JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









Victoria Road, Malvern, WR14

£800 pcm

A Newly Refurbished One Bedroom Apartment Within An Attractive Converted Victorian Property Effortlessly Blending Period Charm With Modern Living Benefitting From Allocated Off Road Parking, A Lovely Outlook Towards The Malvern Hills, Situated Within A Prime Residential Area Within Walking Distance Of Great Malvern's Amenities.

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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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

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Location

The property is located in arguably one of Great Malvern's premier locations approximately half a mile from the town centre and therefore within walking distance of a full range of amenities including shops, banks, Waitrose supermarket and the renowned theatre complex and the Splash leisure pool and gymnasium. The property sits within a conservation area.

Transport communications are excellent with a mainline railway station, again within walking distance offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway and Junction 1 of the M50 motorway at Worcester and Upton are both within easy commuting distance.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809 option 2.







Council Tax

COUNCIL TAX BAND "B"
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (40).

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 our 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.

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.