

Philip Laney & Jolly

Shenstone, Church Street, Great Malvern



- Well presented first floor apartment with views
- Two double bedrooms
- Large lounge / dining room

- Kitchen with appliances
- Gas central heating
- Available now, unfurnished

PRICE: £625 per month

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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.

Flat 4, Shenstone, 131 Church Street, Great Malvern WR14 2BA

LOCATION: Situated on the Church Street, in a great location close to all the amenities of Great Malvern.

DESCRIPTION: Two bedroom first floor apartment in a lovely period building. The accommodation briefly comprises of two double bedrooms, living/dining room, breakfast kitchen, bathroom and cloakroom/study. The apartment benefits from gas central heating, extensive views, pretty communal gardens and a garage.

ACCOMMODATION:

ENTRANCE HALL: Solid wooden door, ceiling light point, window to the side aspect with views to the Malverns, central heating thermostat, two radiators.

LIVING / DINING ROOM: (22'5 x 14'5) Ceiling light point, large bay window and further sash windows, French doors leading onto balcony, carpeted floor, solid pine fireplace with coal effect gas fire.

KITCHEN: (8'0 x 12'6) Range of contemporary base and wall units with work surface over, tiled splashbacks, 1 ½ bowl stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor canopy over, washing machine, dishwasher, fridge/freezer. Ceiling light point, sash window to the side aspect, radiator.

BATHROOM: (12'11 x 7'7) White suite comprising: freestanding roll top bath, fully tiled shower cubicle, pedestal wash hand basin, and WC, part tiled walls, double glazed window to the side aspect, radiator, cupboard housing boiler and hot water cylinder.

BOX ROOM: (3'2 x 7'8) Ceiling light point, carpeted floor, window to the side aspect.

BEDROOM ONE: (13'1 x 15'6) Ceiling light point, carpeted floor, sash window to the side aspect with views towards the Severn Valley, radiator.

BEDROOM TWO: (10'10 x 9'1) Ceiling light point, carpeted floor, double glazed window to the front aspect, radiator, built in shelving.

OUTSIDE: Communal gardens to the front of the property. Garage accessed from Victoria Road.

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) every month by standing order.

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. 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) 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.

