

28 Henwick Avenue | | Worcester | WR2 5JB

£600 Per Month

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ESTATE AGENTS

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Nestled on the desirable Henwick Avenue in Worcester, this charming house of multiple occupancy is an ideal choice for students seeking comfortable and convenient living. With five well-proportioned bedrooms, this property offers ample space for both study and relaxation, making it perfect for a group of friends or fellow students.

The house features a welcoming reception room, providing a communal area where residents can unwind and socialise. The bathroom is thoughtfully designed to cater to the needs of multiple occupants, ensuring that everyone has access to essential facilities.

One of the standout features of this property is the off-road parking, a rare find in student accommodation, allowing for hassle-free parking for residents and their guests.

- 5 spacious bedrooms
- 1 cosy reception room
- Ideal for students
- Close to amenities
- Available September 2027
- 1 modern bathroom
- Off-road parking available
- Located in Worcester
- Easy access to transport
- Viewing recommended

Living Room

This welcoming living room offers a bright and airy space with natural light flowing in. It features light wood flooring and neutral walls, creating a calm and inviting atmosphere. There is ample space for relaxing and entertaining, with a cosy seating area and room for a small dining table by the window. The room connects seamlessly through an open-plan layout to the kitchen, enhancing the sense of space and practicality.

Kitchen

The kitchen is a sleek and modern space fitted with white cabinets and wood-effect worktops that add warmth. It includes essential appliances such as a washing machine and fridge freezer, with a tiled floor for easy maintenance. A door at the end opens out to a garden, flooding the room with natural light and offering a pleasant view while preparing meals.

















Bedroom 1

This bedroom is a cosy retreat featuring light wood flooring and neutral walls, allowing for easy styling. It is furnished with a double bed and bedside table, and a window dressed with curtains lets in plenty of natural light. The room is thoughtfully laid out to provide a comfortable and restful environment.

Bedroom 2

A bright bedroom featuring a double bed with white bedding, complemented by dark curtains framing the window which offers views of the neighbourhood. The room benefits from light wood flooring and a simple, clean aesthetic, making it a peaceful space to relax or work from home with the small desk area by the window.

Bedroom 3

This bedroom offers a compact, neat space with a double bed dressed in green bedding. It is complemented by a white bedside table and a desk with chair, all set against light wood flooring and neutral walls. A window with curtains allows natural light to brighten the room, making it a quiet and restful retreat.

Bedroom 4

A comfortable bedroom with a spacious double bed, light wood flooring and white walls. The room includes a freestanding wardrobe and two bedside tables, creating a practical and welcoming space. Personal touches on the walls add character, while the overall ambience remains calm and relaxed.

Bedroom 5

This bedroom is simply styled with a double bed and white bedding, complemented by a bedside table and a wardrobe offering plenty of storage. Light wood flooring and a window with dark curtains provide a bright and airy feel, making the room pleasant and restful.

Bathroom

The bathroom is fitted with a corner shower enclosure, a modern sink set into a compact vanity unit, and a toilet. Warm wood-effect flooring adds a touch of comfort, while a frosted window provides privacy and natural light, creating a clean and functional space.

Holding Deposit Process

- Once you've chosen your room, we'll ask you to pay a holding deposit to secure the room.
- Purpose: The holding deposit reserves the room while referencing and paperwork are completed.
- Deduction: Once your tenancy is confirmed, the holding deposit will be deducted from your first month's rent or tenancy deposit.
- Timeframe: We'll aim to complete all referencing and agreements





within 15 days of receiving the holding deposit (unless otherwise agreed).

Refunds: If the landlord decides not to proceed, your holding deposit will be refunded in full. However, it may be retained if:

You provide false or misleading information,
You fail a Right to Rent check, you withdraw from the property, or you fail to take all reasonable steps to enter into the tenancy.

We'll always confirm the status of your holding deposit in writing so you know exactly what's happening at every stage.

Identity & AML Checks

Before a tenancy can begin, we're legally required to complete standard Right to Rent and Anti–Money Laundering (AML) checks.

You'll need to provide:

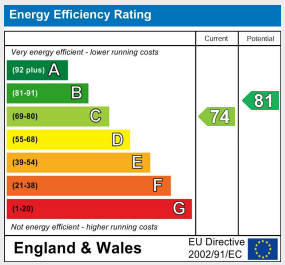
Valid photo ID (passport, BRP, or driving licence)
Proof of address (such as a recent utility bill, bank statement, or student letter)
For international students: a visa or other Home Office-approved document showing your right to rent in the UK
If a guarantor is required, they'll also need to complete ID and address verification checks.
These checks are quick and straightforward, and we'll guide you through every step to make the process smooth.







Council Tax Band **B** EPC Rating **C**



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