Philip Laney & Jolly

Leamington Court, Malvern Wells

- **Spacious three bedroom duplex apartment in a beautiful period building**
- **Enjoying spectacular far reaching views**
- **Large drawing room/dining room, fitted kitchen, utility**
- **Master bedroom with en-suite and two further bedrooms**
- **Gas central heating, allocated parking and well maintained communal gardens**
- **Available unfurnished from early July**

PRICE: £695 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.

6 Leamington Court, 235-237 Wells Road, Malvern, Worcestershire WR14 4HF

LOCATION: Leamington Court is very pleasantly situated in Malvern Wells, about 2¼ miles from the centre of Great Malvern. The City of Worcester is about 11 miles, and the M5 motorway, junction 7 south of Worcester, is about 11½ miles distant.

DESCRIPTION: A spacious three bedroom duplex apartment in a beautiful period building enjoying spectacular far reaching views. The accommodation briefly comprises of; drawing room with dining area, fitted kitchen, utility, three double bedrooms and two bathrooms. The property also benefits from communal gardens and allocated parking.

ACCOMMODATION:

ENTRANCE: Communal entrance hall shared with one other flat. Stairs rising to private entrance.

ENTRANCE HALL: With sash window to front, phone entry system and doors off to:

DRAWING ROOM: A very impressive room with exceptional views. Large sash windows to front and further window to the side. Gas living flame fire with marble surround. Many original features such as coving and ceiling rose. Chandelier light fitting, telephone point, television point, radiators.

KITCHEN: Fitted kitchen with a range of wall and base units, 1 and ½ bowl sink and drainer with mixer tap, built in electric oven and hob, built in microwave, space for fridge, radiator and two sash windows to front and side aspects.

UTILITY/STORE ROOM: With fitted units and worksurface. Freezer also included.

MASTER BEDROOM: Again benefiting from magnificent views to the rear of the property. Built in wardrobes and dressing table, radiator.

EN-SUITE BATHROOM: Having doors from both the master bedroom and the hallway. The suite comprises of a wash hand basin built into a vanity unit, WC and bath with shower over, radiator.

BEDROOM 2: With sash window to the front of the property, fitted wardrobes, radiator.

2ND FLOOR LANDING: Cupboard housing boiler, and further storage cupboards with shelving.

BATHROOM: Suite comprising of WC wash hand basin and bath with shower attachment. Storage cupboards under roof eaves, radiator.

BEDROOM 3: Double bedroom with velux windows to the rear and window seats on either side. Exposed beams, radiator and storage in the roof eaves.

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 £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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