

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED FIRST FLOOR APARTMENT LOCATED IN THE DELIGHTFUL TOWN OF TENBURY WELLS. THE ACCOMMODATION IS OFFERED TO LET UNFURNISHED. ELECTRIC HEATING. COMMUNAL GARDEN. AVAILABLE EARLY DECEMBER.

DEPOSIT - £773.08

NO PETS. NO CHILDREN. EPC RATING 'D'. COUNCIL TAX BAND 'A'. CONTACT MALVERN OFFICE

## £670.00 Per Month

Jesmond House, Flat 2, 2 Market Street, Tenbury Wells, Worcestershire, WR15 8BQ

2 1 1

## 2 Market Street, Tenbury Wells

A well presented first floor apartment located in the delightful town of Tenbury Wells. The accommodation is offered to let unfurnished and comprises open plan living area with bay window and fully fitted kitchen with extractor fan, electric hob and oven, washer/dryer and fridge, bathroom with thermostatic shower over the bath, master bedroom with double fitted wardrobe, 2nd bedroom with single fitted wardrobe. Electric heating. Communal garden. Available early June. Deposit - £773.08  
NO PETS. NO CHILDREN. ENERGY RATING D  
COUNCIL TAX BAND A. CONTACT MALVERN OFFICE

### Directions

From our Malvern office, head north on Worcester Road/A449 towards Queen's Drive. Follow B4219 to A4103 in Herefordshire. Turn left onto A4103. Turn right onto B4220

Turn left onto A44. Follow B4214 to A4112 in Tenbury Wells. Turn right onto Sherford Street. Turn left onto Broad Street. Continue to follow B4203. Turn left onto Cruxwell Street. Turn right onto Tenbury Road. Continue to follow B4214

Turn right onto Cross Street.

Continue to follow A4112

Destination will be on the left.

### Viewing

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

### Council Tax

COUNCIL TAX BAND "A"

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 (60).

### General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/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.

