

# Philip Laney & Jolly

## Peak View, Yates Hay Rd, Malvern Link



- A beautifully presented second floor apartment located in Malvern Link
- One double bedroom and bathroom
- Lounge, kitchen/breakfast room
- Security door entry phone
- Allocated parking and shared visitors parking
- Gas central heating and double glazing
- Available now, unfurnished

**PRICE: £475 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.

## 28 Peak View, Off Yates Hay Road, Malvern Link, Worcestershire

**LOCATION:** The property is situated in a pleasant cul de sac in the popular area of Malvern Link.

**AMENITIES:** There is a wide range of shops in Malvern Link 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:** A beautifully presented modern second floor one bedroom apartment benefitting from real wood flooring throughout, double glazing, gas central heating and briefly comprising Lounge, Kitchen/Breakfast Room, Bathroom, double Bedroom and with allocated parking.

### ACCOMMODATION:

**ENTRANCE HALL:** Real wood maple flooring. Gas central heating radiator. Ceiling light point. Two useful storage cupboards. Alarm control panel and smoke alarm. Doors off to the rest of the accommodation.

**KITCHEN:** 7'1" X 10'1" (2.16m x 3.07m) Benefiting from a contemporary range of wall and base units with complementary roll top work-surface over. Real wood maple flooring. Single bowl stainless steel sink. Neff gas hob and electric oven. Electric extractor fan. Ceramic tiled splash backs. Integral fridge/freezer. Integral automatic washer/dryer. Gas central heating radiator. Double glazed window to rear aspect. Ceiling light point. baxi combi central heating boiler.

**LOUNGE:** 9'11" x 11'1" (3.02m x 3.38m) Featuring real wood maple flooring. Double glazed window to rear aspect. Gas central heating radiator. Ceiling light point. Feature archway to Kitchen.

**BEDROOM:** 10'10" x 11'0" (3.30m x 3.35m) Well presented, featuring real wood maple flooring. Double glazed window to front aspect. Gas central heating radiator. Ceiling light point. Two double fitted wardrobes.

**BATHROOM:** 7'1" x 6'8" (2.16m x 2.03m) Modern white suite comprising low level flush WC, pedestal sink, panel bath with power shower over. Ceiling light point. Gas central heating radiator. Electric extractor fan. Real wood maple flooring.

**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) 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 + VAT. 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 (£90.00) 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 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.



The front of the building

