

# G HERBERT BANKS

EST. 1898

TO LET ON AN ASSURED PERIODIC TENANCY  
**VERY WELL PRESENTED SECOND FLOOR FLAT  
WITHIN A FINE GRADE II LISTED PROPERTY**  
**FLAT 2, ARCHANGEL HOUSE, 18 LOAD STREET,  
BEWDLEY, WORCESTERSHIRE, DY12 2AE**



LIVING ROOM \* KITCHEN  
TWO BEDROOMS \* LARGE SHOWER ROOM

**RENT: £775 PER CALENDAR MONTH EXCLUSIVE**



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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## FLAT 2, ARCHANGEL HOUSE, 18 LOAD STREET, BEWDLEY, WORCESTERSHIRE, DY12 2AE

Kidderminster 3.8 Miles \* Stourport on Severn 3.8 Miles \* Birmingham 25 Miles \* Worcester 14  
All mileages are approximate

### SITUATION

Archangel House is a very fine Grade II Listed Building in what is the main shopping street in Bewdley. The property is within easy reach of all of the towns' fine selection of shops, together with very easy access to attractive riverside walks. A location plan is incorporated within these letting particulars.

### DESCRIPTION

The property can be accessed directly off Load Street through a shared front door. On entering the premises from the front door a Hallway with a fine period stone floor leads to a central Hallway with a sweeping staircase leading up to a First Floor Landing, a door leads to a further set of stairs leading up to a Landing with private front door of Flat 2.

The Flat is very well presented and provides superb modern living accommodation, within this fine Grade II Listed Building. The accommodation benefits from fully fitted kitchen, well fitted shower room and electric heating throughout. The Flat comes with a fully integrated Intercom system which is buzzed from the front door on the pavement. The system has a built in camera as well as the ability to be able to shut it down at night time. The accommodation is described in more detail as follows:

A private front door leads to an Entrance Hallway with doors off to

**SITTING ROOM 14'1 (4.30) x 13'8 (1.8)** with cast iron hob feature fireplace.

**KITCHEN 18'11 (5.78) x 5'5 (1.67)** having a good range of built in kitchen units with work tops incorporating a stainless steel sink with mixer tap. Integrated electric oven and four ring electric hob with overhead extraction hood. Free standing fridge freezer and free standing washing machine.

**BEDROOM ONE 12'5 (3.80m) x 9'8 (2.96m)** with two large sash windows to the front elevation and having window seats and built in window shutters.

**SHOWER ROOM 8'3 (3.52) x 6'7 (2.01)** having large double shower unit, W.C, wash hand basin, built in cupboard units. Fully tiled floor and chrome towel radiator.

Returning to the Entrance Hallway a door leads to

**BEDROOM TWO 13'10 (4.23m) x 5'8 (1.74m)**

**SERVICES** The tenant will be responsible for setting up their own accounts with the relevant utility companies and the local authority for council tax. Telephone subject to

British Telecom transfer regulation; connection charges may apply.

**LOCAL AUTHORITY** Wyre Forest District Council. Tel 01562 820505

**TENANCY** An Assured Periodic Tenancy

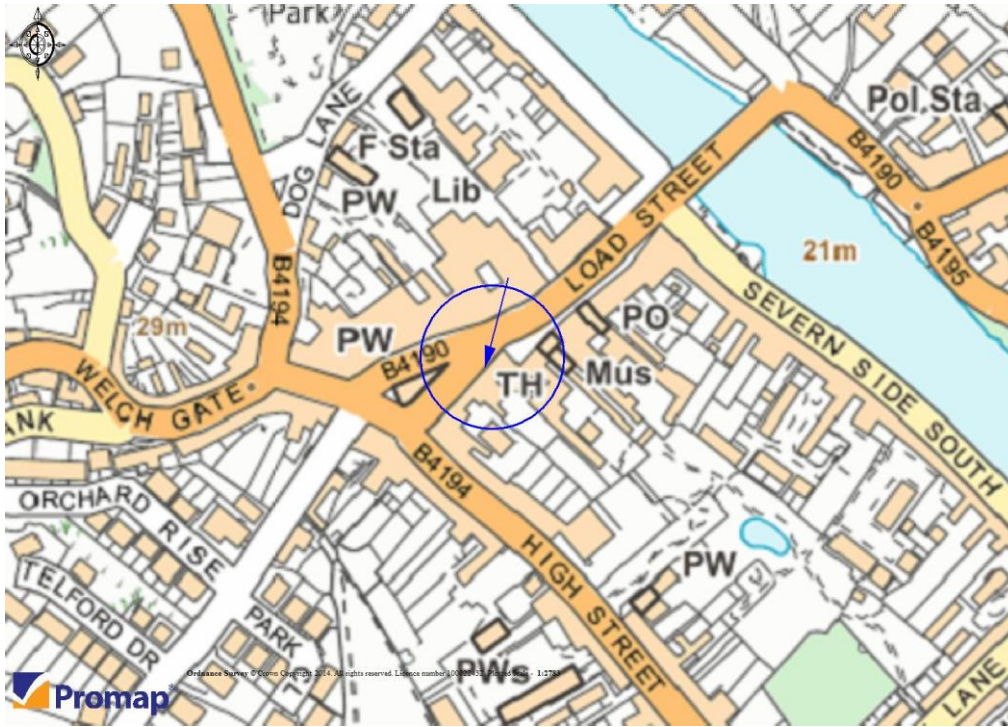
**SMOKING** Smoking is not allowed in the property.

**OUTGOINGS** The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

**RENT AND SECURITY DEPOSIT** *The Rent will be £775 per calendar month. A security deposit equal to five weeks rent will be held by the letting agent during the term of the tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.*

**PROCEDURE** *An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a **Holding Deposit of £178.84**, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) 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). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval from the landlord the final tenancy agreement shall be signed by all parties over the age of 18.*

**THE RIGHT TO RENT LEGISLATION** *Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which can be either a Passport, or, birth certificate with driving licence together. If not a UK resident, then a Right to Rent share code will need to be obtained and provided.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Flat 2 18 Load Street