Philip Laney & Jolly

Belvoir Bank, Malvern

- Ground floor apartment with two double bedrooms
- Fitted kitchen with appliances if required
- Living room
- Bathroom with shower
- Gas central heating, double glazing
- Enclosed patio garden, one parking space
- Available now, unfurnished

PRICE: £495 per month

21 Worcester Road Great Malvern Worcestershire WR14 4QY
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While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Garden Flat, 1 Belvoir Bank, Malvern, Worcestershire WR14 1QY

LOCATION: Located on Belvoir Bank between North Malvern Road and Cowleigh Road.

DESCRIPTION: Two bedroom ground floor apartment.

ACCOMMODATION:

ENTRANCE HALL: Doors leading to the living room, bedroom, bathroom and kitchen.

KITCHEN: **7'11 x 8'10 (2.41m x 2.70m)** Range of modern Beech effect wall and base units with grey laminate roll-top worksurface over, freestanding cooker, washing machine, (fridge can be provided if needed).

LOUNGE: **12'10 x 11'11 (3.93m x 3.63m)** Three windows to the front and side aspects, carpet, feature fireplace.

BATHROOM: White suite comprising of panel bath with shower over, pedestal washbasin and close-coupled WC.

BEDROOM ONE: **12'1 X 8'2 (3.71m x 2.49m)** Window to the side aspect, carpet.

BEDROOM TWO: **10'11 X 11'11 (3.34m X 3.65m)** Window to the front aspect and patio doors leading to the garden, carpet.

OUTSIDE: Paved patio area with wooden fencing around.

SERVICES: Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, gas, council tax and water bills.

LEASE: The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. Sorry, no smokers, DSS and pets. The rent is to be paid monthly (in advance) on the first of every month by standing order.

OUR LETTING PROCEDURE: If the property is suitable a prospective tenant will be asked to pay a fee of £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – ***THIS IS A TOTAL OF £150.00.*** Any additional applicant(s) will need to pay a fee of £40 + VAT (a total of £47.00). The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed: however, should the application be unsuccessful, and a lease not issued, the administration charge (£75.00) will be refunded. The landlord will require a returnable deposit equivalent to 1½ months rent. No interest will accrue on the deposit, which will be registered with The Dispute Service (www.thedisputeservice.co.uk) in line with the new tenancy deposit scheme.

TENANTS CONTENTS INSURANCE: We insist that all tenants take out contents insurance. The insurance we offer includes accidental damage to Landlords contents, which will help protect the tenant's dilapidations deposit. The premium can be paid monthly. A leaflet is available at our office. If you have your own policy we will need a copy to confirm you are covered, prior to signing the tenancy agreement. Insurance will need to be in place by the time you take up occupancy.

VIEWING: Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

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