

2 NORTHEND COTTAGE

WORCESTER ROAD| HANLEY CASTLE | WR8 0AA To Let £1,250 pcm



DESCRIPTION

A two bedroom, semi-detached property just outside the village of Hanley Castle. The property comprises a kitchen, living room, downstairs WC, two bedrooms and a family bathroom. There is a large garden along with outbuildings and ample off-road parking available at the property.

LOCATION

2 Northend cottage is located on the outskirts of the village of Hanley Castle, approximately 2.03 miles north west of Upton-upon-Severn and 4.02 miles south east of Malvern, in the county of Worcestershire.

Hanley Castle benefits from a popular secondary school and public house. There are a range of services and amenities available close by in Malvern and Upton-upon-Severn.

Commuting links by road and rail are excellent with easy access to the M5 and M50 and there are regular trains in Malvern providing easy access to Worcester, Cheltenham and Birmingham.

WHAT 3 WORDS LOCATION SEQUENCE

///gloom.joke.mailbox

VIEWING

Viewing will be strictly by appointment only with Brown & Co, Banbury Office.

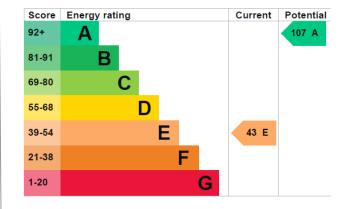
Lucy Elcock | 01295 220215 | lucy.elcock@brown-co.com

SERVICES

Mains water and electric are connected to the property. Waste is to a septic tank and heating is provided by an oil boiler.

EPC

The property has an EPC rating of E43 and is compliant with the Minimum Energy Efficiency Standards regulations.



LOCAL AUTHORITY

Malvern Hills District Council

DEPOSIT

The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct, and their accuracy is not guaranteed.

TENANCY INFO

As well as paying the rent, you may also be required to make the following permitted payments:

- Before the tenancy starts payable to Brown & Co:
 - o Holding Deposit: One week's rent.
 - o Deposit: 5 weeks rent.
- During the tenancy payable to Brown & Co:
 - o Payments of up to £50 inc VAT to change the tenancy agreement.
 - Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's Base Rate for each day that the payment is outstanding (for a late rent payment).
 - Payment for the costs to replace lost keys/security devices or locks. If extra costs are incurred there could be a charge of £15 per hour (inc VAT) for time taken to organize replacements.
 - Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
- As well as paying the rent you may also be required to make the following permitted payments to the landlord if applicable:
 - o Utilities oil, electricity, water or other.
 - o Communication telephone and broadband.
 - Installation and subscription of cable/satellite.
 - o Television licence.
 - o Council Tax.

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lesseos of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fat and should satisfy themselves as to the correctness of each item by inseptection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Mediterion principle conversions are approximated only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding uses on any option problems matters affecting the property in the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property in the property in

