

Philip Laney & Jolly

Otter Lane, St Peters, Worcester



- A modern purpose built apartment
- One Double Bedroom
- Lounge
- Bathroom with shower
- Fitted Kitchen with hob & oven
- Double Glazing & Night Storage Heaters
- Available now, unfurnished

PRICE: £420 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.

19 Otter Lane, St Peters, Worcester, WR5 3PQ

LOCATION: Otter Lane is situated on the popular estate of St Peters on the south side of Worcester. Approximately 1 mile from the M5 Junction 7 and 7 miles from Great Malvern. There is a large Tesco supermarket within a short walking distance as well as a local shop, dentist and takeaway. Bus services to Worcester City Centre run regularly from the estate.

DESCRIPTION: This is a modern, purpose built one bedroom apartment in a block of 8. The well appointed accommodation includes a good sized lounge, double bedroom, kitchen and bathroom with shower over the bath. The property further benefits from electric storage heating, double glazed windows, security phone entry and allocated parking. The property is being let unfurnished.

ACCOMMODATION:

LOUNGE: 12' maximum x 11'6" Carpeted living room with double glazed window, electric storage heater, TV point, telephone point, security phone entry, storage cupboard.

KITCHEN: 10'10" x 5'8" Fitted kitchen with a range of wall and base units. Cooker and hob, plumbing for washing machine, sink unit, Electric night storage heater and double glazed window.

BEDROOM: 10'6" maximum x 9'7" Double glazed window, built in cupboard and night storage heater.

BATHROOM: White suite panelled bath with shower over, pedestal wash hand basin, low level WC, and extractor fan

OUTSIDE: Allocated parking space and communal gardens mostly laid to lawn with shrub borders.

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. 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) 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.