



## 1b Glenview Cottage, Jubilee Drive, Malvern, WR13 6DQ

Situated in the delightful semi rural location of Upper Colwall, this ground floor flat is being offered for let on a furnished basis. The property briefly comprises: Kitchen breakfast room, lounge and a double bedroom with a bathroom off. The property further benefits from gas central heating, private gardens and off road parking. Sorry, no pets and non smokers please. Available to let from late July.

- Ground Floor Flat
- Kitchen Breakfast Room
- Off Road Parking
- Double Bedroom
- Bathroom With Shower
- Private Gardens
- Available Furnished
- Available late July
- EPC Rating D62

**£495 Per calendar month**

# 1b Glenview Cottage, Jubilee Drive, Malvern, WR13 6DQ

Half Glazed door to

## KITCHEN BREAKFAST ROOM 3.33m x 2.83m (10'11" x 9'3")

Ample eye and base level storage units, stainless steel single drainer sink unit and radiator. Built in electric oven with 4 point hob and extractor fan over. Feature red brick chimney breast with shelving, a selection of kitchen equipment such as fridge freezer, microwave, kettle and toaster to name just a few. Under stairs storage cupboard and doors to the living room and bedroom.

## LIVING ROOM 3.34m x 3.66m (10'11" x 12'0")

Double glazed bay window to the front aspect, 2x radiator and TV point. Cast iron feature fireplace, double sofa bed, table and lamp, shelving into the chimney breast recess and dado railing.

## DOUBLE BEDROOM 4.75m x 3.78m max (15'7" x 12'5" max)

An "L" Shaped room narrowing to 2.12m (6'11") Window to side, radiator, double bed, 2x double mirror fronted wardrobes, further cupboard storage space and a chest of drawers. Door to:

## BATHROOM

Spacious bathroom with two windows to the side aspect, panel bath with shower over, low flush W.C. Pedestal wash hand basin with a medicine cabinet over, extractor fan and two radiators

## OUTSIDE

To the front of the property there is hard standing providing off road parking for one car. There is a small courtyard area with lockable garden shed housing the central heating boiler. Steps lead up to the small lawned gardens enclosed with hedging.

## DIRECTIONS

From the Malvern office proceed along the Well Road towards Ledbury. Turn right onto the Wyche Road and continue up the hill and through the Wyche Cutting. Take a left hand turn on to Jubilee Drive and the property will be located on the left hand side.

## RENT

Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced. Unless otherwise specified rent is

exclusive of all out goings.

## TENANCY AGREEMENT

The tenancy agreement will be set up on an initial 6 months period.

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the tenancy agreement and an additional upfront fee of £60.00 for the checkout report at the conclusion of the tenancy.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT

Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

## COUNCIL TAX

We understand that this property is council tax band A. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## DISCLAIMER

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

