



## 12A Cameron Court St. Andrews Road, Malvern, WR14 3QQ Per Month £895 Per Month

A well presented ground floor apartment with views to the Malvern Hills and walking distance of local shops and Great Malvern railway station. The property comprises: entrance hall with walk-in store room and separate cupboard with space and plumbing for washing machine, lounge and separate kitchen with electric cooker and hob and space for dishwasher & fridge freezer two bedrooms, one with built in wardrobe, bathroom with WC, wash hand basin and shower,. Further benefits include gas fired central heating. Available immediately . EPC TBC. Council tax band B. Deposit £1032, holding deposit £206. Available immediately



# 12A Cameron Court, St. Andrews Road, Malvern, WR14 3QQ

## 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 only. may consider 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

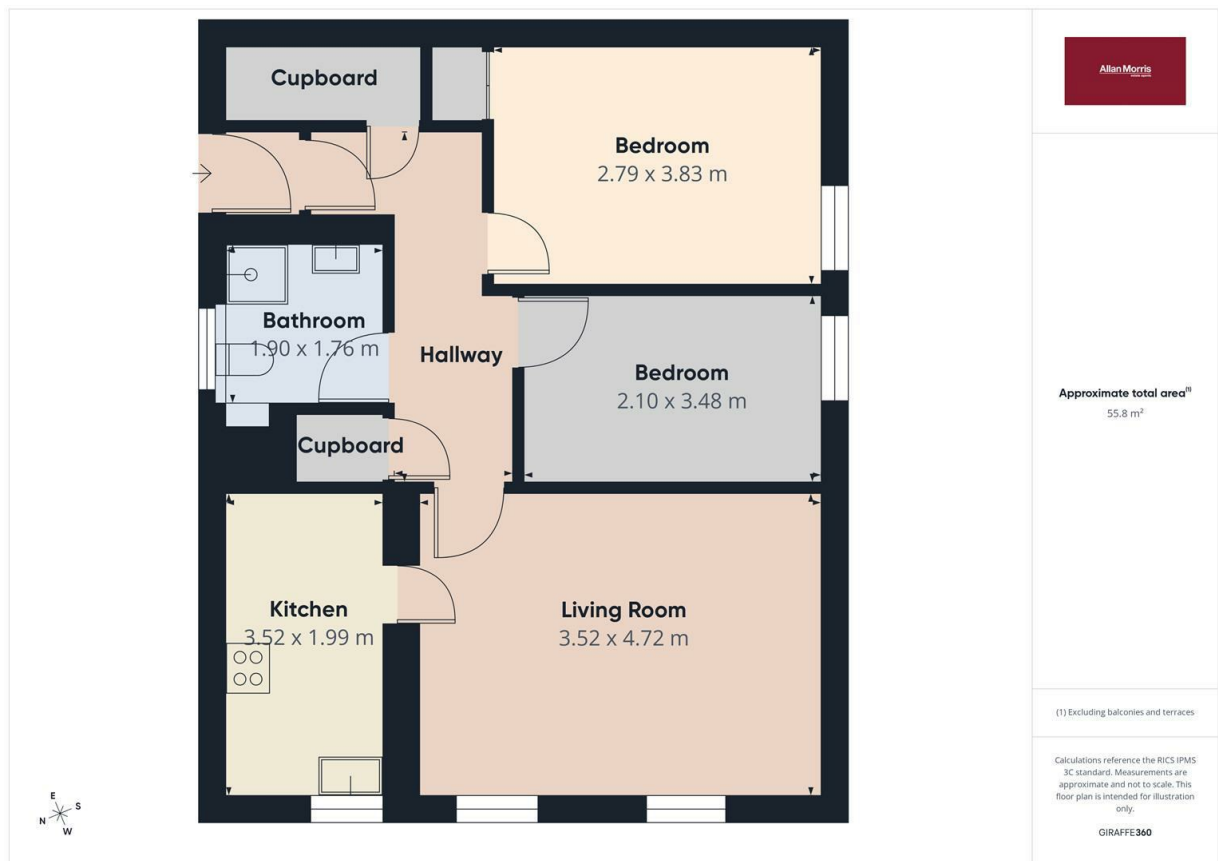
## Directions

From our Allan Morris office on Worcester Road, proceed down Church Street and through the traffic lights to Barnards Green roundabout. Take the fourth exit onto Court Road and proceed as it turns into St Andrews Road, where Cameron Court will be found on the left hand side. The property is in the block on the left when looking at the property









| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (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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