



3 The Old Drill Hall London Lane, Upton-Upon-Severn, WR8 0HH £875 Per Month

A well presented one bedroom top floor apartment with storage space in the heart of Upton upon Severn. This unique property offers a spacious open plan living area, kitchen with oven & hob, fridge, washing machine and space for freezer, one bedroom with built in cupboards, shower room with walk in shower, wc & wash hand basin, additional cloakroom with WC. There are two staircases either end of the living space both leading to storage areas. Further benefits include external decked area accessed from the living space and gas fired central heating. EPC rating TBC. Council tax band B. Deposit £1009. Holding deposit £201. Available immediately.

NB-Please note the fireplace in the living area is not to be used



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Information

TENANT FEES & TENANCY INFORMATION

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£201) 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 £1009 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

RENT: £875 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, landlord unable to accept pets

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 (A2 plus)	A	
(B1-B1)	B	
(B3-B0)	C	
(D5-D8)	D	
(E8-E4)	E	
(F21-F38)	F	
(G11-G2)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Material Information Report



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