

Philip Laney & Jolly

Halas House, Malvern Wells



- A spacious two bedroom, second floor apartment
- Quiet location with spectacular far reaching views
- Two double bedrooms
- Large lounge with full width windows to take advantage of views
- Fitted kitchen with bathroom with shower
- Garage and parking
- Available late February, unfurnished

PRICE: £525 per month

21 Worcester Road Great Malvern Worcestershire WR14 4QY

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 11 Halas House, Holywell Road, Malvern, Worcestershire WR14 4LE

LOCATION: Located on Holywell Road in Malvern Wells approximately 2 miles from Great Malvern town centre. This flat enjoys spectacular views across the Severn Valley from an elevated position.

DESCRIPTION: Second floor two bedroom apartment with outstanding views over the Severn Valley.

ACCOMMODATION:

ENTRANCE HALL: Door to storage cupboard

KITCHEN: 8'10" x 8' (2.69m x 2.44m) Having a range of fitted units incorporating inset stainless steel sink and drainer. Window to rear aspect.

LOUNGE: 15'10" x 12'2" (4.83m x 3.71m) Window to the front aspect.

BEDROOM 1: 12'1" x 11'1" (3.68m x 3.38m) Built in wardrobe. Window to the front aspect.

BEDROOM 2: 10'10" x 7'2" (3.30m x 2.18m) Window to the rear aspect.

BATHROOM: 7'3" X 4'7" (2.21m X 1.40m) White suite comprising of low level WC, washbasin and bath with shower over.

OUTSIDE: Communal gardens and garage en-bloc.

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, 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, children or pets. The rent is to be paid monthly (in advance) by standing order. We will not be acting as managing agents for this property.

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 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.



View from Lounge