



**8 Victoria Road, Malvern, WR14 2TD**

**£1,300 Per Month**

A beautifully presented three bedroom unfurnished first floor apartment within walking distance of Great Malvern town centre. The accommodation offers entrance hall, kitchen/diner with hob/oven, fridge, freezer, washing machine & dishwasher, lounge, three bedrooms with fitted wardrobes (main bedroom also has an en suite bathroom with shower over bath), additional bathroom with walk in shower and separate bath, WC & wash hand basin, and storage/boiler cupboard. Further benefits include communal parking. Gas fired central heating.. EPC C. Council tax band B -Malvern Hills District Council. Holding deposit £300. Deposit £1500. Available immediately





# Flat 4, 8, Victoria Road, Malvern, WR14 2TD

## 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, 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.



EPC

Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

