



## 2 Claremont Court Grundys Lane, Malvern, WR14 4HS

Per Month £1,175 Per Month

A delightful detached unfurnished property with lovely views to the Malvern Hills and over the Severn Valley to the rear. Located in Malvern Wells approximately three miles from the centre of Great Malvern. The accommodation is provided over four floors and comprises: Ground Floor: Entrance Hall, Cloakroom, Kitchen, Dining Room. First Floor: Landing, Living Room with Balcony, Master Bedroom, En-Suite Bathroom. Second Floor: Landing, Bedroom 2, Bedroom 3, Bathroom. Lower Ground Floor: Study/Bedroom 4. The property has been double glazed and benefits from gas central heating. Found in a courtyard location with parking to the fore and an integrated garage. The garden has been laid to patio and decking with attractive shrub and flower borders. Available immediately. EPC D



## 2 Claremont Court, Grundys Lane, Malvern, Worcestershire, WR14 4HS

### DIRECTIONS

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles bearing left towards the Hanleys and Three Counties Showground into Hanley Road. Proceed down the hill and take the first right into Grundy's Lane following the road up and taking the first turning to your left into Claremont Court where the property can be found on the left of the cul-de-sac. For more details or to book a viewing, please call the Malvern office on 01684 561411.

### INFORMATION

#### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£271) 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 £1355 will be required as security against damage or arrears of rent.

**RENT:** £1175 Per calendar month.

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

**RESTRICTIONS:** Non-smokers only, No pets

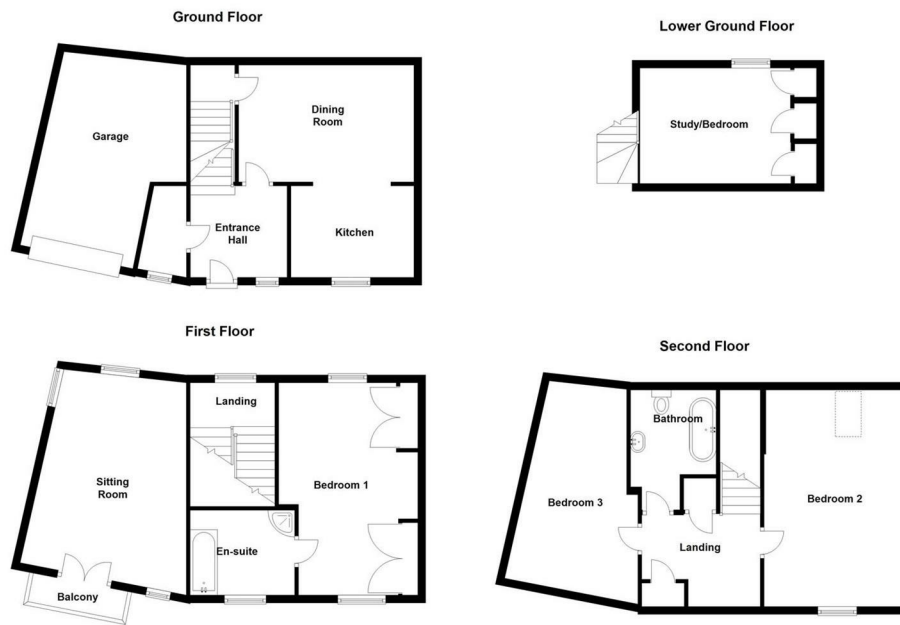
**TERM:** Six months minimum. A longer term may be available by negotiation.

**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

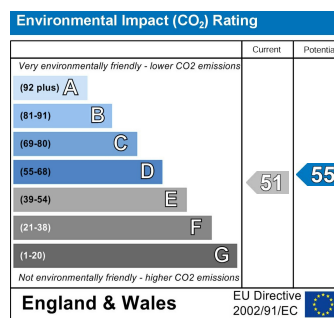
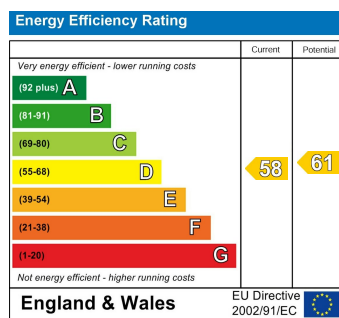
The property will remain on the market until satisfactory referencing has been received from our referencing company







**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.  
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement  
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.  
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E  
**ENERGY PERFORMANCE RATINGS:** Current: D58 Potential: D61  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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