Philip Laney & Jolly

Queens Drive, Great Malvern

- A spacious top floor apartment
- Large lounge with spectacular views across the Severn Valley
- Fitted kitchen
- Double bedroom
- Spacious bathroom
- Benefiting from parking
- Available now, unfurnished, for an initial 12 month tenancy

PRICE: £475 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.

4C Queens Drive, Malvern, Worcestershire WR14 4RE

LOCATION: The Flat is situated in the Great Malvern conservation area, close to the shops of Great Malvern. Worcester is within about 9 miles, and the M5 motorway Junction 7 is about 10 miles distant.

DESCRIPTION: This spacious flat is located on the top floor of a Victorian building. There are good views from the sitting room and bedroom one over the Severn Valley and pleasant views from the kitchen, with large sash windows making it a well-lit flat. It is available unfurnished apart from fitted carpets and has **Electric Night Storage Heating**.

ACCOMMODATION:

ENTRANCE HALL: Carpeted floor, ceiling light point, large storage cupboard.

KITCHEN: **15'7 x 12'10 (4.75m x 3.91m)** Ceiling light point, carpeted floor, power points, night storage heater, original single glazed sash window to the rear aspect, tiled splashbacks, cream wall and base units with wood effect laminate roll top worksurface, stainless steel sink and drainer.

LOUNGE: **12'10 x 17'9 (3.91m x 5.41m)** Carpeted floor, electric fire, night storage heater, power points, ceiling light point, telephone point, television point, original single glazed sash window offering views across the Severn Valley.

BEDROOM: **9'8 x 13'3 (2.95m x 4.04m)** Carpeted floor, night storage heater, power points, ceiling light point, original single glazed sash window offering views across the Severn Valley.

BATHROOM: **11'4 x 9'8 (3.45m x 2.95m)** Carpeted floor, part tiled walls, night storage heater, ceiling light point, two large storage cupboards, suite comprises low level WC, wooden panelled bath with chrome taps and electric shower over, wall mounted sink with chrome taps, original single glazed sash window to rear aspect.

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 twelve 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 £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 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.

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