

Room 1, 23 Happy Land West, Worcester, Worcestershire, WR2 5DQ

Shared Student House for 4 people within 20 minutes walk of the St Johns Campus. Similar sized double furnished rooms, with 4ft bed desk chair and wardrobe tenants share well appointed communal facilities, fitted kitchen with adequate storage, common room, and ground floor bathroom shower over bath EPC E

www.platinum-property.co.uk

£433 pcm Student Room

PLATINUM PROPERTY AGENTS 15-17 St Johns, Worcester, WR2 5AE T: 01905 740580 F: Email: worcester@platinum-property.co.uk

Property Location

Situated 1.14 KM from the St Johns Campus of Worcester University approximately 18 minutes walk

Property Details

A well presented shared house for 4 people all similar sized double rooms, all furnished with bed desk chair and wardrobe.

Shred facilities include a modern bathroom, kitchen with white goods, utility room and communal lounge. There is also a neat rear garden.

RENT SCHEDULE Room 1 Rent £433.33 PCM Inclusive of bills

Room 2 Rent £433.33 PCM Inclusive of bills

Room 3 Rent £433.33 PCM Inclusive of bills

Room 4 Rent £433.33 PCM Inclusive of bills

Successful Applications

The deposit is payable of confirmation that your application has been successful and the first month's rent is payable before to 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.

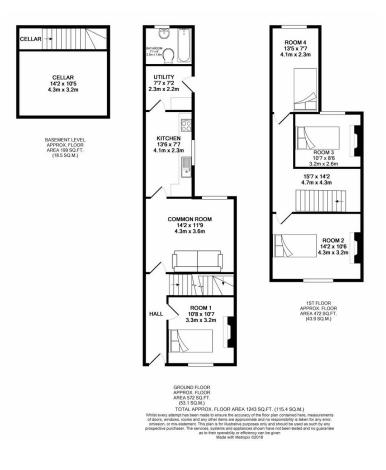
Tenancy Agreements

Initially we usually offer 11 months assured shorthold tenancy which can be renewed for the following year with the agreement of the Landlord and payment of the Renewal Fee of £90

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.



23, Happy Land West, WOR	CERTER WR2 EDO		
Dwelling type: Mid-te Date of assessment: 29 J	errace house uly 2015 ugust 2015 roperties to see which proper	Type of assessment: F Total floor area: 1 ties are more energy efficie	2018-9066-7243-3785-0940 RdSAP, existing dwelling I01 m ²
Estimated energy costs	of dwelling for 3 years		£ 4,887
Over 3 years you could save			£ 1,938
Estimated energy cos	sts of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 186 over 3 years	
Heating	£ 3,981 over 3 years	£ 2,529 over 3 years	You could
Hot Water	£ 660 over 3 years	£ 234 over 3 years	save £ 1,938
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To find out more about the recommended measures and other actions you could take today to save money, visit www.govuk/energy-grarts-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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