



## Flat 1 1-3 New Street, Upton upon Severn, WR8 0HP

**£515 Per Month**

A well presented one bedroom first floor unfurnished apartment in the heart of Upton. The apartment offers an entrance hall, bathroom with shower over bath, single bedroom with fitted wardrobe, open plan lounge / kitchen with dual aspect windows and a cooker. The apartment is ideally suitable for a single person. Available immediately. EPC TBC. Council Tax band A. Holding deposit £118. Deposit £594



# Flat 1, 1-3 New Street, Upton upon Severn, WR8 0HP

## Directions

From the Upton Office proceed towards the river and the Flat will be found on the left hand side above Haywards

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£118) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £594 will be required as security against damage or arrears of rent.

**RENT:** £515 per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished.

**RESTRICTIONS:** Non-smokers only, No pets

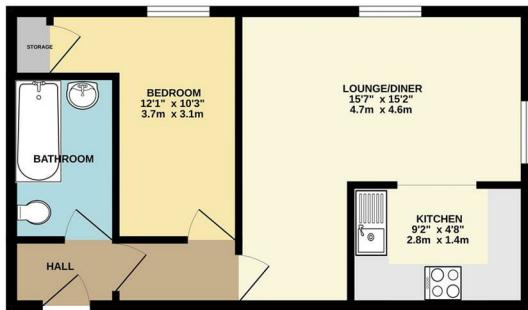
**TERM:** Six months minimum. A longer term may be available by negotiation.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants.

The property will remain on the market until satisfactory referencing has been received from our referencing company.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The dimensions shown are not exact and should not be used for any legal purposes. The developer and the agent shall not be held responsible for any inaccuracies contained in this plan.

## EPC

## Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(38-54) E	43	
(21-38) F		
(11-20) G		
<small>Not energy efficient - higher running costs</small>		
<small>England &amp; Wales</small>		EU Directive 2002/91/EC