



**Disclaimer**

**Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County.

**Bala Court, Peterborough, PE4 7UQ**  
**£1,495 Per Calendar Month**



## Bala Court, Peterborough, PE4 7UQ

This spacious and extended four bedroom detached chalet bungalow is available fully furnished and comprises entrance hallway, spacious lounge and kit/diner with integrated appliances to include elec oven, separate gas hob, fridge, freezer, d/washer and w/mach. Completing the ground floor accommodation are two bedrooms (a spacious double with built in wardrobes and a single) and a downstairs wetroom which has been recently fitted. To the 1st floor are a further two double bedrooms both with side loft access and a newly fitted bathroom with shower over bath. Externally there is a 'Lean To' which provides access to both the front and rear gardens. To the rear, the garden is mainly laid to lawn with raised patio area and rear access to the garage. To the front of the property is a driveway with ample parking for at least three vehicles. GCH and UPVC double glazing throughout. Council Tax band D. EPC D rating. Deposit £1725. A non-refundable holding dep of £345 is payable upon application and deducted from the 1st months rent. No pets or smokers.

