



## 34 Cowleigh Road, Worcestershire, WR14 1QD

### £850 Per Calendar Month

Located in North Malvern this garden apartment is recently decorated throughout and offers accommodation to include entrance hall, open plan living and kitchen area, dining room, double bedroom, shower room with double glazing and gas central heating throughout.

The apartment also benefits from its own enclosed garden.

Bill payments are organised by the Landlord and will be charged at £150 per month (council tax, water, gas and electricity) - see agents note on the brochure details

Available now.

### Entrance Hall

Double glazed french doors lead into the entrance having a tiled floor, radiator, washing machine, under stairs storage area and large storage cupboard housing wall mounted combination boiler.

### Kitchen Area 12'0" x 12'5" (3.66 x 3.81)

The Kitchen area is fitted with base and eye level units with work surface over, stainless steel sink unit, integrated fridge and oven with four point electric hob with canopy extractor.

### Living room area 12'0" x 11'5" (3.66 x 3.48)

Three double glazed windows to rear and side aspects and radiator.

### Dining room 12'7" x 9'10" (3.86 x 3.00)

Having ceiling windows, including light wells and door leading to: double bedroom

### Bedroom 19'3" x 10'0" (5.87 x 3.05)

High level double glazed window to side aspect, radiator

### Shower room

Fitted with a white suite comprising corner shower cubicle with electric shower within, pedestal wash hand basin with tiled splash back and mirror above. Low level WC.

### Garden

To the front of the property is an on road parking area.

The apartment benefits from its own, enclosed low maintenance rear garden with side gate access.

### Tenancy Fees

If the Landlord has accepted a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks

needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

### Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

### Agents Note

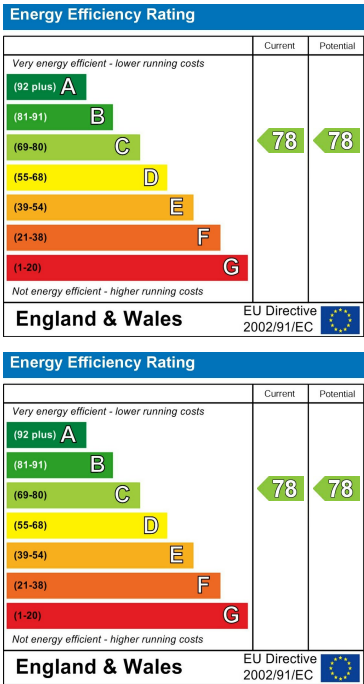
There is a further charge of £150pcm which covers the cost of water, electricity, gas and council tax for this apartment. This additional amount will be billed monthly along with the rent.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.