

Philip Laney & Jolly

Chestnut Court, Barnards Green



- **Second (top) floor apartment in a purpose built block**
- **Two double bedrooms, bathroom**
- **Sitting room, fitted kitchen**
- **Garage en-block, off road parking**
- **Communal gardens**
- **Age restriction of over 50's only**
- **Available now, unfurnished**

PRICE: £450 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.

Flat 6, Chestnut Court, Avenue Road, Malvern WR14 3BY

LOCATION: This two bedroom second floor apartment is situated on Avenue Road well placed for access to the shopping facilities in Barnards Green.

DESCRIPTION: The accommodation briefly comprises of entrance hall, living room providing views up to the Malvern Hills, kitchen, two double bedrooms and bathroom. The property also benefits from communal gardens, en-bloc garage and double glazing.

ACCOMMODATION:

ENTRANCE HALL: Carpeted floor, ceiling light point, security entry phone.

KITCHEN: 12'3 x 9'7 (3.73m x 2.92m) White sink and drainer with chrome taps, tiled splash backs, under sink white cupboards, white laminate roll top work surface, strip light, freestanding oven and hob, television point, power points, white UpVC double glazed window to the rear aspect.

LOUNGE: 13'5 x 15'2 (4.09m x 4.62m) Carpeted floor, ceiling light point, power points, television point, electric fire, white UpVC double glazed window to the front aspect.

BEDROOM: 11'6 x 10'7 (3.51m x 3.23m) Carpeted floor, ceiling light point, power points, white UpVC double glazed window to the rear aspect.

BEDROOM 2: 11'6 x 9'3 (3.51m x 2.82m) Carpeted floor, ceiling light point, power points, white UpVC double glazed window to the front aspect.

BATHROOM: 7'10 x 7'0 (2.39m x 2.13m) Carpeted floor, ceiling light point, white suite comprising of wall mounted sink, panelled bath with 'Mira' shower over, low level WC, part tiled walls, airing cupboard, white UpVC double glazed obscured window.

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.

