

# Philip Laney & Jolly

## Grit Lane, Malvern



- One bedroom annexe barn conversion
- Beautiful rural setting yet still within easy reach of Malverns amenities
- Lounge, modern fitted kitchen with stable door
- Re-fitted bathroom with white suite and shower
- Converted attic, possible office but restricted head height
- Parking, gas central heating and garden
- Available mid March, unfurnished

**PRICE: £500 per month**

21 Worcester Road Great Malvern Worcestershire WR14 4QY

[www.philiplaneyjolly.co.uk](http://www.philiplaneyjolly.co.uk)

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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.

## The Annexe, Hop Kiln Cottage, Grit Lane, Malvern, Worcestershire WR14 1UR

**LOCATION:** The annexe is located in a beautifully rural setting, away from the main road but within a short drive to Malvern's shops and amenities.

**AMENITIES:** There are a wide range of shops in Malvern Link and Great Malvern as well as leisure facilities including the Festival Theatre and Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library and Museum. Bus services from Malvern provide regular travelling facilities to other parts of the Malverns, to Ledbury and to Worcester.

**DESCRIPTION:** A one bedroom barn conversion comprising of living room, fitted kitchen, double bedroom, bathroom and converted loft space. The property also benefits from gas central heating.

**LIVING ROOM: 14'9" x 13'10"** Carpeted living area with two windows to the rear, one to the side and one small window to the front. Seven plug sockets, two telephone points and one TV point. One storage cupboard with hanging space. Wooden stairs leading up to loft space. Gas central heating radiator.

**KITCHEN: 10'2" X 7'4"** Range of contemporary beech effect wall and base units with dark grey roll top work surface and tiled splash backs. 1 ½ stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Town & Country double oven with hob and free standing fridge/freezer. Stable door out to patio area. One window to the rear of the property. Six plug sockets and gas central heating radiators.

**BATHROOM: 5'5" x 6'7"** Modern white suite comprising of wash basin with silver taps, flush WC and panel bath with mixer shower over. Large mirrored medicine cabinet. One obscured window to the front of the property.

**BEDROOM: 10' x 7'2"** Carpeted bedroom with room for a double bed. Two windows to the rear of the property. Built in wardrobe and shelving space. Four plug sockets. Gas central heating radiator.

**LOFT SPACE: 31'8" x 7'8"** Large carpeted area, with window to side and radiator. Restricted head space.

**OUTSIDE:** Peaceful bricked patio area and parking for one car.

**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 not 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](http://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.

