

# Philip Laney & Jolly

## Lansdowne Crescent, Worcester



- One bedroom flat in period property
- Quiet location with excellent views
- Bathroom with shower

- Kitchen with breakfast bar
- Electric heating
- Available early to mid October, furnished

**PRICE: £475 per month**

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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, 10 Lansdowne Crescent, Worcester, WR3 8JE

**DESCRIPTION:** A traditional three storey period property situated on the outskirts of Worcester City Centre. Within easy reach of the two train stations and the M5 motorway. The apartment is on the top floor, briefly comprising of: Lounge, Kitchen, Bedroom and Bathroom. Original sash windows, excellent views of the city centre and available part furnished. This property has electric heating.

### ACCOMMODATION:

Communal entrance on side of property with stairs leading to all flats. Flat 1 is situated on the top floor.

**ENTRANCE HALL: (10'2"x7'2")** Spacious entrance hall with doors leading to all rooms. Carpeted and neutrally decorated. Storage Heater. Large Fitted Cupboard for storage containing shelved and water emersion.

**LOUNGE: (15'8"x9'4")** Light and airy room with traditional sash window. Superb views of gardens and Worcester City Centre. Original ornate fireplace with electric coal effect fire. Carpeted throughout. Includes sofa, and coffee table. Double doors leading to bedroom (bedroom can also be accessed from entrance hall)

**BEDROOM: (15'7" x 8'5")** Sash window with views of gardens and Worcester City Centre. Light and airy space with original ornate fireplace and electric heater. Carpet. Double Bed. Glass paneled door to entrance hall.



**BATHROOM:** Vanity sink area, bath with Mira Electric Shower, toilet and area for washing machine. Washing machine included.

**KITCHEN: (10'10" x 6'10")** Light area with plenty of cupboards. Large Fridge Freezer, Electric cooker with hob, stainless steel sink with grainer. Breakfast bar with stools.

**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, gas, council tax and water bills.

**COUNCIL TAX BAND - A**



**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. 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 £90.00 on application and an administration charge of £90.00 (the fee for drawing up the lease) and will need to complete a simple application form – **THIS IS A TOTAL OF £180.00**. Any additional applicant(s) will need to pay a fee of £60. 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 (£90.00) 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.

