



**Flat 2 Bedford House 101 Worcester Road, Malvern,
WR14 1EP**

£725 Per Month

A beautifully presented one bedroom, first floor, unfurnished apartment in a convenient location at Link top with views towards the hills and common. The accommodation comprises; entrance hall, open plan lounge/kitchen with electric oven and hob, double bedroom and shower room with wash hand basin & WC. The property further benefits from electric heating. Council tax band A. EPC rating E. Available immediately. Holding deposit £167. Deposit £836.



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Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£167) 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 £836 will be required as security against damage or arrears of rent.

RENT: £725 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

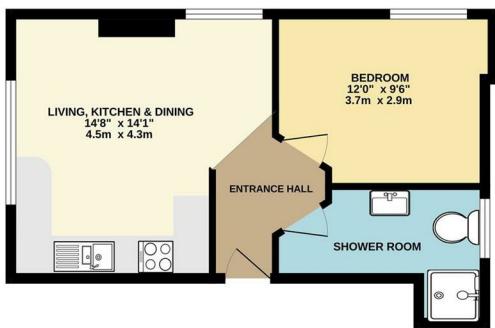
The property will remain on the market until satisfactory referencing has been received from our referencing company.

Directions

From the Allan Morris office in Great Malvern head along Worcester Road until reaching the traffic lights at the top of Link Common. Although Bedford House is directly ahead, to access it turn left at the lights onto Newtown Road, follow them around and the property can be accessed on the right hand side.



FIRST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and not guaranteed to be correct for any event, purpose or use. The user of these floorplans is advised to satisfy themselves as to their suitability and no guarantee can be given as to their operability or efficiency can be given.

EPC

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 48 | |
| (38-54) E | | |
| (21-38) F | | |
| (11-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Material Information Report



Allan Morris
estate agents

ara | propertymark
PROTECTED

 The Property Ombudsman