JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Worcester Road, Malvern WR14 4QW

£1,200 pcm

A well presented characteristic lower ground attached cottage located in the heart of Great Malvern with views over the Severn Valley. Offered To Let unfurnished and comprises and entrance hall with store cupboard. cloakroom, downstairs bathroom with shower over bath, utility room with plumbing for washing machine, fitted kitchen with dining area and arch leading to living room, dining room/bedroom 2, stairs leading to master bedroom with fitted wardrobe and separate shower room. One Allocated Parking Space. Deposit: £1384.61

Bedrooms: 2 | **Bathrooms:** 2 | **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

Furnishing: Unfurnished

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Location

The property is located in the sought after prime area of Great Malvern with close neighbours including Ask restaurants, TJ Jones, HSBC, along with a number of independent businesses. Church Street has national multiples such as Mountain Warehouse and Café Nero with Church Walk leading through to B&M and Waitrose. The famous Malvern Theatre and Cinema Complex is located in Grange Road, just off Church Street. The Malvern urban area has a population of approximately 40,000 with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

Viewing

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

Council Tax

COUNCIL TAX BAND "A" 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 D (57).

Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')
Holding Deposit: 1 week's rent which equates to £276.92
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 £1384.61
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.