



## 22 Harry Davis Court Armstrong Drive, Worcester, WR1 2AA

### £900 Per Calendar Month

An immaculately presented ground floor apartment located in the popular Harry Davis Court within Diglis development. Well placed for many local amenities and access into the City centre the apartment is also situated close to the river, offering pleasant walks. The accommodation comprises entrance hall, double bedrooms, open plan living room and fully fitted kitchen, bathroom. Further benefits include secure gated parking for one vehicle, underfloor electric heating and double glazing throughout. Sorry not suitable for pets or children. EPC Rating C  
Available from mid August 2025.

### **Communal Entrance Hall**

Video intercom access provides entry in to the Communal Hallway. Apartment No 22 is located on the Ground Floor.

### **Reception Hall**

The entrance door leads into the Reception Hall with intercom entry, underfloor heating and doors to all rooms.

Utility cupboard with plumbing for washing machine, consumer unit, open reach connections and hot water cylinder.

### **Open Plan Living Room with Kitchen 19'3" x 11'11" (5.89 x 3.64)**

The open plan Living Room and Kitchen is fitted with a range of white high gloss base and eyelevel units with wood effect worksurface and one and a half bowl sink unit with mixer tap. Eyelevel microwave, single electric oven and hob with extractor hood above. Integrated fridge and freezer.

The Living area has two double glazed windows with fitted blinds, TV point and underfloor heating.

### **Bedroom 12'11" x 9'1" (3.95 x 2.78)**

The double bedroom is fitted with a full height wardrobe with rails and shelving, underfloor heating, TV and telephone points and double glazed window with fitted blind.

### **Bathroom 12'11" x 5'6" (3.94 x 1.69)**

The luxury bathroom is fitted with a white suite comprising shaped bath with mains shower over, wall mounted basin and WC. Full tiling to the walls and floor, mirrored cabinets with cosmetic plinth below and double glazed window to side. Heated towel rail and spotlights.

### **Council Tax Band**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### **Tenancy Fees**

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.

### **Tenancy Managed**

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have

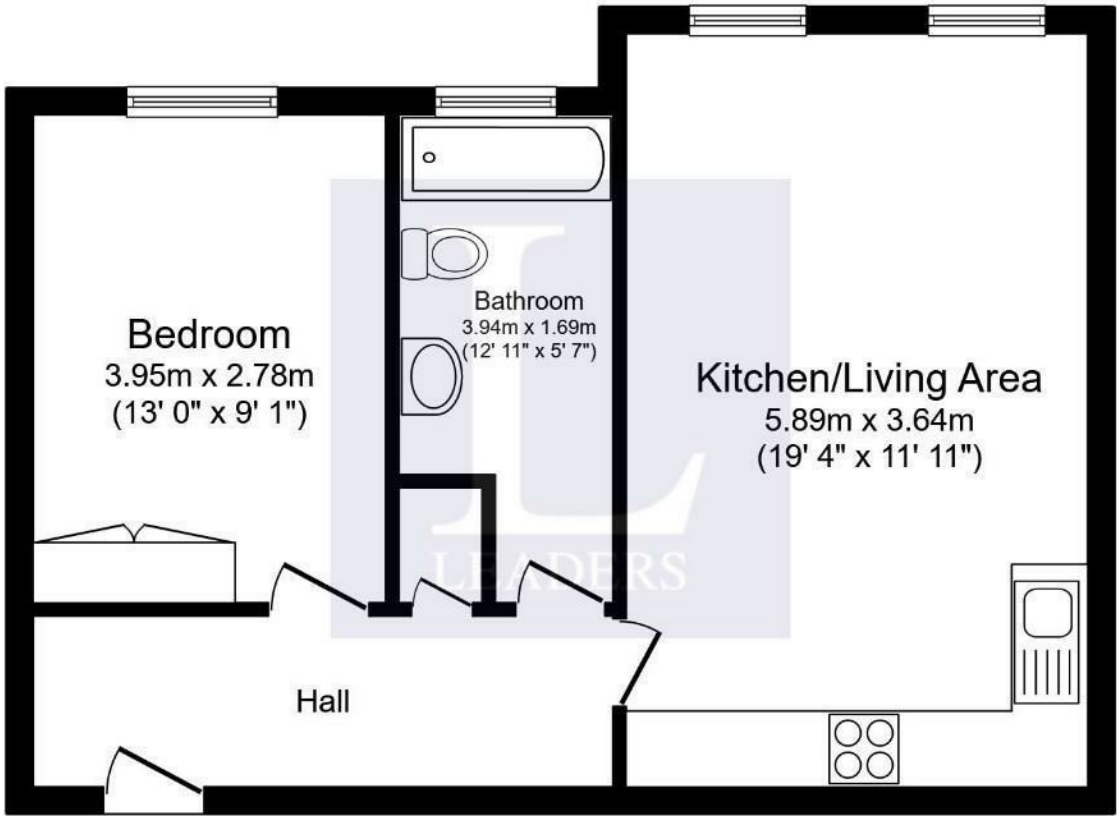
received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

