



THE MADRESFIELD ESTATE ARE PLEASED TO OFFER THE GROOMS FLAT, A DELIGHTFUL FIRST FLOOR APARTMENT SET IN THE PRIVATE GROUNDS OF MADRESFIELD COURT. THE PROPERTY IS OFFERED TO LET UNFURNISHED. THE GROUND FLOOR COMPRISES; ENTRANCE LOBBY WITH LARGE STORAGE CUPBOARD, CLOAKROOM AND UTILITY, INNER HALL WITH ACCESS TO GARDEN AND STAIRS LEADING TO THE FIRST FLOOR ACCOMMODATION WHICH HAS A SPACIOUS HALLWAY, THREE BEDROOMS, BREAKFAST KITCHEN WITH ELECTRIC HOB, OVEN AND EXTRACTOR FAN, LIVING ROOM WITH STORAGE CUPBOARD AND A FAMILY BATHROOM.

LOVELY GARDEN, CENTRAL HEATING AND ALLOCATED PARKING

The rent of £1150.00 pcm is inclusive of Fibre Broadband, central heating and water

Deposit - £1362.92

PETS CONSIDERED, COUNCIL TAX C. EPC E. AVAILABLE END OF FEBRUARY, CONTACT MALVERN OFFICE

£1,150 Per Month

Grooms Flat, Madresfield Court, Madresfield, Malvern, Worcestershire, WR13 5AJ



Malvern

The Madresfield Estate are pleased to offer The Grooms Flat, a delightful first floor apartment set in the private grounds of Madresfield Court. The property is offered to let unfurnished. The ground floor comprises; entrance lobby with large storage cupboard, cloakroom and utility, inner hall with access to garden and stairs leading to the first floor accommodation which has a spacious hallway, three bedrooms, breakfast kitchen with electric hob, oven and extractor fan, living room with storage cupboard and a family bathroom.

Lovely garden, Central heating and allocated parking

The rent of £1150.00 pcm is inclusive of Fibre Broadband, central heating and water

Deposit - £1362.92

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AVAILABLE END OF FEBRUARY, CONTACT MALVERN OFFICE

Council Tax

COUNCIL TAX BAND "C"

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

EPC

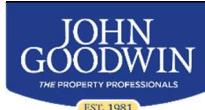
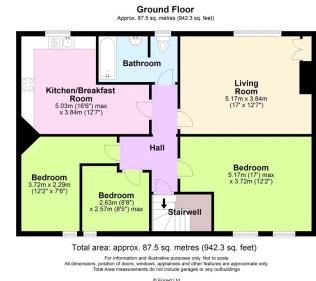
The EPC rating for this property is E (49).

General

Intending purchasers will be required to produce identification documentation and proof of funding in order 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.



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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:

- 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.
- 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.
- 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.