



# BROOKDALE

## Property Management

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

[www.brookdale-pms.co.uk](http://www.brookdale-pms.co.uk)

### Kedleston Road Stanground

This modern 2 bedroom semi-detached house is situated in a popular residential area within the sought after location of Stanground.

The property benefits from full gas central heating, PVCu double glazed windows and a driveway providing off road parking for 2 cars.

There is a lounge diner measuring 12'10 x 12' approximately.

Modern fitted kitchen measuring 10'1 x 5'10" approximately with integrated electric oven and gas hob with extractor hood over, built in washing machine and free standing fridge/freezer.

There are two bedrooms, one double measuring approximately 12' x 11'2 and one single measuring approximately 9'10 x 5'7.

Modern bathroom suite with shower over the bath.

Very good decoration and flooring throughout.

There is a fenced rear garden

Unfurnished.



**Kedleston Road**  
**Stanground**  
**£550 Per Month**

**Available:** 07/10/2010 **P. Code:** PE2 8XL  
**Rent:** £550.00 **Beds:** 2  
**Sharers:** No **Children:** Yes  
**Council Tax Band:** B

#### Modern Semi-detached House

Popular Residential Area

#### Lounge/dining Room

Modern Fitted Kitchen With Built-in Oven

#### Pvcu Double Glazed Windows

Modern Bathroom Suite With Shower Over

#### Full Gas Radiator Central Heating

Fenced Rear Garden

#### Driveway To Side Of Property

Off Road Parking For 2 Cars

#### Very Good Decoration Throughout

Unfurnished

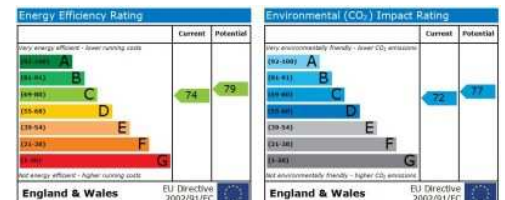
### Directions

Drive through Stanground on the A605 Whittlesey Road and at the roundabout turn left onto Park Farm Way. Kedleston Road is the fourth right hand turn from here.

### 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 £750 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).



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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 !

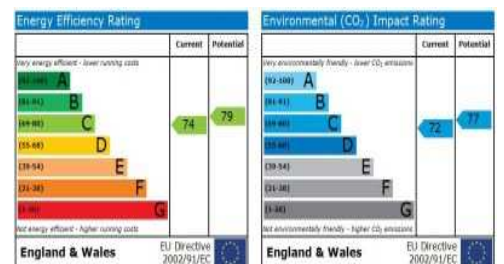
Our tenancy contract allows you to vacate the property by serving one month's notice (once the initial six month term has expired). Many agents insist you serve TWO months' notice.

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.



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