



JESSAVA LETTINGS

UPLANDS MEWS, 25 GRAHAM ROAD, GREAT MALVERN



£575 PCM (PLUS ADMIN FEES)

- Very pretty Mews House in a superb location
- Spacious lounge with character features
- One double bedroom
- Modern white bathroom suite with shower
- Modern kitchen including appliances
- Close proximity to town centre and easy walk to train station
- Driveway, gas central heating
- Useful Store room
- Available, unfurnished, from late June

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UPLANDS MEWS, 25 GRAHAM ROAD, GREAT MALVERN, WR14 2HU

DESCRIPTION:

A lovely property, located in the ever popular Graham Road, very close to the town centre yet set well back from the road in a quiet spot. The accommodation briefly comprises of: Entrance hall spacious lounge, well fitted modern kitchen (including appliances) and very useful store room to the ground floor. To the first floor there is double bedroom and modern bathroom with shower. Outside there is parking on the driveway for one/two cars.

ACCOMMODATION:

SHARED ENTRANCE HALL: Entered via a very impressive arch shaped original wooden door. Further private door leads you into the property:

LOUNGE: 4.54m x 3.48m (14'9" x 11'4")

A well-proportioned, spacious room with 2 single glazed windows provided plenty of light. Carpeted floor, two radiators, useful cloaks cupboard plus two original storage cupboards to either side of chimney breast. Door to kitchen and stairs leading off to first floor.

KITCHEN: 2.54m x 1.4m (8'3" x 4'6")

Fitted with matching wall and base units and beautiful granite work surface and upstand, 1 and a half bowl white sink and drainer with mixer tap, integrated electric oven and hob, under counter fridge and washing machine. Single glazed window to side aspect, fluorescent strip light, vinyl floor, door through to store room.

STORE ROOM: 3.7m x 2.7m (12'1" X 8'9")

Bare brick walls and concrete floor. Provides exceptionally useful storage area.

STAIRS AND LANDING:

Stairs leading from lounge. Single glazed window to side aspect and carpeted floor. Doors to bedroom and bathroom.

BEDROOM: 3.56 x 2.6 (11'7" x 8'5")

Double bedroom with Velux window to side aspect, carpeted floor, radiator, built in wardrobe and built in storage in the eaves.

BATHROOM:

Matching white suite consisting of pedestal wash hand basin, low level WC and panel bath with mixer shower over and glass shower screen. Velux window to side aspect, tiled splash backs, vinyl floor, radiator and medicine cabinet.

DRIVE: Off road parking for one to two vehicles.

SERVICES: The property has mains electricity, gas, water and drainage

DEPOSIT:

A deposit equivalent to one and a half months rent is required and will be protected by The Deposit Protection Service.

AGENCY FEES:

The fee for a single applicant is £210 which covers referencing, all paperwork, contracts and deposit registration. Any additional applicants (including guarantors) will need to pay a fee of £60 each.

Passports will need to be seen for all potential occupants of the property (if you do not have a passport please ask for a list of other acceptable ID) If you are not a EU resident a visa or other proof of your right to rent must be seen (please ask for a list of acceptable documents).

HOLDING FEE:

As soon as your referencing is complete a holding fee will be required to secure the property until your move in date. This will be equal to 50% of one month's rent and will go towards the total figure due on the date of occupancy (*It is not an additional charge just partial rent paid prior to move in*). The fee is taken as protection against loss of rent for the landlord should you fail to move into the property and is therefore non refundable. Failure to pay this fee within 3 working days will result in the property going back on the market.

