Philip Laney & Jolly

Beechcroft, Frederick Road, Malvern

- A well presented first floor apartment with garage
- Lounge, kitchen
- Bathroom with shower and one double bedroom
- Communal gardens, parking
- Single garage
- Available from mid July
- No pets, no smokers

PRICE: £450 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.

Flat 5 Beechcroft, Frederick Road, Malvern, Worcestershire WR14 1RS

LOCATION: Located at the end of Frederick Road, close to Howsell Road. The property is situated conveniently close to the shops and amenities of Malvern Link and transport links.

DESCRIPTION: A well presented first floor, one bedroom apartment with garage. The accommodation briefly comprises of: communal entrance, private hallway, lounge, kitchen, bathroom with shower and one double bedroom. To the exterior there are communal gardens, parking and a single garage.

ACCOMMODATION:

ENTRANCE HALL: Solid front door leads to L shaped hallway, ceiling light point, carpeted flooring, two built in storage cupboards, radiator, loft access, neutral décor, phone point and power point..

BEDROOM: **10'6 x 12'0 (3.22m x 3.67m**) Window to the rear aspect, carpeted flooring, radiator, phone point, power points.

BATHROOM: **6'5 X 6'11 (1.96m X 2.12m)** Coloured bathroom suite comprising of panel bath with electric shower over, pedestal washbasin and low-level WC, obscured window to the side aspect, carpeted flooring, radiator, medicine cabinet.

LOUNGE: **14'3 X 10'3 (4.34m X 3.15m)** Windows to the rear and side aspect, carpeted flooring, neutral décor, radiator, phone point, TV point, power points.

KITCHEN: **6'5 x 8'4 (1.97m x 2.56m)** Range of beige wall and base units with beige laminate roll-top worksurface over, stainless steel sink and drainer, freestanding cooker with gas hob, wall mounted gas central heating boiler, window to the side aspect, neutral décor, vinyl flooring.

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) on the first of every month 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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