



**East Flat 233 Worcester Road, Malvern, WR14 1SY**

**£825 Per Month**

A very well presented newly spacious first floor apartment in the heart of Malvern Link. The accommodation comprises; entrance hall, large open plan lounge/dining room, fitted kitchen with electric oven & hob, washing machine and fridge, two bedrooms and fully fitted bathroom. The property further benefits from gas central heating and double glazing. Available end August 2024. EPC rating E. Council tax band B. Deposit £951. Holding deposit £190



# East Flat, 233 Worcester Road, Malvern, Worcestershire, WR14 1SY

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent £190 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 £951 will be required as security against damage or arrears of rent.

**RENT:** £825 per calendar month.

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

**RESTRICTIONS:** Non-smokers only. May consider pets.

**TERM:** Six months minimum. Landlord would prefer a 12 month contract initially.

**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 completed.

## Directions

From our office proceed along Worcester Road towards Malvern Link. As you reach the centre of Malvern Link East Flat, 233 Worcester Road, can be found on the left hand side situated above St Richard's Hospice shop, with the access to the side of the building off Hampden Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	