

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED TWO BEDROOM PROPERTY SET IN A CONVENIENT LOCATION WITH VIEWS TOWARDS THE NORTH HILL. THE ACCOMMODATION COMPRISES ENTRANCE HALL, LIVING ROOM WITH DUAL ASPECT WINDOWS AND FEATURE ORNAMENTAL FIREPLACE, FITTED KITCHEN WITH HOB, OVEN AND EXTRACTOR FAN, STAIRS LEADING TO DOUBLE BEDROOM WITH FITTED WARDROBE AND DUAL ASPECT WINDOWS, FURTHER BEDROOM, DRESSING AREA WITH FITTED WARDROBES, FAMILY BATHROOM WITH THERMOSTATIC SHOWER OVER BATH. GAS CENTRAL HEATING. AVAILABLE JULY

Deposit - £1211.53

PETS CONSIDERED, COUNCIL TAX BAND B. EPC RATING D, CONTACT MALVERN OFFICE

£1,050 Per Month

7 Hospital Bank, Malvern, Worcestershire, WR14 1PQ

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7 Hospital Bank, Malvern

A well presented two bedroom property set in a convenient location with views towards the North Hill. The accommodation comprises entrance hall, living room with dual aspect windows and feature ornamental fireplace, fitted kitchen with hob, oven and extractor fan, stairs leading to double bedroom with fitted wardrobe and dual aspect windows, further bedroom, dressing area with fitted wardrobes, family bathroom with thermostatic shower over bath. Gas central heating. Available July
Deposit - £1211.53
PETS CONSIDERED, COUNCIL TAX BAND B.
EPC RATING D, CONTACT MALVERN OFFICE

Directions

Head north on Worcester Road towards Queen's Drive. Turn left onto Newtown Road. Turn right onto Hospital Bank.

Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809 option 2

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (67).

General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

