



**36 Strothers Avenue, Malvern, WR14 3RS**

**£1,395 Per Month**

A new build three bedroom detached home with private south facing garden, garage and drive, and panoramic views to Peachfield Common and the Malvern Hills. The accommodation comprises: entrance hall, front to back sitting room with doors to gardens, dining kitchen, utility, cloakroom, main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include; central heating, electric car charging point & double glazing, garage and long driveway and private southerly rear gardens with views to the Malvern Hills. EPC rating A. Council Tax band is D. Available immediately. 12 month minimum tenancy. Deposit £1609. Holding deposit £321





# 36, Strothers Avenue, Malvern, WR14 3RS

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£321 ) 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 £1609 will be required as security against damage or arrears of rent.

**RENT:** £1395 Per calendar month.

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

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

**TERM:** Twelve 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>95</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		
<b>England &amp; Wales</b>	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	