### **Parking**

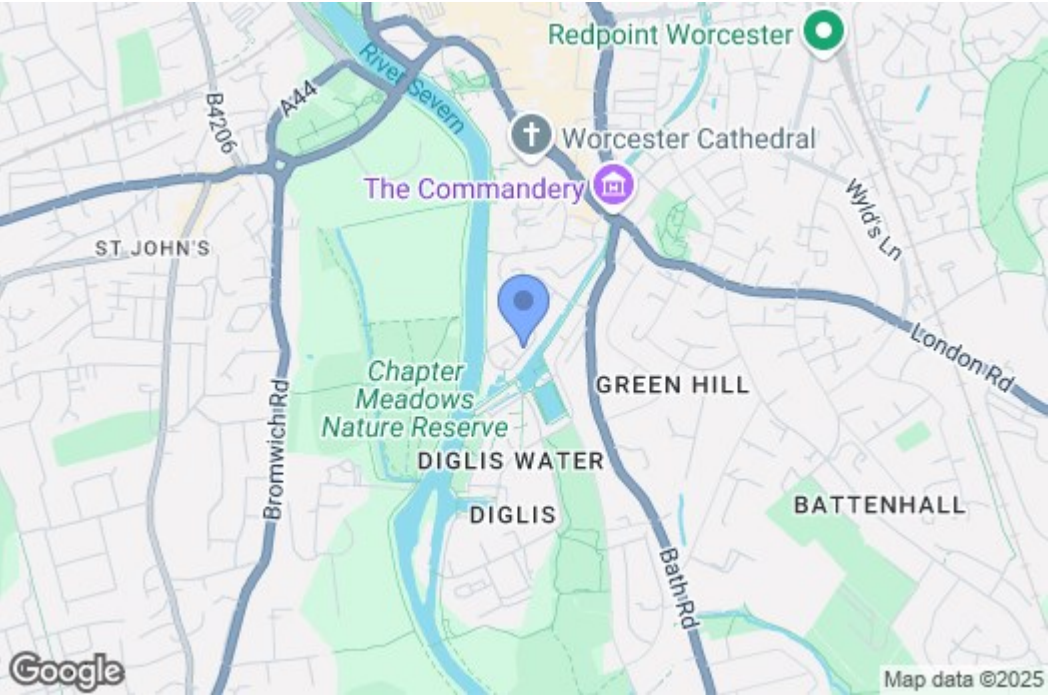
There is one residents parking space available.

Floor Plan

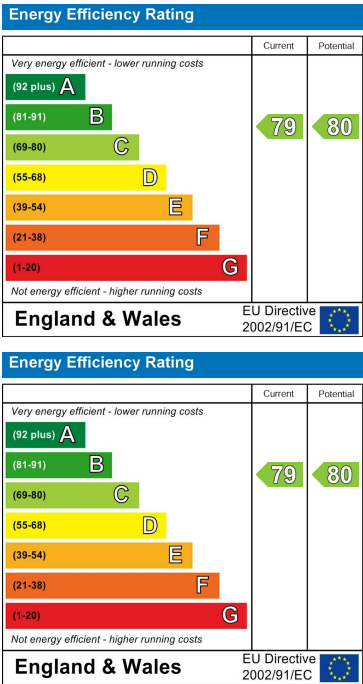


Total floor area 46.4 sq.m. (499 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. I

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.