



32 Infirmary Walk, Worcester, WR1 3AZ

Fantastic location! This four bed mid terrace property is just a stones throw away from University Worcester City Campus, The Hive, Worcester City Art Gallery and Foregate Street train station. Available September 2022, all bills included. EPC - D

www.platinum-property.co.uk

£455 pcm
Student Room

PLATINUM PROPERTY AGENTS , Worcester, WR2 5AE

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Property Location

Worcester city centre is within easy reach with its popular high street shops and a broad range of Independent Schools. Regular rail services are available from the City to Birmingham and London Paddington. The city also offers a wide choice of pubs and restaurants, live music venues, nightclubs and cinemas. DIRECTIONS - Proceed out of Worcester city centre via Foregate Street. Continue to the traffic lights and turn left into Castle Street. After the petrol garage turn left into Infirmary Walk where the property can be located on the left hand side.

Property Details

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RENTS

ROOM 1 - £455.00pcm - All Bills Inclusive

ROOM 2 - £455.00pcm - All Bills Inclusive

ROOM 3 - £498.00pcm - All Bills Inclusive

ROOM 4 - £455.00pcm - All Bills Inclusive

Important Information

Deposit - £300

Council Tax Band - Exempt with qualifying certificate

Guarantor - A guarantor is usually required however some of our landlords are willing to be flexible subject to circumstances.

Agreements - Individual 11 months Assured Shorthold Tenancy agreements from 1st September to 31st July

Inclusive - Where indicated inclusive means the rent quoted usually includes: Electricity, Gas, Broadband, Water Rates and sometimes a Communal room TV Licence.

Furnished - Our student properties are fully furnished in line with the University of Worcester recommendations

Pets - This is a shared house and therefore pets would not be appropriate.

Securing the Property

Having found the property you are looking for; the next step is to make an application.

We will forward to you and your guarantor our application form via e-mail requesting the information we require to verify your suitability for the property.

The property will not be reserved until the application form has been received from you and your guarantor

Our checks include verification of your identity, previous credit history, landlord and employment referencing

together with an affordability assessment. Should you anticipate any issues please highlight these with us in advance to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION FORM THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER THE PROPERTY WILL THEN BE RE-MARKETED IF YOU DO NOT SIGN YOUR TENANCY AGREEMENT WITHIN 7 DAYS OF APPLICATION.

ONCE SIGNED THE PROPERTY IS THEN SECURED FOR YOU AND WILL NOT BE OFFERED TO ANYONE ELSE. LIKEWISE, YOU AND YOUR GUARANTOR ARE LEGAL COMMITTED TO RENT THE PROPERTY FOR THE PERIOD OF THE TENANCY STATED IN THE AGREEMENT.

Successful Applications

The deposit is payable on confirmation that your application has been successful, and the first month's rent is payable before to moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque.

Paying Online;

Payee; Platinum Property Rentals

Ac. No.; 53559610

Sort Code; 20-71-45

Ref; Please use your room number and property address e.g. Rm1 5 Avenue Road. Do not use your name or "rent" or "deposit" as these are difficult to trace

Paying by Debit Card;

Please call 01905 740580 and a member of staff would be happy to help.

Deposits

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

Tenancy Agreements

Initially we usually offer 11 months assured shorthold tenancy which can be renewed for the following year with the agreement of the Landlord.

Tenant's Insurance

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application, we can introduce you to a suitable profession via Platinum Property Finance to obtain a competitive quotation.

Please contact your local office for further information regarding this property.