

G HERBERT BANKS

EST. 1898

TO LET

A LUXURY AND SPACIOUS ONE BEDROOM APARTMENT
WITHIN THIS LANDMARK BEWDLEY PROPERTY

FLAT 2 THE REDTHORNE, 11 HIGH STREET, BEWDLEY,
WORCESTERSHIRE DY12 2FB



Fully Fitted Kitchen * Large Living Room * Large Bedroom
Bathroom * Private Parking Included

RENT: £850 PER CALENDAR MONTH EXCLUSIVE

Viewing strictly by appointment through G Herbert Banks



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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Approximate Distances (Miles): -
Stourport on Severn 3 * Kidderminster 3 * Worcester 15 * Birmingham 30

SITUATION

The Redthorne is situated in a conservation area in the heart of the thriving and historic Riverside town of Bewdley. Bewdley is a very sought after town providing an extensive range of amenities. These include every day shopping facilities and a number of independent restaurants and bars. More extensive amenities can be found in the Wyre Forest town of Kidderminster together with Worcester and Birmingham. The property is well placed for commuting with M5 Motorway access via Junction 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Kidderminster has a rail link to London, Birmingham and Worcester. A location plan is incorporated within these letting particulars.

DESCRIPTION

The Redthorne is a historic imposing Grade II Listed Georgian house which has been refurbished to a high standard. No.2 is a second floor flat located at the front of The Redthorne, with beautiful large sash windows ensuring pleasant light living accommodation.

The property has private parking included to the rear of The Redthorne, for one car.

The Flat is accessed via a front entrance door, to the side of The Redthorne, to stairs leading up to the second floor. The Second floor comprises two flats with No.1 to the rear elevation and No.2 to the front elevation. The flat is spacious and light and is described in more details as follows:-

The front entrance door to the Flat leads into an **ENTRANCE HALLWAY** with door off to

BATHROOM 10'10" x 7'2" (3.08m x 2.20m) Having been newly refurbished with freestanding roll top bath, separate double shower unit, W.C, basin, electric shaver point and fitted shelving.

A second door from the entrance hall leads through to

LIVING ROOM 21'6" x 15'1" (6.37m x 4.86m) This large reception room has three sash windows to the front elevation of The Redthorne and a decorative feature fireplace. Doors to the Kitchen and to the

BEDROOM 21'62" x 14'76 (6.50m x 4.50m)

KITCHEN 16'27" x 10'07 (4.96m x 3.07m) With a range of modern kitchen units incorporating appliances comprising a fridge, freezer, dishwasher, washer drier and range cooker. The central heating boiler is also located within the kitchen.

SERVICES The property benefits from mains electricity, water, drainage and gas. Telephone subject to BT transfer regulations.

LOCAL AUTHORITY Wyre Forest District Council Tel: 01562 732 928.

TENANCY The property is to be let on an assured shorthold tenancy for an initial term of twelve months.

PETS Pets may be considered.

SMOKING There is to be no smoking in this property.

OUTGOINGS The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity, telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND DEPOSIT The Rent will be **£850** per calendar month, payable monthly in advance. A deposit of **£980** also required and will be held by the Landlord or his Agent for the duration of the Tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.

THE RIGHT TO RENT LEGISLATION Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any new adult tenant has the right to rent in the UK.

PROCEDURE An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a Holding Deposit of £150, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval from the landlord two copies of a tenancy agreement will be forwarded to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

Bedroom



Bathroom



Living Room





Kitchen

