



# Flat 6 Flyford Arms, Old Hill

Flyford Flavell, Worcester, WR7 4DA

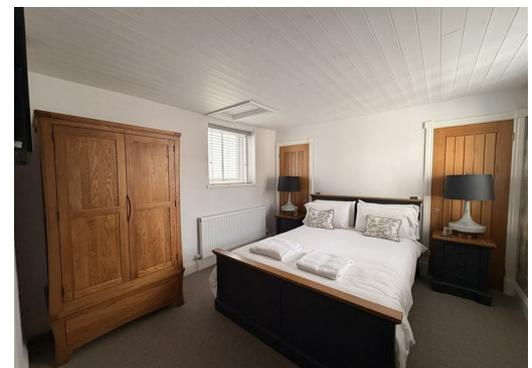
**£1,000**



**\*\*Utility Bills \* Council Tax Included\*\*** A well presented one bedroom apartment in a great village setting. The property is situated beside 'TOAST' at the Flyford. The property has a private entrance to the rear, stairs leading to; Lounge with windows to front elevation providing natural light, door leading to the newly fitted Kitchen, One furnished Double Bedrooms with door leading to Shower Room having basin and low level WC. Parking within the public carpark. Viewing Arrangements Strictly Via Agent.

A Holding Deposit of £230 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.

Broadband Availability - Virgin Media / Open Reach - Highest available download speeds 1800Mbps / Highest available upload speeds 220Mbps. This information is provided by Ofcom 13/08/2025.  
Mobile Coverage: EE 81% | Vodafone 67% | 3 77% | O2 63%





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.