JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









107 Worcester Road, Malvern WR14

£995 pcm

Discover a beautifully refurbished spacious apartment, perfectly situated on Worcester Road, offering the ideal blend of classic charm and modern living between Malvern Link and Great Malvern. The property offers a welcoming, good-sized reception room, enhanced by charming exposed beams that add character and warmth. The recently updated, modern kitchen is thoughtfully designed, providing a functional and stylish space for daily living with appliances. The apartment boasts two comfortable double bedrooms, nestled within the eaves and served by a sleek, modern bathroom with shower over bath.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Offices also at Ledbury, Upton, Colwall, Colwall Office & London



Deposit: £1,148.07

Furnishing: Unfurnished

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Residents benefit from electric heating and communal off-road parking and garden space.

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 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.







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 C.

Holding Fee & Deposit

Before the tenancy starts (payable to the landlord):
Holding Deposit: 1 week's rent £229.61. This reserves the property. Please note: This will be withheld if any relevant person (including guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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 £1148.07. 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 out 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.