Philip Laney & Jolly

Queens Drive, Great Malvern

- A spacious apartment on the first floor
- One double bedroom
- Lovely large lounge with spectacular views and feature fireplace
- Spacious kitchen/dining room
- Parking
- Available mid to end of April, unfurnished, on an initial 12 month tenancy

PRICE: £460 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.

3B Queens Drive, Great Malvern Worcestershire WR14 4RE

LOCATION: This flat is situated along Worcester Road in Great Malvern, above Brays.

DESCRIPTION: A one bedroom apartment comprising of double bedroom, open plan kitchen and dining area, large living room and shower room. This apartment also benefits from spectacular views across the Severn Valley.

ACCOMMODATION:

ENTRANCE HALL: L shaped hallway with storage cupboards under the stairs. Electric storage heater.

KITCHEN/DINER: **15'7" x 10'5" (3.18m x 4.47m)** Separate kitchen area with a range of fitted units. Plumbing for washing machine. Stainless steel sink and drainer. Two large sash windows to the rear.

LOUNGE: **17'11" X 14'4" (5.46m x 4.39m)** Carpeted living area with feature fireplace. Two sash windows out to the front of the building with fantastic views out over the Severn Valley

BEDROOM: **10'5" x 12'11" (3.19m x 3.94m)** Double room with sash window to the front boasting lovely views. Electric storage heater.

SHOWER ROOM: White suite comprising, low level WC, pedestal washbasin with tiles splashback, fully tiled shower cubicle, original obscured single glazed sash window, ceiling light point.

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 and DSS. The rent is to be paid monthly (in advance) on the first of every month by standing order.

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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