Philip Laney & Jolly

Imperial Road, Great Malvern

- A first floor self contained flat with period features in an attractive stone building
- Located close to Great Malvern railway station
- Within easy walking distance to the centre of Great Malvern
- Lounge and fitted kitchen
- Bedroom and bathroom
- Electric night storage heating
- Available mid July, unfurnished

PRICE: £440 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 4, St Margaret's, Imperial Rd, Great Malvern, Worcestershire WR14 3AT

LOCATION: The flat is well situated close to the amenities in Great Malvern, and directly opposite Great Malvern railway station, with a wooded green between.

AMENITIES: There are a wide range of shops in Great Malvern as well as leisure facilities including the Festival Theatre & Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library & Museum. Bus services close by provide travelling facilities to other parts of the Malverns and to Worcester, as well as Great Malvern train station which is situated opposite the flat.

DESCRIPTION: Flat 4 is located on the first floor of a Victorian building and has large sash windows making it well-lit. The accommodation has Electric Night Storage Heating and is available to let unfurnished.

ACCOMMODATION:

ENTRANCE HALL: Electric storage heater, fitted carpets, doors to all rooms.

KITCHEN: 8'6" x 7'9" (2.6m x 2.4m)
Range of fitted wall and base units, One and a half bowl sink and drainer, laminated work surfaces with tiled surrounds, Electric oven with hob, plumbing for automatic washing machine and sash window to side.

LOUNGE: 14'9" x 13'3" (4.5m x 4m)
Period open fireplace with wooden surround and mantle (not in use), sash window to rear aspect with views over garden and to hills, electric night storage heater. telephone point, three double power points, T.V. aerial point, fitted carpet, curtains.

BEDROOM: 12'3" x 11'9" (3.7m x 3.6m)
Ornamental fireplace, electric night storage heater, two double power points, fitted carpet, curtains

BATHROOM:
panelled bath, tiled surround, shower over, pedestal wash hand basin, tiled splashback, close coupled low suite W.C., mirror-fronted medicine cabinet, shelf, towel rail, fitted carpet, airing cupboard with economy 7 timer switch.

GARDENS: There is a communal garden to the rear of the property, laid mainly to lawn with a variety of mature shrubs and trees, with views towards the Malvern Hills.

NOTE: There is no parking allocated to the property.

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, DSS, 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 £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 tenants 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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