

# Philip Laney & Jolly

## School Lane, Upton upon Severn



- Recently refurbished first floor studio apartment
- Neutrally decorated, recently fitted carpets
- Living room, modern kitchen
- Shower room with new fittings
- Electric storage heating
- Off road parking and communal clothes drying area
- Available mid June, unfurnished

**PRICE: £250 per month**

21 Worcester Road Great Malvern Worcestershire WR14 4QY

[www.philiplaneyjolly.co.uk](http://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.

Flat 5 The Haughs, 20 School Lane, Upton upon Severn, Worcestershire WR8 0LE

**LOCATION:** The Haughs is situated within about 200 yards of the centre of Upton, close to shops and other amenities.

**AMENITIES:** Upton upon Severn is a small, popular rural town with local amenities including doctor's surgery, dentist, post office, schools, library and a broad selection of small independent shops. The town has many excellent pubs and restaurants and is a very popular tourist destination hosting a number of interesting events each year.

**DESCRIPTION:** The Haughs is a Victorian detached building, divided into 9 flats. This apartment is on first floor and has recently been partly refurbished providing a new kitchen and fresh décor throughout.

#### ACCOMMODATION:

##### **BEDSITTING ROOM: 16'0" x 11'9" (4.9m x 3.6m)**

Night storage heater, double power point, telephone point, T.V. aerial point and fitted carpet

##### **EN SUITE SHOWER ROOM:**

with shower cubicle, wash basin, tiled splash back, wall mounted cabinet.

##### **SEPARATE LOW SUITE W.C.:**

Low level wc, extractor fan.

##### **KITCHEN: 10'3" x 6'3" (3.1m x 1.9m)**

Range of newly fitted wall and base units, stainless-steel inset-sink, laminated working surfaces, electric cooker point, PANTRY cupboard with fitted shelving, AIRING CUPBOARD with fitted electric immersion heater.

**SERVICES:** Mains Electricity, 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, 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. No smokers, children or 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](http://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.

Address: Flat 5 The Haughs 20, School Lane, Upton-upon-Severn, WORCESTER, WR8...  
RRN: 8897-4865-2120-3406-6083

