



## Perry Bower House Backfields Lane, Worcester, WR8 ONX

**£750 Per Month**

A beautifully presented ground floor luxury two bedroom apartment in the heart of Upton upon Severn, The accommodation comprises; open plan fitted kitchen/lounge, master bedroom with fitted wardrobes, bedroom two and modern fitted bathroom. Further benefits include private rear courtyard and allocated off road parking. EPC C. Available June 2022.





# Apartment 3, Perry Bower House, Backfields Lane, Upton-Upon-Severn, Worcester, Worcestershire, WR8 0NX

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week’s rent (£173) 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 £865 will be required as security against damage or arrears of rent.

**RENT:** £750 per calendar month.

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

**RESTRICTIONS:** Non-smokers only,

**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 our Upton upon Severn office, with the office being on your left hand side, turn left into New Street, continue to the end of the road and then turn left into Backfields Lane by the Old Fire Station, continue along the road and Perry Bower House can be found on the right hand side.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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