

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS ONE BEDROOM FLAT LOCATED BETWEEN GREAT MALVERN AND MALVERN LINK OFFERED TO LET  
UNFURNISHED GAS CENTRAL HEATING. RENT INCLUDES WATER.

DEPOSIT - £778.85

COUNCIL TAX BAND A. NO PETS. AVAILABLE MARCH.

EPC RATING D. CONTACT MALVERN OFFICE

## £675.00 Per Month

46A Newtown Road, Malvern, Worcestershire, WR14 1NZ



# 46A Newtown Road, Malvern

A spacious one bedroom flat located between Great Malvern and Malvern Link offered to let unfurnished and comprises; Entrance hall, lounge with feature fireplace, kitchen with electric oven and hob, one double bedroom, one single bedroom and modern bathroom with shower over bath, Gas central heating. Rent includes water.

Deposit - £778.85

COUNCIL TAX BAND A. NO PETS. AVAILABLE MARCH.

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## Directions

From our Malvern office, proceed on the Worcester Road towards Malvern Link. Turn left at Link Top traffic lights onto Newtown Road. The property will be found on the right hand side between Vision Hair and Beauty and Hunger Hatch.

## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Viewing

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

## Council Tax

COUNCIL TAX BAND "A"

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 D (65)

## 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

### 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.

