

Philip Laney & Jolly

Scotland House, Malvern



- Well presented first floor apartment
- One bedroom, Bathroom
- Open Plan Kitchen & Living Area
- Off Road Parking
- Electric Heating
- Furnished or unfurnished

PRICE: £550 per month

21 Worcester Road Great Malvern Worcestershire WR14 4QY
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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.

10 Scotland House, 2 Cowleigh Road, Malvern, Worcestershire WR14 1QD

DESCRIPTION: Situated near to Malvern Link railway station and within walking distance of the shops and amenities of Malvern Link, this apartment offers well presented accommodation which briefly comprises Entrance Hall, Open Plan Living/Kitchen/Dining area, Bedroom and a Bathroom. The apartment looks out over communal gardens and has off-road and visitor parking and lift access.

ACCOMMODATION:

Front door leading into

ENTRANCE HALL: With wall mounted electric heater, two built in storage cupboards, door to airing cupboard housing hot water tank, wall mounted entry phone, doors to

OPEN PLAN LIVING/KITCHEN/DINING: 18'4" x 13'7" max (5.89m x 4.14m). Fitted with a range of matching kitchen units including inset stainless steel Franke bowl and half sink with hot and cold mixer tap, base drawer and cupboards, worksurface over, built in electric oven, 4 ring ceramic hob, extractor fan over, integrated fridge and freezer, integrated Bosch washer/dryer, matching wall mounted storage cupboards, wood effect flooring. Living area has two wall mounted electric heaters, windows on two aspects providing far reaching views over the Severn Valley, two wall light points and ceiling light point.



BEDROOM: 12'4" x 10'5" (3.76m x 3.18m). Window to the rear aspect providing far reaching views, wall mounted electric heater, built in double wardrobe.



BATHROOM: Fitted with a white suite consisting of a 'P' shaped shower and bath with hot and cold mixer tap, thermostatically controlled shower, glazed shower screen, low level WC, pedestal wash hand basin, electric heater, part tiled walls and wood effect flooring, light/shaver unit, extractor fan.

OUTSIDE: The property has a communal parking area with additional parking for visitors and attractive communal gardens and lift access.

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. No smokers, children or 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 1 and a half 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.