



## 35 Manby Road, Malvern, WR14 3BD

**Per Month £800 Per Month**

A beautifully presented fully refurbished ground floor apartment in the sought after location of Manby Road, Great Malvern. Within walking distance of town centre and many local amenities. The accommodation comprises; entrance hallway, open plan kitchen/lounge with electric oven, hob, washing machine, dishwasher and fridge freezer, double bedroom, bathroom with wash hand basin, WC and bath with shower over. The property has electric storage heater and off road parking for one car. EPC rating C. Council tax band A. Deposit £923. Holding deposit £184. Available immediately.





# Flat 4, 35, Manby Road, Malvern, WR14 3BD

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£184 ) 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 £923 will be required as security against damage or arrears of rent.

**RENT:** £800 Per calendar month.

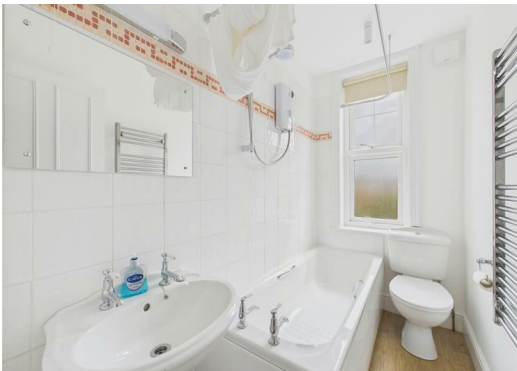
**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, No pets

**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.

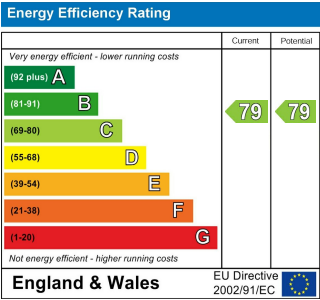






EPC

Material Information Report



- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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