

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Foley House, 28 Worcester Road, Malvern WR14 4QW

£800 pcm

A well presented ground floor flat located in Great Malvern with glorious views across Severn Valley from the bedroom, offered to let unfurnished and comprises, entrance hall leading to open plan living room with fully fitted kitchen with appliances and space for washing machine. Communal garden, one allocated parking space and electric heating.
COUNCIL TAX BAND A, ENERGY RATING C, CONTACT MALVERN OFFICE

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



Deposit: £923.07

Furnishing: Unfurnished

Location

The property is located in the sought after prime area of Great Malvern with close neighbours including Ask restaurants, TJ Jones, HSBC, along with a number of independent businesses. Church Street has national multiples such as Mountain Warehouse and Café Nero with Church Walk leading through to B&M and Waitrose. The famous Malvern Theatre and Cinema Complex is located in Grange Road, just off Church Street. The Malvern urban area has a population of approximately 40,000 with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

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 from the local council website only and applicants are advised to consider obtaining written confirmation.





Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £184.61

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £923.07

This covers damages or defaults on the part of the tenant during the tenancy.

Right to Rent

Under the Immigration Act 2014, landlords and Agents are required to carry out immigration checks on all adult occupiers.

Acceptable documents that a tenant can use to demonstrate their identity and Right to Rent are dependent on their nationality.

General

Prospective tenants will be required to produce identification to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. 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.