



**107 Court Road, Malvern, WR14 3EF**

**£1,750 Per Month**

A beautifully presented and extended four bedroom semi detached home with parking, situated within walking distance of the shops and facilities in Barnards Green, The Chase, and Malvern Hills Science Park. The accommodation comprises; entrance hall, bay windowed sitting room, family room, dining room, refitted breakfast kitchen with Granite work tops, five ring Rangemaster, integrated dishwasher and fridge/freezer, cloakroom, cellar/utility, four double bedrooms, refitted family bathroom. Further benefits include; gas central heating, double glazing, driveway for two/three cars and enclosed rear garden. Available from Early May 2023. EPC D, Council tax band C



## INFORMATION

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent £403 is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £2019 will be required as security against damage or arrears of rent.

**RENT:** £1750 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished.

**RESTRICTIONS:** Non-smokers only.

**TERM:** Six months minimum initially. A term of upto three years may be available by negotiation.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants.

The property will remain on the market until satisfactory referencing has been completed.

## DIRECTIONS

From the Allan Morris Office in Grat Malvern, proceed down Chruch Street and pass straight over at the traffic lights in the direction of Barnards Green. On reaching the roundabout take the forth exit into Court Road. The property can then be found on the left hand side before the turning for Woodshears Road on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

