

# Philip Laney & Jolly

## Northview Court, Leigh Sinton Rd, Malvern



- A modern, two bedroom, first floor apartment
- Lounge and fully fitted kitchen with integral appliances
- Two double bedrooms
- Modern white bathroom suite
- Allocated parking
- Gas central heating and double glazing
- Available early April, unfurnished

**PRICE: £550 per 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.

## Apartment 10 Northview Court, Leigh Sinton Road, Malvern, Worcestershire WR14 1JP

**LOCATION:** The flat is situated in the outskirts of Malvern yet still within easy reach of local amenities and bus routes

**DESCRIPTION:** This is a spacious, modern and light apartment in a pleasant location. The accommodation briefly comprises of two double bedrooms, lounge, kitchen with integral appliances and modern white bathroom suite. The property also benefits from gas central heating, double glazing, allocated parking, bike store and communal gardens.

### ACCOMMODATION:

**ENTRANCE HALL:** Front door leading into the apartment. Laminate flooring, security entry phone, door leading to further hallway.

**BEDROOM:** Good size double bedroom with double glazed window to rear aspect. Neutrally decorated with laminate flooring and built in wardrobes.

**BATHROOM:** White suite comprising of hand washbasin, panel bath with shower over and WC.

**BEDROOM:** Second smaller double bedroom with double glazed window to rear aspect. Neutrally decorated with laminate flooring.

**LOUNGE:** Well proportioned room with double glazed window to rear aspect. Again this is neutrally decorated with laminate flooring. Double sliding doors open on to kitchen.

**KITCHEN:** Modern fully fitted kitchen with range of wall and base units, stainless steel sink and drainer and plumbing and space for dishwasher. Benefiting from integral fridge/freezer, washing machine/tumble drier and double oven as well as large useful storage cupboard. Double glazed window to front aspect.

**COMMUNAL GARDENS:** Pretty landscaped gardens.

**PARKING:** One allocated space with further visitor's spaces available.

**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. No smokers, pets and DSS. 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 £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 £60.00. 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. 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 tenants 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.

