



## 35 Manby Road, Malvern, WR14 3BD

**£850 Per Month**

A beautifully presented first 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 £980. Holding deposit £196. Available July 2026.



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

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£196) 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 £980 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £850 Per calendar month. No pets due to head lease on property.

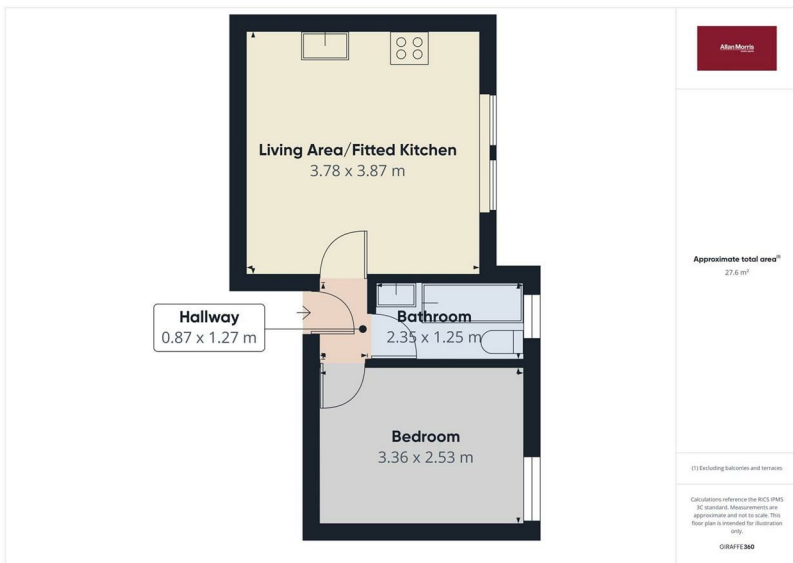
**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, no pets due to head lease on property.

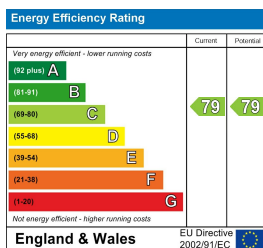
**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

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



### Material Information Report

