



## Flat 2 14a Graham Road, Worcestershire, WR14 2HN

**£650 Per Month**

A well presented mid-floor unfurnished one bedroom apartment in the heart of Great Malvern close to all local amenities and transport links. The property offers a large lounge, bedroom with views, kitchen with undercounter fridge and washing machine, and bathroom. The property also benefits from gas central heating. Available from end of May 2024. EPC D. Council tax A. Deposit £750.



# Flat 2, 14a Graham Road, Malvern, Worcestershire, WR14 2HN

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£150) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £750.00 will be required as security against damage or arrears of rent.

**RENT:** £650.00 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, No pets

**TERM:** Six months minimum. A longer term may be available by negotiation.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

## Directions

From the Allan Morris office on Worcester Road, head south and take the left onto Church Street. Proceed down the hill. At the traffic lights turn left into Graham Road. 14a Graham Road is on your right hand side opposite the Great Malvern Hotel. Entrance to the building is via Broads Bank.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	68	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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