



198 West Malvern Road, Malvern, WR14 4AZ

£1,350 Per Month

Amazing views to the sunset! This light and airy three double bedroom property offers accommodation, with many of the rooms being dual aspect to fully take advantage of the views, and comprises: Entrance porch, entrance hall, dual aspect sitting room, dining room, sun room, garden room/conservatory, kitchen, utility/cloakroom, three double bedrooms, bathroom, garage, workshop, driveway and gardens. The property sits in an elevated position with panoramic westerly views to the Herefordshire countryside and the Welsh Borders. EPC D. Council tax band C. Available immediately.



198, West Malvern Road, Malvern, WR14 4AZ

INFORMATION

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£311) 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 £1557 will be required as security against damage or arrears of rent.

RENT: £1350 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 office in Great Malvern, proceed along the Worcester Road and take the second left onto North Malvern Road. This road becomes West Malvern Road after passing around the left hand bend. Follow the road up the hill and No 198, can be found on the right hand side on the junction with Mathon Road. For more details or to arrange a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	