Philip Laney & Jolly

Arleydale, West Malvern Road, Malvern

- **Spacious duplex apartment**
- **Quirky and interesting layout**
- **Three double bedrooms**
- **Spectacular views over Herefordshire**
- **Beautiful tiered garden**
- **Off road parking, gas central heating**

PRICE: £695 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.

Flat 1 Arleydale, West Malvern Road, Malvern, Worcestershire WR14 4EJ

LOCATION: Situated in an elevated position, enjoying a westerly aspect with panoramic views over the Herefordshire countryside towards British Camp, Hay Bluff and the Black Mountains, with direct access to the footpaths of the Malvern Hills close by.

DESCRIPTION: Three bedroom duplex apartment with a quirky, interesting layout. The accommodation briefly comprises of entrance hall, three double bedrooms and small study/cloakroom to the ground floor, with fitted kitchen, large living room, hallway, bathroom, WC, porch and cellar to the lower ground floor. The property also benefits from off road parking, beautiful tiered garden and gas central heating. Available early August, unfurnished.

ACCOMMODATION:

COMMUNAL ENTRANCE HALL: Part glazed front door, carpeted floor.

HALLWAY: Wooden panel front door, wall lights, carpeted floor, radiator, stairs to lower ground floor.

BEDROOM 1: 14'4 into bay x 11'8 (4.39m x 3.57m) Large bay window to the front aspect, small window to the side aspect, wall lights, wooden floor boards painted white, radiator, power points.

BEDROOM 2: 18'1 into bay x 12'11 (5.54m x 3.94m) Large bay window boasting outstanding views over Herefordshire towards the black mountains, stripped floor boards, open fireplace with marble mantle, small window to the side aspect, wall light fittings, power points

SMALL STUDY/CLOAKROOM: Window to the rear aspect with fantastic views, wall light, carpeted floor, coat hooks, shelving, feature window through to hall

LANDING: Inset spot lights, laminate floorboards, radiator, built in shelving, door to private garden

KITCHEN: 14'11 x 12'6 (4.55m x 3.82m) A range of white wall and base units with metal door pulls and laminate roll top worksurface over, stainless steel 1 and ½ bowl sink and drainer with mixer tap, windows to the front and side aspect, wall mounted heated towel rail, range cooker with 5 point gas hob and double oven, space for fridge, space for freezers, space for tumble dryer, plumbing for washing machine, shelving, vinyl floor, radiator.

LOUNGE: 18'5 x 12'6 (5.62m x 3.82m) Ceiling light point, patio doors to garden, two windows to side aspects, laminate floor, power points

BATHROOM: 5'5 x 11'3 (1.66m x 3.45m) Ceiling light point, part tiled walls, tiled floor, wall mounted heated towel rail, small sash window to the rear porch, white suite comprising pedestal wash hand basin, panelled bath with shower attachment, bidet, extractor, towel rail

CLOAKROOM WC: Ceiling light point, laminate floor, small sash window to porch, small white wall mounted wash hand basin, white low level WC

INNER HALLWAY: 9'3 x 6'5 (2.84m x 1.97m) Inset spotlights, laminate flooring, leads to:

SECOND HALLWAY: Ceiling light point, radiator, carpeted floor, wall mounted boiler, door to stairs and:

BEDROOM 3: 11'5 x 12'5 (3.49m x 3.79m) Carpeted stairs, large window to the front aspect, radiator, feature fireplace with marble mantle and tiled hearth, carpeted floor, door to communal hallway

REAR PORCH: Two windows to the rear aspect, ceiling light point, tiled floor

GARDEN: Enclosed tiered garden, fantastic views across Herefordshire, slab patio, garden shed, lawn to the lower tier, concrete steps, extensive boarders.

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. No smokers, children or 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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