

Harrison Rose

Property Management

TO LET



Well presented two bedroom home located in Peterborough.

Lares Avenue, Cardea, Peterborough, PE2 8GJ.

- WELL PRESENTED
- TWO BEDROOMS
- LOUNGE/DINER
- ALLOCATED PARKING
- AVAILABLE NOW

£650 pcm



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Ref: L097

www.harrisonroseproperty.com

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 Registered Office: 26 Venus Way, Peterborough, PE2 8GF



Available: Now
Deposit: £750

Ground Floor

Front entrance hall

Hall way leading to WC and door to the lounge.

WC

Fitted with a two piece suite, comprising a low level WC, pedestal wash hand basin, tiles splashbacks single radiator, uPVC double glazed frosted window to side, wall mounted boiler.

Lounge/Diner

The lounge/diner has a modern open plan design leading to the kitchen, uPVC double glazed window, stairs leading to the first floor landing, built in storage cupboard.

Kitchen

Fitted with a matching range of base and eye level units with cupboards and drawers, built in oven, gas hob with extractor hood over, stainless steel sink with mixer tap, integrated fridge/freezer and washing machine, ceiling lighting.

First Floor

Landing

Two built in storage cupboards, door leading to:

Bedroom One

UPVC double glazed window, single radiator, fitted wardrobes.

Bedroom Two

UPVC double glazed window, single radiator.

Bathroom

Fitted with a three piece suite, comprising a bath with shower over and glass screen, mostly tiled, ceiling lights, pedestal wash hand basin and low-level WC, heated towel rail.

Outside

The front of the property is laid to gravel, access to shared bike/bin storage, one allocated parking space.

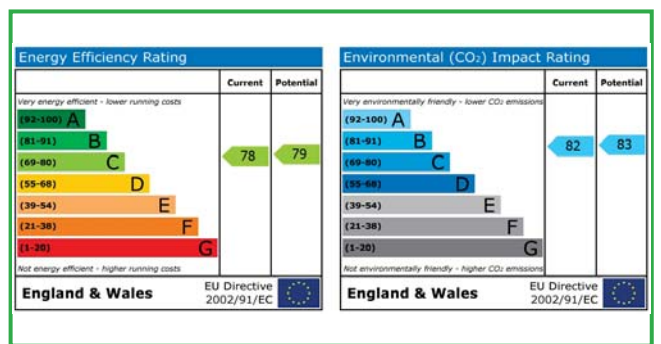
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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.