# Philip Laney & Jolly

## Cowleigh Road, Malvern

- A well presented flat on the first floor
- Beautiful Period building which is sat quietly back from the road
- Enjoys pretty garden views
- Entrance hall, lounge, kitchen with appliances
- Double bedroom and bathroom with shower
- Tenants will have access to the landlords gardens
- Available now for a 12 month tenancy which can be renewed thereafter
- Sorry no smoking, no children, no pets, no DSS
- £100 per month payable to cover gas, electric water & council tax

**PRICE: £395 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.**

## The Flat, 71 Cowleigh Road, Malvern, Worcestershire WR14 1QL

**LOCATION:** Located on Cowleigh Road, not far from the shops and amenities in Great Malvern.

**DESCRIPTION:** A well presented flat on the first floor of this beautiful Period building which is sat quietly back from the road and enjoys pretty garden views. The accommodation briefly comprises of entrance hall, lounge, kitchen with appliances, double bedroom and bathroom with shower. The tenants will have access to the landlords gardens. Available now for a 12 month tenancy which can be renewed thereafter. Sorry no smoking, no children, no pets, no dss.

**ACCOMMODATION:**

**ENTRANCE HALL:** Shared entrance hall with stairs leading to the first floor.

**FLAT HALLWAY:** Front door to the flat leading into a small hallway with doors off to the bedroom, bathroom and kitchen.

**BEDROOM: 11'10 x 13'1 (3.61m x 4.01m)** Double bedroom with sash window to the rear of the building, overlooking the garden, carpeted flooring, ceiling light point, radiator, washbasin, power points.

**BATHROOM:** White suite comprising of panel bath with electric shower over, close coupled WC, bidet and pedestal washbasin, vinyl flooring, radiator, ceiling light point, bathroom cabinet, two towel rails, window to the rear aspect.

**KITCHEN: 11'10 x 8'10 (3.61m x 2.71m)** Range of base units, stainless steel sink and drainer, wood effect roll top laminate worksurface, fridge/freezer, washing machine, freestanding cooker, vinyl flooring, sash window to the rear, door to:

**LIVING ROOM: 14'3 x 11'4 (4.36m x 3.46m)** Sash window to the front aspect, carpeted flooring, ceiling light point, radiator, power points.

**SERVICES:** Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. All bills are included in the rent and are the responsibility of the Landlord.

**LEASE:** The property is available on an initial twelve 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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