

# Philip Laney & Jolly

## Pearl House, Broad Street, Worcester



- First floor apartment
- City centre location
- Double bedroom
- Fitted kitchen with appliances
- Open plan living area
- Bathroom with white suite
- Available now, unfurnished

**PRICE: £425 per calendar month**

21 Worcester Road Great Malvern Worcestershire WR14 4QY

[www.philiplaneyjolly.co.uk](http://www.philiplaneyjolly.co.uk)

01684 575100

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.

Flat 1, Pearl House, 67 Broad Street, Worcester WR1 3LY

**DESCRIPTION:** First floor one bedroom apartment located in the heart of Worcester city centre. The comfortable accommodation briefly comprises entrance hall, open plan fitted kitchen/living area, double bedroom and bathroom with white suite.

**ACCOMMODATION:**

**ENTRANCE HALL:** Entrance door leads into entrance hall comprising of ceiling light point, smoke alarm, entry phone system, door to airing cupboard housing hot water tank, electric meter with wooden slatted shelving above, doors to all rooms.

**KITCHEN / LIVING AREA: (19'3 x 12'1 narrowing to 9'2")** Kitchen Area: Fitted matching range of beech fronted base and eye level and display units, granite effect roll top work surface and tiled splashbacks, stainless steel one and a half bowl sink unit with mixer tap, integrated 'Ariston' electric oven with four point hob and extractor hood over, 'Beko' fridge, 'Bosch' washing machine, ceiling light point, electric heater, laminate flooring.

**Living Area:** Three double glazed windows to front aspect, electric heater, ceiling light point, telephone point, TV point.

**BEDROOM: (10'11 x 10'6)** Having double glazed window to front aspect, ceiling light point, electric heater.

**BATHROOM:** Fitted with a white three piece suite comprising of low level WC, pedestal wash basin, panelled bath with shower attachment, tiling, 'Heatstore' extractor fan, vinyl flooring.

**SERVICES:** Mains Electricity, 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) every month by standing order.

**OUR LETTING PROCEDURE:** If the property is suitable a prospective tenant will be asked to pay a fee of £90.00 on application and an administration charge of £90.00 (the fee for drawing up the lease) and will need to complete a simple application form – **THIS IS A TOTAL OF £180.00**. Any additional applicant(s) will need to pay a fee of £60. 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 (£90.00) 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](http://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.