



Apartment 8 Canal Court  
Crossley Road  
WR5 3GT  
Asking Price £1,300

**Philip Laney & Jolly**  
The Property Professionals



## Apartment 8 Canal Court, Crossley Road, Worcester, WR5 3GT

A well presented and spacious ground floor apartment featuring two double bedrooms. Located in the Diglis waterside development providing easy access for riverside walks and to the city centre where there is an array of shops, bars, cafes and recreational facilities. Briefly offering two double bedrooms, a bathroom and En-suite shower room, open plan lounge/kitchen/diner as well as benefiting from gas central heating, double glazing a secure allocated parking space. EPC Grade B. Council Tax C.

### ENTRANCE

From communal hall through main door to hall.

### ENTRANCE HALL

Entrance door into central hallway. Storage/cloaks cupboard with shelving and chest of drawers. Intercom & heating thermostat. Carpeted, radiator, recessed spot lighting. Doors to all rooms:

### LIVING/DINING ROOM/KITCHEN AREA

7.9m (25'11") x 5.07m (16'8")

Large open plan living room/dining room/Kitchen. Living room located at the front of the area with full length double glazing to the whole of the front elevation. Patio doors which open onto a balcony. Carpeted, 2 pendant light fittings, radiator.

The Kitchen and dining area are located to the rear. Range of base and wall units in a dark grey gloss finish, laminate work-top, matching island unit with additional storage, and breakfast bar to one side. AEG electric oven and gas hob with extractor above, Integrated fridge freezer, washing machine and dishwasher. Laminate/carpeted flooring and recessed spot lighting, radiator. Set of patio doors on the rear elevation overlooking the carpark area.

### BEDROOM 1

3.7m (12'2") x 5.94m (19'6")

Large double bedroom, area for wardrobes/clothes storage. Double glazed doors to Juliette balcony, and window to front elevation. Radiator, carpeted, 2 ceiling light points.

### ENSUITE

Shower cubicle with mains fed shower, glazed folding screen. Pedestal wash hand basin and low level WC. Heated towel rail. Spot lights. Extractor. Tiled splash backs, laminate flooring.

### BEDROOM 2

4.53m (14'10") x 3.23m (10'7")

Large double room, 2 double glazed windows to rear aspect. Radiator, carpeted, ceiling light point.

### BATHROOM

Panelled bath with shower attachment. Pedestal wash hand basin, with mirror above. Low level WC. Heated towel rail. Spot lights. Extractor fan. Tiled splash backs.

### OUTSIDE

Allocated parking space in the gated car park, in front of the communal entrance door.

### LETTING PROCEDURE

If the property is suitable a prospective tenant will be asked to complete a simple Referencing form and Right to Rent check. We require photo ID for all adults living at the property (e.g. Passport or Driving licence with paper counterpart). The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed. This property is available for an initial 6 month term thereafter a tenancy renewal term can be discussed. The landlord will require a returnable deposit equivalent to 5 weeks rent. No interest will accrue on the deposit, which will be registered with The Dispute Service ([www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk)) in line with the new tenancy deposit scheme.

### LEASE

The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of this period. The tenant will be responsible for the interior up keep of the premises. No Smokers or pets. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

## REDRESS

PL&J are members of The Property Ombudsman scheme.

## INSURANCE

We advise that all tenants take out contents insurance. Our Client Money protection scheme is covered under Propertymark.

## PERMITTED PAYMENT

Early termination of your tenancy should you need to terminate your tenancy prior to the date in the agreement, we would need to seek permission from your landlord. We would normally need to find a new tenant to take over from the date you wish to vacate, but you will be responsible for the rent up to the date of the expiry of the agreement or until such time as new tenants sign a tenancy agreement, whichever is sooner. We will charge 50% of one month's rent + VAT, representing the charge for early termination.

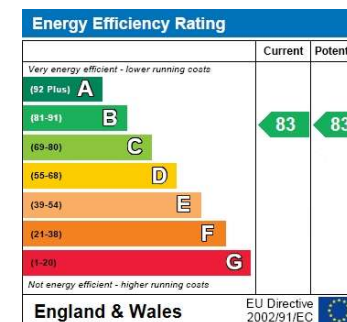
## HOLDING FEE

A holding deposit will be required to reserve the property. This will be equal to One weeks rent and will go towards the total figure due on the date of occupancy. The holding deposit is taken and will be retained if the tenant provides false or misleading information, fails a Right to Rent Check, Withdraws from the property for no legitimate reason or fails to take all reasonable steps to enter into a tenancy agreement and the landlord or agent takes all reasonable steps to do so. If a holding deposit is taken and a tenancy has not been signed into with 15 days, we would require written consent from the landlord to extend this period. The holding deposit is refundable if

the landlord withdraws from the tenancy for a non-legitimate reason.

## VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9.00 to 5.00 Monday to Friday and 10.00 to 13.30 on Saturdays.



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