



**10a Old Street, Upton upon Severn, WR8 0HA**

**Per Month £825 Per Month**

A very well presented first floor three bedroom duplex apartment in the heart of Upton upon Severn with views from the rear of the property. The accommodation comprises; first floor-hallway, kitchen with electric oven, washing machine & dishwasher, lounge with electric fire, bathroom with wash hand basin, WC & bath with shower over, double bedroom. Second floor- two further bedrooms. The property benefits from Gas fired central heating. EPC rating E. Council tax band B. Deposit £951. Holding deposit £190. Available immediately.  
Private parking space available on New Street by separate negotiation



# 10a, Old Street, Upton upon Severn, WR8 0HA

## 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, No dogs. May consider a cat

**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.



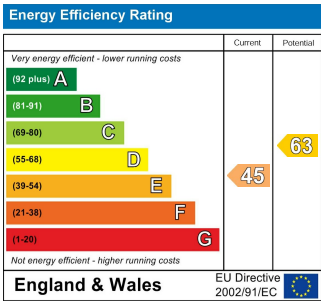




**TENURE:** We understand the property to be LEASEHOLD but this point should be confirmed by your solicitor.  
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement  
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.  
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC  
**ENERGY PERFORMANCE RATINGS:**  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

**EPC**

**Material Information Report**



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:  
 (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
 (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;  
 (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;  
 (iv) Rents quoted in these particulars may be subject to VAT in addition, and  
 (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Bromsgrove Malvern Mayfair London Worcester Upton upon Severn