

Philip Laney & Jolly

Scotland House, Cowleigh Road, Malvern



- Modern first floor, two bedroom apartment
- Two double bedrooms
- Open plan kitchen/living room
- Modern bathroom with shower
- Views across the Severn Valley
- Off road parking
- Available end of January, unfurnished

PRICE: £625 per calendar month

21 Worcester Road Great Malvern Worcestershire WR14 4QY

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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.

Flat 5, Scotland House, 2 Cowleigh Road, Malvern, Worcestershire, WR14 1QD

DESCRIPTION: A well presented modern apartment located within a recently completed development of similar properties, conveniently located for access to local amenities and the Malvern Hills. The accommodation briefly comprises: Open plan Living/Dining Room/Kitchen with built in appliances, Two Bedrooms, Bathroom. There is allocated parking to the rear of the property with additional visitor parking, attractive communal gardens and lift access.

ACCOMMODATION:

ENTRANCE HALL: With video entry phone, wall mounted electric heater, door to airing cupboard.

LIVING/DINING ROOM/KITCHEN

28'5" x 11'6" (8.66m x 3.51m). A spacious, open plan living space with comprehensively fitted kitchen including inset bowl and half stainless steel sink with hot and cold mixer tap, base drawers and cupboards, work surfaces over, inset 4 ring ceramic hob, built in electric cooker under, integrate fridge/freezer, integrated washer/dryer, matching wall mounted storage cupboards, extractor fan, under cupboard lighting and inset ceiling spotlights, wood effect flooring, living space has two electric wall mounted heaters, TV aerial and telephone points, windows to the rear aspect, providing far reaching views.

BEDROOM 1

10'9" x 9'3" (3.28m x 3.82m). Window to the rear, electric wall mounted heater, built in double wardrobe, TV aerial and telephone points.

BEDROOM 2

14'4" x 8'0" (4.37m x 2.44m). Window to the rear, wall mounted electric heater, TV aerial point.

BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap, thermostatically controlled shower over, glazed shower screen, low level WC, pedestal wash hand basin, tiled splash back, wall mounted electric heater with towel rail, light/shaver unit, inset spotlights, wood effect flooring.

OUTSIDE

There are pleasant communal gardens with a screened lawn having seating area, there is an enclosed bin store and an allocated parking space.

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. 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. 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) will be refunded. The landlord will require a returnable deposit equivalent to 1 and a half 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.

