

# Philip Laney & Jolly

## Old Street, Upton upon Severn



- Second floor two bedroom apartment
- Large lounge with exposed timbers
- Fitted Kitchen with appliances
- Shower room
- Available middle of February
- Unfurnished

**PRICE: £450 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 2, 2 Old Street, Upton upon Severn, WR8 0HA

**LOCATION:** The flat is situated in the heart of Upton upon Severn providing easy access to the towns' amenities.

**DESCRIPTION:** This is a beautifully presented refurbished second floor apartment located in the heart of the historic town of Upton-Upon-Severn in Worcestershire. The property is ideally located for access to Malvern and also to the M50 and M5 motorways. The characterful apartment is Grade II listed and benefits from double glazed sash windows, central heating and newly fitted carpets. Viewing is strongly recommended.

**ACCOMMODATION:** The refurbished second floor accommodation briefly comprises communal entrance hall, living room, and kitchen, two bedrooms and shower room.

**ENTRANCE HALL:** With double glazed window to the rear aspect.

**KITCHEN: 7'5 x 5'11 (2.27m x 1.81m)** Well appointed with a range of wood fronted base and wall mounted units with soft close doors and work surface over, tiled splashback, stainless steel sink and drainer with tap, 'Diplomat' four ring hob with extractor over, 'Diplomat' oven, built in washing machine, fridge and dishwasher, double glazed window to rear aspect, inset ceiling spot lights

**LOUNGE: 14'2 x 13'11 (4.33m x 4.24m)** Two radiators, two secondary glazed sash windows to the front aspect, exposed wall and ceiling beams, tv point, telephone point, cupboard housing Heatrae Sadia electric heating system

**BEDROOM 1: 13'3 x 8'8 (4.05m x 2.65m)** Two secondary glazed windows to the front aspect, two radiators, telephone point, tv aerial point.

**BEDROOM 2: 7'11 x 10'5 (2.41m x 3.17m)** Radiator, double glazed window to the rear aspect, tv aerial point.

**SHOWER ROOM:** Fully tiled shower cubicle with 'Sirrus' shower, pedestal wash hand basin with mixer tap and tiled splashback, low level WC, heated towel rail, 'Velux' roof 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.

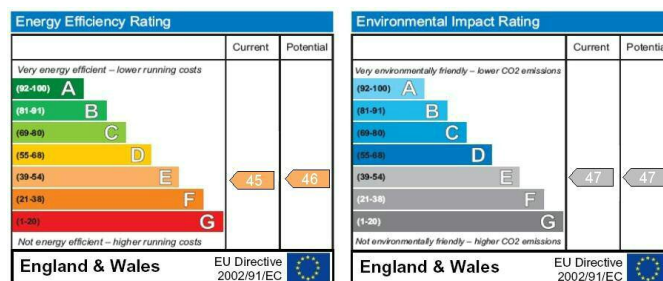
**LEASE:** The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. No smokers, children or pets. The rent is to be paid monthly (in advance) on the 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 £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 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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