

Philip Laney & Jolly

Lansdowne Crescent, Malvern



- Spacious ground floor apartment with courtyard garden
- Premier residential location
- Large double bedroom
- Kitchen/Dining room
- Living room
- Fully furnished, part furnished or unfurnished to suit
- Available immediately

PRICE: £495 per calendar 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.

2 Lansdowne Crescent, Malvern, Worcestershire, WR14 2AW

LOCATION: Situated in a premier residential location in Great Malvern within walking distance to Great Malvern railway station and to the town centre with the shops and amenities it has to offer. The property is situated in one of Malvern's most attractive terraces overlooking a pleasant green.

DESCRIPTION: The accommodation briefly comprises: Kitchen/dining room, spacious lounge, large double bedroom and bathroom with shower. The property further benefits from gas central heating, courtyard gardens to front and rear and brick built exterior store rooms.

Currently the property is partly furnished however additions can be made to make it fully furnished or everything can be removed to make it unfurnished.

ACCOMMODATION:

KITCHEN: (20'6 x 6'9")

Entered via a part wood and part glazed front door. Having single glazed window to front aspect. Fitted with a range of traditional style base and eye level units with work surface over, stainless steel sink unit, electric oven, hob, fridge, washing machine and microwave. Space for dining table.

LIVING ROOM: (15'5" x 12'2") Sash windows to front aspect, carpeted floor, radiator, feature fireplace. Tv point, telephone point.

BEDROOM 1: (15'2 x 12'8) Sash windows to rear aspect, carpeted floor, radiator, built in wardrobes.

BATHROOM: Avocado suite consisting of low flush WC, wash hand basin unit, panelled bath with shower over, radiator, ceiling light point, vinyl flooring. Fully tiled walls.

OUTSIDE:

Gravelled seating area to the front with brick built store room. Further small courtyard garden to the rear and two further brick built stores.

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. Sorry, no smokers, DSS and pets at landlords discretion. The rent is to be paid monthly (in advance) every month by standing order.

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) 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.

