



## 5 Portobello Court, Malvern, WR14 1RH

**£895 Per Month**

A very well presented, newly decorated first floor apartment in a convenient location in Malvern Link, close to Malvern Link railway station and local amenities. The property comprises: two double bedrooms one with ensuite shower room, lounge, kitchen with oven, fridge freezer, dishwasher and washing machine, and a separate bathroom. The property further benefits from gas fired central heating, double glazing and one allocated parking space. EPC rating B. Council tax band B (Malvern Hills District Council). Deposit £1032 Holding deposit £206. Available immediately.



# 5, Portobello Court, 56 Albert Park Road, Malvern, WR14 1RH

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£206) 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 £1032 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £895 Per calendar month.

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

**RESTRICTIONS:** Non-smokers preferred

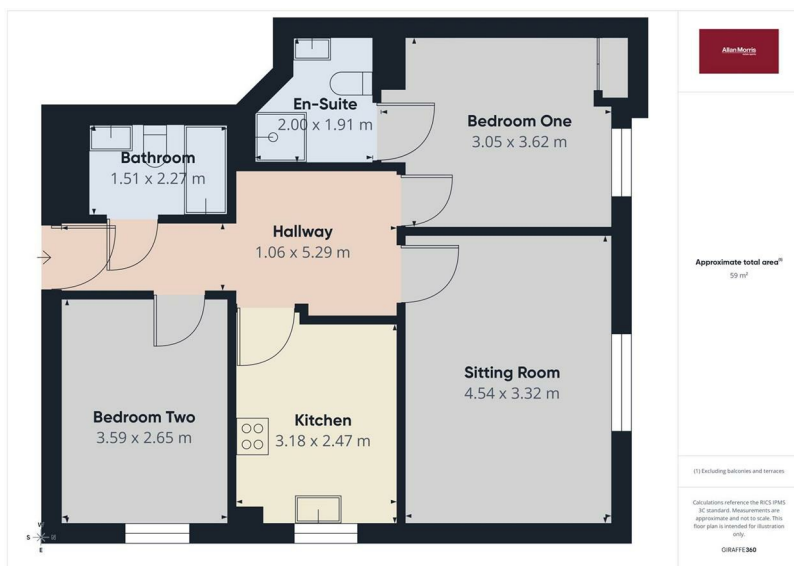
**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

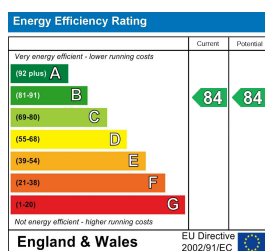
Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

## Directions

From our office on Worcester Road, proceed North on the Worcester Road /A449 towards Malvern Link. After the second set of traffic lights turn left on to Albert Park Road. Continue straight. After 0.3 miles the property can be found on the right hand side corner plot at the top of Quest Hills Road



## EPC



## Material Information Report

