



Flat 6 Abbotsfield 14 Abbey Road, Malvern, WR14 3HG Per Month £1,300 Per Month

A beautifully presented newly refurbished two bedroom ground floor apartment close to the heart of Great Malvern. The accommodation comprises open plan lounge/kitchen with electric oven & hob, fridge, freezer, washing machine & dishwasher, two double bedrooms (both bedrooms have built in wardrobes and one has ensuite shower room), bathroom with shower over bath, wash hand basin and WC. Gas fired central heating. The property also benefits from a rear outdoor terrace and unallocated off road parking. EPC rating TBC. Council tax band B- Malvern Hills District Council. Deposit £1500/holding deposit £300. Available immediately.



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Information

TENANT FEES & TENANCY INFORMATION

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£300) 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 £1500 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

RENT: £1300 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only,

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







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

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