



**102 Hollymount, Worcester, WR4 9SF**

**£1,200 Per Month**

A refurbished three bedroom semi detached house in Hollymount. The accommodation comprises; entrance hall, lounge, kitchen with electric oven & hob, utility area, three bedrooms and shower room with walk in shower, wash hand basin and WC. The property further benefits from gas fired central heating, on street parking and rear garden. EPC rating D.

Council tax band A . Deposit £1384. Holding deposit £276. Available immediately.



# 102, Hollymount, Worcester, WR4 9SF

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£276) 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 £1384 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1200 Per calendar month.

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

**RESTRICTIONS:** Non-smokers only

**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 received from our referencing company.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(38-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Material Information Report

