

# Philip Laney & Jolly

## St Andrews Road, Malvern



- Two bedroom apartment in Cameron Court
- Living room, fitted kitchen
- Two bedrooms, one with built-in wardrobe
- Bathroom with shower
- Gas central heating, newly fitted double glazed UpVC windows
- Off road parking, garage
- Available now, unfurnished

**PRICE: £500 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.

## 2, Cameron Court, St Andrews Road, Malvern, Worcestershire WR14 3QQ

**LOCATION:** Cameron Court is situated on St Andrews Road with lovely views from the front to the Malvern Hills, and conveniently located for Barnards Green shopping facilities and Chase School. Approximately 200 yards walk to the main gate of Qinetiq.

**AMENITIES:** There are a wide range of shops in Barnards Green and Great Malvern as well as leisure facilities including the Festival Theatre and Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library and Museum. Bus services from Malvern provide regular travelling facilities to other parts of the Malverns, to Ledbury and to Worcester.

**DESCRIPTION:** This is a well presented, first floor apartment in modern purpose built block of flats. Cameron Court is conveniently positioned on St Andrews Road, providing easy access to both Barnards Green and Great Malvern town centre. Great Malvern train station is also within easy walking distance. The apartment itself briefly consists of entrance hall, living room, kitchen, two bedrooms and bathroom. The property also benefits from a garage, communal gardens, gas central heating and brand new double glazing.

### ACCOMMODATION:

**ENTRANCE HALL:** Security entry phone, carpeted floor, radiator, decorative ceiling light point, door to large storage cupboard with power housing the boiler, power points, door to another large storage cupboard, with built in wardrobe and cupboard.

**KITCHEN: 6'10 x 10'6 (2.08m x 3.20m)** Cream fronted wall and base units with laminate roll top work surface over, wood effect laminate flooring, ceramic sink and drainer with hot and cold mixer tap, four ring gas hob with extractor canopy, built in oven, washing machine, small fridge, part tiled walls, power points, radiator, fluorescent strip light, white UpVC double glazed window to side aspect.

**LOUNGE: 13'9 x 13'7 (4.19m x 4.14m)** Carpeted floor, TV point, power points, decorative ceiling light point, radiator, two white UpVC double glazed windows to the front aspect, offering great views up to the Malvern Hills.

**BEDROOM 1: 11'2 x 9'7 (3.40m x 2.92m)** Carpeted floor, power points, telephone point, decorative ceiling light point, large built in wardrobe, white UpVC double glazed window to front aspect.

**BEDROOM 2: 6'4 x 11'2 (1.93m x 3.40m)** Carpeted floor, decorative ceiling light point, radiator, power points, white UpVC double glazed window to front aspect.

**BATHROOM: 6'4 x 5'4 (1.93m x 1.63m)** White suite comprising of low level WC, pedestal wash basin, panelled bath with hot and cold mixer tap with shower attachment over, vinyl flooring, part tiled walls, fluorescent strip light.

**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. 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 £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 £46.00). 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](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.

