



# BROOKDALE

## Property Management

Mancetter House  
1144 Lincoln Road  
Werrington  
Peterborough  
Tel: (01733) 327788

www.brookdale-pms.co.uk

### Candidus Court Werrington

Two bedroom (plus study) detached property in a sought after area north of the City Centre close to local amenities and major road links.

This property benefits from it's pleasant location in a cul-de-sac, wood sealed double glazing, full gas central heating, driveway parking and a recent refurbishment.

The front door leads into the entrance hallway. There is a ground floor w/c and storage space under the stairs.

The kitchen/diner measures approximately 14'10 X 9'7 and is fitted with an attractive range of eye and base level units. A built in oven and hob with extractor hood over is included.

There is space for a dining table and a door leads from the kitchen/diner to the enclosed rear garden which has a patio area, lawned area and shed.

The lounge is a good size at approximately 15'10 X 9'7. There are two windows and two radiators.

The main bedroom has a full width fitted wardrobe and measures 9'6 X 9'6. Bedroom two is actually larger but without the fitted wardrobes (12'9 X 8'7). The study is a very small room measuring 6'11 X 6'7.

The bathroom has been completely refitted and includes a shower over the bath.

This property is in excellent cosmetic order benefiting from new flooring and decoration throughout and is available on an unfurnished basis.

### Directions

Follow the Werrington Parkway away from the City Centre. Pass the BMW garage on your left and at the next roundabout go right onto Davids Lane. Follow the road round to a set of traffic lights. Take the next right hand turn into Candidus Court.

### Applying for A Brookdale Property

In order to move into a Brookdale property you must not be claiming housing benefit and all tenants must be over the age of 21.

A deposit of £730 is required to move into this property along with an application fee which is £180 for a single applicant and £200 for a joint application (per application - NOT per person). To reserve a property we require that you pay a reservation fee which is fully refundable should your application fail or if the Landlord subsequently withdraws the property (full terms and conditions can be found on our application form).



### Candidus Court

### Werrington

£530 Per Month

<b>Available:</b>	Now	<b>P. Code:</b>	PE4 5DB
<b>Rent:</b>	£530.00	<b>Beds:</b>	2
<b>Sharers:</b>	Yes	<b>Children:</b>	Yes
<b>Council Tax Band:</b>	B		

**Two Bedroom Detached Property (with St Sought After Location**

**Close To Local Amenities**

Close To Road Links

**Two Double Bedrooms And A Small Stud**

Kitchen/diner

**Attractive Fitted Kitchen**

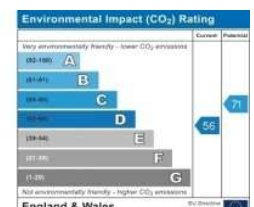
Ground Floor W / C

**Built In Wardrobes In One Bedroom**

Recently Refurbished

**Bathroom Suite With Shower Over Bath**

Unfurnished



Available To View Now. Call (01733) 327788

All measurements are approximate and have been provided as a guide. Occasionally internal pictures from a similar property are used.



### Some other information about renting

- Unless otherwise stated you are responsible for all bills and the Council Tax
- Our application fee (stated above) does not increase if a Guarantor is required (unlike many letting agents)
- During a tenancy with Brookdale there are no additional fees. Many other agents charge for renewal of contract, inventory fees, copies of contracts, checkout fees and many charge to provide you with a reference at the end of the tenancy.

### Be Cautious About Tenancy Contracts and Additional Fees !

Our tenancy contract allows you to vacate the property by serving one month's notice (once the initial six month term has expired). Many agents insist you serve TWO months' notice.

A two month notice term makes it incredibly difficult for you to secure your next rental property as most Landlords would NOT be prepared to wait two months for you to move in.

In fact, we often advise people who contact us looking for a rental property that have to give 2 month's notice that we may not be able to help.

When dealing with letting agents always ask what the notice period is as, often, you will not be aware until you reach the stage of signing the contract at which time, should you change your mind, you would be liable for costs.

Also - ask about fees during the tenancy which, again, you are not usually made aware of until you receive your contract.



Available To View Now. Call (01733) 327788

All measurements are approximate and have been provided as a guide. Occasionally internal pictures from a similar property are used.