radiator.

Bedroom Two

Window, single radiator.

Shower Room

Fitted with a three piece suite comprising, a bath with shower over, pedestal wash hand basin and low level WC, tiled surround.

Outside

The front of the property is mainly laid to gravel allowing for ample off road parking. Enclosed garden, mainly laid to lawn in the grounds of Thorpe Hall.

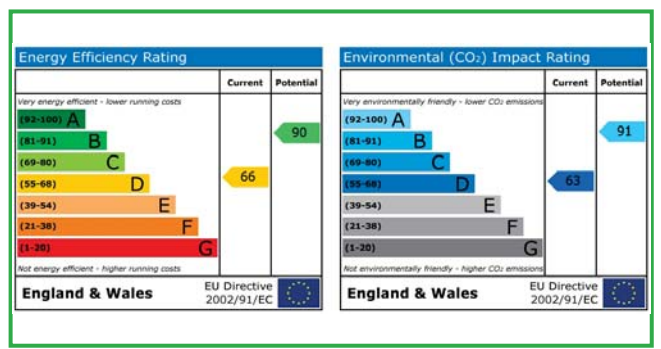
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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/fitings 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.