Philip Laney & Jolly

Queens Drive, Malvern

- A spacious apartment on the second floor
- One double bedroom
- Lovely large lounge with spectacular views
- Re-fitted kitchen/dining room
- Large bathroom with shower
- Neutral décor throughout
- Parking
- Available now for an initial 12 month Assured Shorthold Tenancy

PRICE: £475 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.

3c Queens Drive, Great Malvern, Worcestershire WR14 4RE

LOCATION: This flat is situated along Worcester Road in Great Malvern, above Brays.

DESCRIPTION: A one bedroom apartment comprising of double bedroom, open plan kitchen and dining area, large living room and bathroom. This apartment also benefits from spectacular views across the Severn Valley.

ACCOMMODATION:

KITCHEN: 15'8" x 12'7" (4.78m x 3.85m) Separate kitchen area with a range of modern wall and base units with grey roll top work surface. Space and electrical point for cooker and extractor fan over. Plumbing for washing machine. Stainless steel sink and drainer with neutral tiled splashbacks. Sash window to the rear. Carpeted dining area with original fireplace with wooden mantle and electric storage heater. Eleven plug sockets.

LOUNGE: 17'10" X 14'4" (5.44m x 4.38m) Carpeted living room with original fireplace and wooden mantle. One sash window out to the front of the building with fantastic views out over the Severn Valley. Six plug sockets and phone point.

BEDROOM: 10'7" x 12'11" (3.22m x 3.95m) Double room with sash window to the front boasting lovely views. Original fireplace with wooden mantle and electric storage heater. Six plug sockets.

BATHROOM: 11'4" x 11'7" (3.47m x 3.54m) Carpeted bathroom with beige WC, washbasin built into vanity unit and panel bath with shower over. Obscured sash window to rear. Large airing cupboard.

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 twelve 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 £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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