



**51a Hollymount, Worcester, WR4 9SF**

**£1,150 Per Month**

A very well presented three bedroom semi furnished property in an elevated position with views across Worcester to the Malvern Hills. The accommodation comprises; entrance hall, newly fitted kitchen/diner with electric double oven and gas hob, space for washing machine & dryer, lounge with gas fire, under stairs storage cupboard. On the first floor there are three bedrooms and bathroom with shower over bath, wash hand basin and WC. The property further benefits from rear terraced garden, off road parking and garage. EPC C. Available immediately. Council tax band C. Holding deposit £265. Deposit £1326.



## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£265) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment.

\*Conditions apply

**DEPOSIT:** A deposit of £1326 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1150 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only,

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website



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Approximate total area<sup>(1)</sup>  
71.4 m<sup>2</sup>

Reduced headroom  
Below 1.5 m

(1)Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and used to calculate. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
<small>England &amp; Wales EU Directive 2002/91/EC</small>		



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