JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









Vandra Close, Malvern WR14 1EJ

£1,150 pcm

A well presented semi detached house located in Malvern Link with convenient access to amenities and beautiful views towards The Malvern Hills. This accommodation is being offered to let unfurnished and is comprising: Entrance porch, lounge with stairs leading to first floor, breakfast kitchen, two double bedrooms, bathroom with shower over bath. Rear enclosed garden, gas central heating, driveway for multiple cars.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Offices also at Ledbury, Upton, Colwall, Colwall Office & London



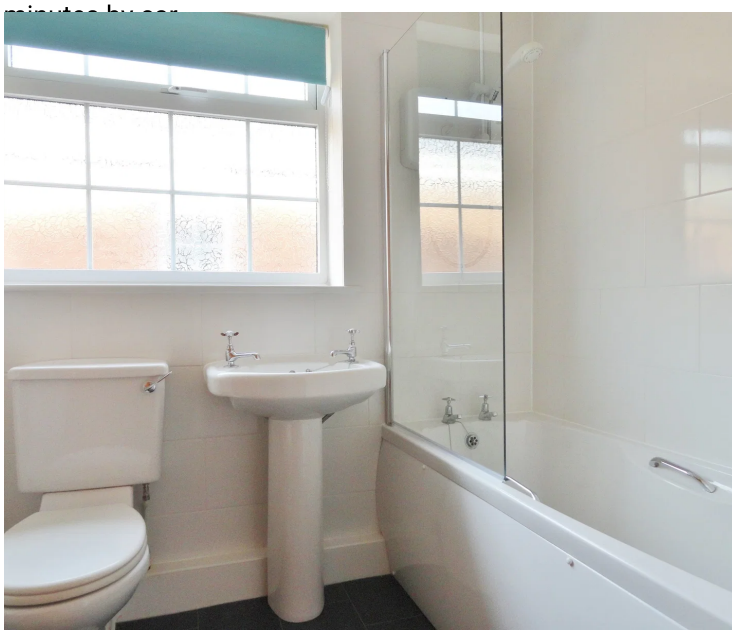
Deposit: £1,326.92

Furnishing: Unfurnished

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Location

The property enjoys a convenient location being only a few minutes walk from the busy centre of Malvern Link where there is a wide range of amenities including shops, a bank, Co-op and Lidl stores and two service stations. Malvern's main retail park is less than half a mile away. Here there are a number of familiar high street names including a Morrisons superstore, Marks & Spencer, Boots, Cafe Nero and others. A similar distance away is the cultural and historic spa town of Great Malvern where there is an even more comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a regular bus service and mainline railway station only about five minutes away on foot. Junction 7 of the M5 motorway at Worcester is about seven miles. Educational needs are equally well catered for. The property falls within the catchment area of a wide choice of schools in both the private and state sectors and at primary and secondary levels. For those who have a dog or simply enjoy walking, Malvern Link common is a very short distance away and the Malvern Hills themselves are only five minutes by car.







Viewing

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

Council Tax Band

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

Energy Performance Certificate

The EPC rating for this property is TBC.

Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')
Holding Deposit: 1 week's rent which equates to £265.38
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 £1,326.92
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.