



## 208a Wylde Lane, Worcester, WR5 1DX

Student house for 5 people truly well presented luxuriously furnished en-suite rooms, a well appointed fitted kitchen and a well fitted house bathroom. The property has the additional benefit of car parking for each room. Within walking distance of the centre of Worcester and the City Campus. EPC B

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

£500 pcm  
Student Room

PLATINUM PROPERTY AGENTS 15-17 St Johns, Worcester, WR2 5AE

T: 01905 740580 F: Email: [worcester@platinum-property.co.uk](mailto:worcester@platinum-property.co.uk)

### Property Location

Situated 3.37 KM from the St Johns Campus of Worcester University approximately 42 minutes walk

### Property Details

208a Wylds Lane is one of the Platinum Prestige Collection of Student Houses

The property is set back off Wylds Lane and is fully block paved outside providing more than adequate off street parking, a large hall with fitted cloakroom, kitchen being fitted to a high standard with a range of units and includes a cooker, fridge and washing machine, the lounge is a large room 37 Square meters, well furnished with sofas, dinning table and chairs.

All the bedrooms are of double proportions and are furnished with a double bed, wardrobe, desk and chair as a minimum. Each room has its own en-suite shower room fitted with white appliances which include wash basin, WC, and walk in shower.

RENT SCHEDULE Room 1 Ground floor Rear £500.00 PCM including bills

Double bed En-suite 15.51 Square Meters

Room 2 Ground floor Rear £500.00 including bills

Double bed En-suite 21.64 Square meters

Room 3 First floor side £500.00 including bills

Double bed En-suite 15.88 Square meters

Room 4 First floor front £500.00 including bills

Double bed En-suite 23.50 Square meters.

Room 5 First floor Rear £500.00 including bills

Double bed En-suite 14.86 Square meters

INDIVIDUAL AGREEMENTS All our properties are offered with individual agreements which means; You and your guarantor are only responsible for your own room and rent with an equal share of communal areas. We can accept individuals or smaller groups and assist with finding house mates.

### Important Information

Deposit - £300

Council Tax Band - Exempt with qualifying certificate

Guarantor - A guarantor is usually required however some of our landlords are willing to be flexible subject to circumstances.

Agreements - Individual 11 months Assured Shorthold Tenancy agreements from 1st September to 31st July

Inclusive - Where indicated inclusive means the rent quoted usually includes: Electricity, Gas, Broadband, Water Rates and sometimes a Communal room TV Licence.

Furnished - Our student properties are fully furnished in line with the University of Worcester recommendations

Pets - This is a shared house and therefore pets would not be appropriate.

### 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.

#### **Paying Online;**

Payee; Platinum Property Rentals

Ac. No.; 53559610

Sort Code; 20-71-45

Ref; Please use your room number and property address e.g. Rm 1 5 Avenue Road. Do not use your name or "rent" or "deposit" as these are difficult to trace

#### **Paying by Debit Card;**

Please call 01905 740580 and a member of staff would be happy to help.

### 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.

### 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.](#)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Certificate



208a, Wylds Lane, WORCESTER, WR5 1DX

Dwelling type: Detached house  
Date of assessment: 23 August 2012  
Date of certificate: 23 August 2012

Reference number: 8305-7579-4839-1426-3823  
Type of assessment: SAP, new dwelling  
Total floor area: 156 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

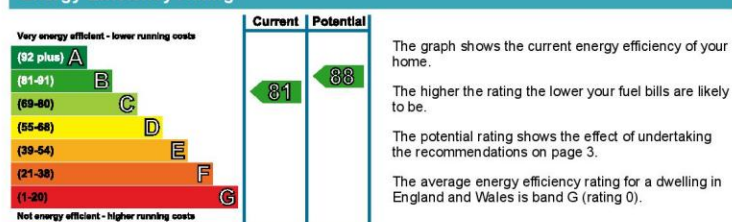
Estimated energy costs of dwelling for 3 years:	£ 1,962
Over 3 years you could save	£ 114

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,455 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 306 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,962</b>	<b>£ 1,848</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 114
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666