

Philip Laney & Jolly

West Malvern Road, West Malvern



- A spacious one bedroom apartment with superb views to the rear
- Large kitchen with space for dining table
- Useful utility room
- Lounge
- Excellent size double bedroom
- Bathroom with shower
- Small private garden area with views
- Gas central heating and double glazing
- Available from late February, unfurnished

PRICE: £425 per calendar 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.

198a West Malvern Road, West Malvern, Worcs, WR14 4AZ

LOCATION: The property enjoys a quiet position along West Malvern Road with far reaching views to the West. There is easy access to Great Malvern, Malvern Link and surrounding centres including M5 motorway links

DESCRIPTION: The accommodation briefly comprises: Entrance hall, kitchen/breakfast room, lounge, large double bedroom, bathroom and utility room.

ACCOMMODATION:

ENTRANCE HALL: UPVC double glazed entrance door, ceiling light point, carpeted floor, telephone point, extractor, radiator and recessed area for coat hanging.

BATHROOM: Peach suite comprising of wash hand basin, WC and panel bath with shower over. Ceiling light point, fully tiled walls, extractor, radiator and obscured double glazed window to the side.

UTILITY ROOM: Plumbing for washing machine and space for further appliances. Vinyl floor, ceiling light point and shelving to the walls.

KITCHEN: (10'8" x 10'6") With ceiling light point, double glazed window to the rear with superb views, extractor, radiator, vinyl flooring and original storage cupboards to either side of chimney breast and airing cupboard housing combi boiler. Range of fitted wall and base units. stainless steel sink and drainer, tiled splashback, electric oven, space for fridge, and space for dining table.

LOUNGE: (14'7" x 10') With ceiling light point, double glazed window to the rear with superb views, carpeted floor, radiator and tv point.

BEDROOM: (14'7" x 11'2") With ceiling light point, double glazed window to the rear with superb views, carpeted floor and radiator.

OUTSIDE:

A small private area of garden suitable for planting or vegetable plot.

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 or DSS. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will 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 £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) 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.

