



Room 3, 8 Merton Road, Malvern, Worcestershire, WR14 1ND

A stunning en-suite double room nestled in the heart of Malvern Link, let fully furnished boasting an exceptionally high finish throughout, a superb private en-suite, bespoke granite kitchen with dining area, landscaped rear garden and bills included.

www.platinum-property.co.uk

£525 pcm

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Property Location

Malvern Link is an established residential location and home of the prestigious Morgan car company. It's facilities include train station, doctors, veterinary and dental surgeries, selection of banks, primary and secondary schools, numerous shops and a variety of restaurants and public houses. Also within Malvern Link is a supermarket and close to hand is the Newlands Retail and Business Park. Within the Malvern Hills district there is a further range of schooling to include many established independent schools, an array of churches, the Malvern Priory and access to the leisure activities of the Malvern Hills.

Directions - Leave our office and take a right hand turn into Richmond Road. Continue along Richmond Road and take the first turn left into Merton Road. Bare left along Merton Road and you will find number 8 Merton Road on the right hand side.

Property Details

ENTRANCE HALL Entrance via resin triple glazed door to the front aspect, stairs rising to the first floor and understairs storage cupboard. Oak doors opening to the Kitchen/ Dining Room and Living Room.

KITCHEN/ DINING ROOM 24' 11" x 12' 11" (7.59m x 3.94m) Impressive light and airy room benefiting from a large double glazed glass roof and bi-fold double glazed doors with fitted blinds within the glazed panels opening to the rear garden. Luxurious high specification Kitchen which boasts a range of matching base and eye level soft closing units and drawers with under unit lighting, white quartz work surfaces and glass panel splash backs. A range of integrated appliances which include twin eye level ovens, microwave oven and steam oven with additional warming plate, built in fridge and freezer, dishwasher, one and one half bowl sink with both mixer taps and instant hot water tap. Breakfast island with four ring induction hob and stainless steel extractor fan and spot lighting over. The open plan layout presents a large dining area with ample space for a dining table, solid oak flooring and door opening to the Cloakroom.

WC

BEDROOM ONE Double Room Ground Floor

BEDROOM TWO 14' 6" x 11' 10" (4.42m x 3.61m) Ensuite Room First Floor

BEDROOM THREE 12' 08" x 11' 09" (3.86m x 3.58m) Ensuite Room First Floor

BEDROOM FOUR 8' 10" x 6' 8" (2.69m x 2.03m) Double First Floor

BATHROOM 11' 11" x 7' 9" (3.63m x 2.36m) max Triple opaque glazed window to the side aspect, luxury spa style fitted bathroom comprising twin 'his & hers' hand basins. Open shower with glass shower screen, heated towel rail,

BEDROOMFIVE 15' 10" x 14' 6" (4.83m x 4.42m) Double 2nd Floor

OUTSIDE To the front of the property there is a paved driveway providing off road parking, archway leading to the gated access for the rear garden. Enclosed rear garden with a paved patio seating area, stairs rising to as artificial lawn.

Important Information

Rent	£525 pcm
Deposit	£500
Council Tax Band	B
Furnished	Furnished
Expected available date	Available Now

Securing the Property

Having found the property you are looking for; the next step is to make an application.

We will forward to you and your guarantor our application form via e-mail requesting the information we require to verify your suitability for the property.

The property will not be reserved until the application form has been received from you and your guarantor. Our checks include verification of your identity, previous credit history, landlord and employment referencing together with an affordability assessment. Should you anticipate any issues please highlight these with us in advance to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION FORM THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE. HOWEVER THE PROPERTY WILL THEN BE RE-MARKETED IF YOU DO NOT SIGN YOUR TENANCY AGREEMENT WITHIN 7 DAYS OF APPLICATION.

ONCE SIGNED THE PROPERTY IS THEN SECURED FOR YOU AND WILL NOT BE OFFERED TO ANYONE ELSE. LIKEWISE, YOU AND YOUR GUARANTOR ARE LEGAL COMMITTED TO RENT THE PROPERTY FOR THE PERIOD OF THE TENANCY STATED IN THE AGREEMENT.

Successful Applications

The deposit is payable on confirmation that your application has been successful, and the first month's rent is payable before moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque.

Please ask for our client account number and sort code to make online payments or discuss other payment options.

Deposits

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

Tenancy Agreements

Initially we usually offer 6 months assured shorthold tenancy which can be renewed for a further 6 or 12 months with the agreement of the Landlord.

Tenant's Insurance

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application, we can introduce you to a suitable profession via Platinum Property Finance to obtain a competitive quotation.

Please contact your local office for further information regarding this property.