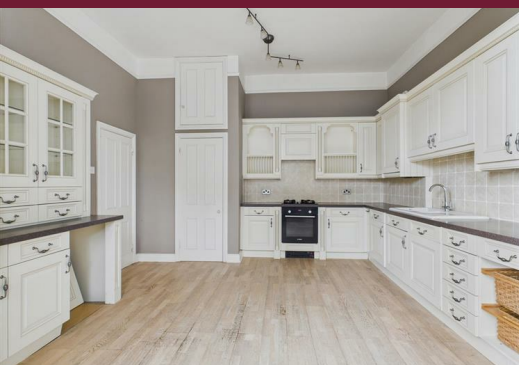




## Flat 4 Leamington Court, Malvern, WR14 4HF

**£1,250 Per Month**

Located in the popular area of Malvern Wells with stunning open views towards the Severn Valley, this gracious ground floor apartment offers generous accommodation to include reception area, living room with bay window, dining kitchen with bay window, two double bedrooms, one with en-suite WC, third bedroom or study, bathroom. Leamington Court has the benefit of rolling, mature communal gardens with exceptional panoramic views over the Severn valley. Allocated parking is on level entrance to Flat 4 and there are additional visitors' spaces. Benefits from Gas fired central heating. Council tax band is C. EPC rating is D. Holding deposit £288. Deposit £1442. Available from January 2026.





# Flat 4, Leamington Court, Wells Road, Malvern, WR14 4HF

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£288) 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 £1442 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1250 Per calendar month.

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

**RESTRICTIONS:** Non-smokers only, No pets. (lease does not allow)

**TERM:** Six months minimum. A longer term 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 received from our referencing company.

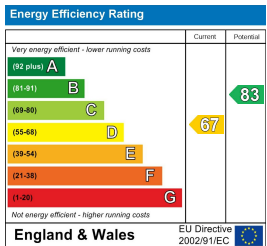
Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

## DIRECTIONS

From the office turn right and proceed along the Worcester Road and onto the Wells Road. Proceed along past the common, past the shop on the left and go on past the garage on the right and Leamington Court is short distance further on the left with stone eagles on the gate pillars. The visitor parking is on the left between the two buildings and No. 4 has its own allocated parking space.



## EPC



## Material Information Report

