



35 Kings Road, Malvern, WR14 4HL

£1,300 Per Month

A beautifully presented end of terrace cottage in a quiet location in Malvern Wells. The accommodation comprises; entrance hall, lounge with open fire, dining room, kitchen with cooker and hob, fridge and freezer, space for dishwasher, utility area with space for washing machine, two spacious double bedrooms and bathroom with bath and shower over bath, wash hand basin, & WC. Further benefits include rear garden with lovely summerhouse/office and one off road parking space. EPC E. Council tax band C. Deposit £1500. Holding deposit £300 Available 1st November 2024



35, Kings Road, Malvern, Worcestershire, WR14 4HL

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£300) 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 £1500 will be required as security against damage or arrears of rent.

RENT: £1300 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, Landlord will consider 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.

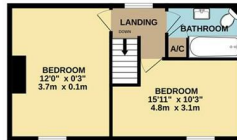
Directions

From the agents office, proceed along the Wells Road for approximately 3 miles. After passing Malvern Wells primary school on the left hand side, take the first left into Upper Welland Road, and left again into Kings Road. Carry on straight ahead and you will find the property situated on the left hand side.



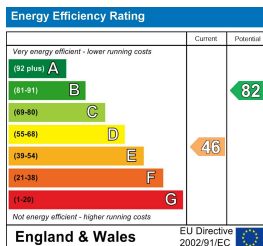
GROUND FLOOR
719 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



Material Information Report

