Philip Laney & Jolly

Worcester Road, Malvern Link

- Modern one bedroom second floor flat
- Lounge, fitted kitchen, modern bathroom with shower
- Offering spacious accommodation and excellent long distance views
- Secure car parking
- A few yards from shops, banks, railway station and bus services
- Available early July, unfurnished

PRICE: £400 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 3, 219 Worcester Road, Malvern Link, Worcestershire WR14 1SU

LOCATION: The flat is situated in the heart of Malvern Link in a level part of Malvern, about a mile from the centre of Great Malvern and about 7 miles from the centre of the City of Worcester. The M5 motorway junction 7 is about 8 miles distant.

AMENITIES: Malvern Link has a busy commercial centre with a wide range of shops, several banks, and on the outskirts of Malvern Link there are several large supermarkets including a Morrisons and a Kwik Save, as well as a retail park. Malvern Link railway station is within a hundred yards or so, giving direct access to Worcester and Hereford and the rest of the railway network. 'Bus services along Worcester Road provide travelling facilities to other parts of the Malverns and to Worcester.

DESCRIPTION: Flat 3 is situated on the second floor of a three storey building. Access is via Cromwell Road and small car park where there is reserved parking for one car. The spacious accommodation has **Double Glazed Windows** and **Electric Heating**. On the ground floor there is an entrance door with door entry 'phone system, and a communal hall where the electric and water meters are housed. There is also a lockable outside store for bikes.

ACCOMMODATION:

ENTRANCE HALL: With electric heater, entry phone door to bedroom and stairs to the rest of the accommodation.

BEDROOM: Double room with double glazed window to the rear, electric heater and large walk in wardrobe.

BATHROOM: White modern suite comprising of WC, wash hand basin and panel bath with shower over.

LOUNGE/DINING ROOM: Spacious room with two double glazed windows to the front of the building, electric heater, storage cupboard housing immersion heater and shelving. Opens into

KITCHEN: Modern fitted kitchen with a range of white wall and base units, stainless steel sink and drainer, electric oven and extractor fan, space and plumbing for washing machine and space for fridge/freezer.

PARKING: There is parking to the rear of the property in a padlocked car park.

BIKE STORE: A locked storage shed is available for the storage of bicycles.

SERVICES: Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection.

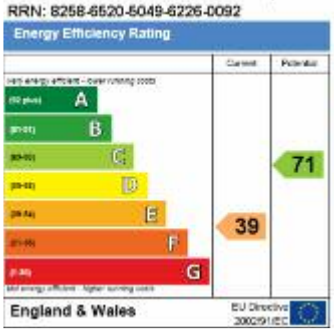
LEASE: The apartment is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. No pets, no smokers or no Children. The rent is to be paid monthly (in advance) on the first of every month by standing order.

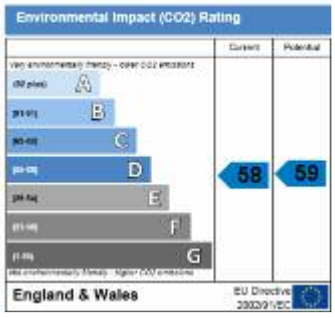
OUR LETTING PROCEDURE: If the property is suitable a prospective tenant will be asked to pay a fee of £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – ***THIS IS A TOTAL OF £150.00.*** Any additional 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.

Address: Flat 3 219, Worcester Road, MALVERN, WR14 1SU
RRN: 8258-6520-5049-6226-0092





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