

# Philip Laney & Jolly

## Hanley Terrace, Malvern Wells



- Ground floor apartment
- One double bedroom
- Bathroom with shower

- Fitted kitchen
- Spacious living room
- Available early April 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, 5 Hanley Terrace, Malvern Wells, Worcestershire WR14 4PF

**LOCATION:** Situated just off the Wells Road in Malvern, approximately 1.5 miles from the shops and amenities of Great Malvern.

**DESCRIPTION:** Spacious and well presented first floor apartment with one double bedroom. Fitted kitchen with oven, hob and fridge. Living room and shower room. Gas central heating throughout and on road parking.

### **ACCOMMODATION:**

**ENTRANCE HALL:** Carpet flooring, built-in cupboard, built-in shelving.

**KITCHEN: 10'2 x 5'11 (3.12m x 1.83m)** Modern cream fitted base units, stainless steel sink and drainer, fridges, electric oven and ceramic hob, laminate roll-top worksurface, window to side aspect, vinyl flooring, neutral décor, three point spotlight ceiling light, power points.

**LOUNGE: 10'1 x 14'1 (3.09m x 4.30m)** Carpet flooring, radiator, fireplace (blocked off) with mantelpiece, neutral décor, sliding glazed patio doors leading outside, ceiling light point, TV point, power points.

**BEDROOM: 10'3 x 11'11 (3.14m x 3.64m)** Window to rear aspect, radiator, carpet flooring, ceiling light point, built-in shelf, neutral décor, power points.

**SHOWER ROOM: 6'10 x 5'11 (2.10m x 1.80m)** White suite comprising of panel bath with shower attachment, close coupled WC, pedestal washbasin, heated towel rail, mirror with light, glass shelf, tiled flooring, ceiling light point, neutral décor, extractor.

**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](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.