

# Philip Laney & Jolly

## Worcester Road, Great Malvern



- An attractive, one bedroom, first floor apartment
- Retaining many period features
- Sitting room, kitchen, double bedroom and bathroom with shower
- Electric night storage heating
- Fitted carpets
- Available mid January, unfurnished

**PRICE: £375 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 1, 23 Worcester Road, Great Malvern, Worcestershire WR14 4QY

**LOCATION:** The flat is situated in the centre of Great Malvern above shops in Worcester Road.

**AMENITIES:** There is a wide range of shops in Great Malvern as well as leisure facilities including the refurbished Festival Theatre & Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library & Museum. 'Bus services from Malvern provide regular travelling facilities to other parts of the Malverns, to Ledbury and to Worcester. There are railway stations in both Great Malvern and Malvern Link.

**DESCRIPTION:** Flat 1 is located on the first floor of a Victorian building, with ground floor entrance serving three flats. Flat 1 was understood to have been converted in about 1995 (*to be verified*), but retains many attractive period features, and has fitted carpets.

**ACCOMMODATION:** (*All measurements stated are to the nearest 3 inches and converted to metric*).

**ENTRANCE HALL:** Security entry phone, electric night storage heater, one double and one single power point, smoke alarm.

**SITTING ROOM:** 15'6" x 12'0" (4.7m x 3.7m) Marble period fireplace (not for use), electric night storage heater, one single and two double power points, telephone point, TV aerial point, wall lights, cornice, picture rail.

**BEDROOM:** 12'3" plus recess x 9'3" (3.7m x 2.8m) Night storage heater, two double power points, walk-in cupboard.

**BATHROOM:** White suite comprising panelled bath, electric shower over with tiled surround, close coupled low suite W.C., pedestal wash basin, strip light with shaver socket, extractor fan, wall mirror, Dimplex wall mounted electric heater.

**KITCHEN:** 11'6"x 7'5" (3.5m x 2.3m) Post formed laminated working surfaces, stainless steel 1½ bowl inset sink with mixer tap, cupboards and drawers under part, tiled surrounds, wall cupboards, plumbing for automatic washing machine, point for electric cooker, cooker hood over, night storage heater, two double and five single power points, extractor fan, vinyl floor covering. AIRING CUPBOARD with electric immersion heater, economy 7 timer.

**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 £46.00). 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.

