Philip Laney & Jolly

Hanley Road, Malvern Wells

- Top floor apartment with lovely views over the Severn Valley
- Two bedrooms, (or one bedroom and a dining room)
- Large living room
- Spacious, light kitchen with built in units and breakfast bar
- Off road parking & garage (Garage at additional rent £25 per month)
- Shower room with separate WC
- Available 1st September, partly furnished or unfurnished to suit

PRICE: £530 per month

21 Worcester Road Great Malvern Worcestershire WR14 4QY
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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.

3 Walton Villa, 16 Hanley Road, Malvern Wells, Worcestershire WR14 4PH

LOCATION: Situated in an elevated position on Hanley Road in Malvern Wells, enjoying views across the Severn Valley.

DESCRIPTION: Top floor apartment which can either be used as a one bedroom apartment with second reception room, or a two bedroom apartment.

ACCOMMODATION:

ENTRANCE HALL: Stable door to small entrance hall with stairs leading to the top floor.

HALLWAY: **11'5 x 6'9 (3.49m x 2.07m)** Laminate flooring, doors to all rooms.

KITCHEN: **14'2 x 9'8 (4.34m x 2.96m)** Fitted wooden units with wooden worksurface over, inset Belfast sink with mixer tap over, range cooker, integrated fridge, freezer and dishwasher, wooden breakfast island, large sash window to the front aspect, smaller window to the side aspect, vinyl floor tiles.

CLOAKROOM: Window to the rear aspect, vinyl floor tiles, white close-couple WC, washing machine, white pedestal washbasin.

SHOWER ROOM : Fully tiled shower room with built in shower cubicle and mixer shower, heated towel rail.

LOUNGE: **14'2 x 17'2 (4.34m x 5.25m)** Large sash window to the front aspect with fantastic views, smaller side window, laminate flooring.

BEDROOM ONE: **12'5 x 13'5 (3.80m x 4.11m)** Two windows to the side and front aspect, laminate flooring, door to:

BEDROOM TWO / DINING ROOM: **6'8 X 9'5 (2.04m X 2.89m)** Window to the front aspect, laminate flooring.

OUTSIDE: Off road parking for one vehicle, shared gardens.

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 Band B 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) by standing order.

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 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.

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