



TO LET

£800 Per Calendar Month

## The Boathouse Upper Arley, Bewdley, DY12 1XA

A beautiful flat in the quiet village of Arley, close to the River Sever and a short walk away from the Arley station of the Severn Valley Railway. Offering two bedrooms, bathroom featuring an enclosed shower cubicle with dual-headed mixer shower, and lounge/kitchen with dishwasher, as well as communal parking and a shared garden with patio giving views over the river and surrounding countryside.

No smokers, a pet may be considered.

EPC rating C and Council Tax TBC.



- Two Bedroom Flat
- Riverside Views
- Quiet Village Location
- Shared Garden
- Communal Parking



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

### Lounge/Kitchen 13'10" x 21'6" maximum (4.24 x 6.56 maximum)

Having laminate flooring, a range of wall and base units featuring a ceramic sink and drainer unit with mixer tap, electric oven and hob with extractor fan and fitted dishwasher. There are two double glazed windows to the side, a full-length double glazed window to the front and a wood and double glazed front door. There are also two electric panel heaters, two ceiling light points, fuse-box and heat alarm.

### Hallway

Accessed via a fire door, in has 2 ceiling light points, smoke alarm, electric panel heater and laminate flooring with doors off to the rest of the accommodation.

### Bedroom Two 9'5" x 11'3" (2.88 x 3.45)

Having laminate flooring, electric panel heater, double glazed window to the side, smoke alarm and ceiling light point.

### Bedroom One 9'5" x 12'7" (2.89 x 3.84)

Having two high double glazed windows to the side, electric panel heater, ceiling light point and carpet.

### Bathroom

Having tiled floor, concealed cistern W/C, hand wash basin, enclosed shower with a mixed dual head shower, extractor fan and heated towel rail.

### Outdoors

There is a shared patio and lawned area for this property and the flat above. There is also a small bike shed and a communal parking area.

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

### Energy Performance Ratings

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	



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