

Room 1, 2 Harrington Road, Worcester, Worcestershire, WR2 5HB

Shared house for either Professionals or Students the property is extremely well presented and has 4 en suite double rooms, all furnished to a high standard having modern en suite shower rooms. Shared facilities include well equipped kitchen with comfortable dining room garden and off road parking EPC E

www.platinum-property.co.uk

£540 pcm
Student Room

PLATINUM PROPERTY AGENTS 15-17 St Johns, Worcester, WR2 5AE

T: 01905 740580 F: Email: worcester@platinum-property.co.uk

Property Location

Situated 1.60 KM from the St Johns Campus of Worcester University approximately 19 minutes walk

Property Details

2 Harrington Road is one of the Platinum Prestige collection of Student Properties.

An exceptionally well finished shared house all rooms are double En suite, the communal areas are well equipped.

Outside there is off street parking and private garden with garden furniture.

RENT SCHEDULE Rent £540 PCM inclusive utility bills and a T.V licence for the common Room

All our properties are offered with individual agreements which means;

You and your guarantor are only responsible for your own room and rent with an equal share of communal areas.

We can accept individuals or smaller groups and assist with finding house mates.

Application Fee - £0

Deposit - £300 Deposits may increase subject to the status of the applicant and guarantor

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 includes; Electricity, Gas, Broadband, Water Rates and TV Licence however an "excessive use" surcharge may apply see agreement terms for details.

Furnished - Furnished

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.

On receipt of the application fee 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.

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 avoid losing your application fee and also to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER

SHOULD YOUR APPLICATION FAIL THE PROPERTY WILL THEN BE RE-MARKETED.

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 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.

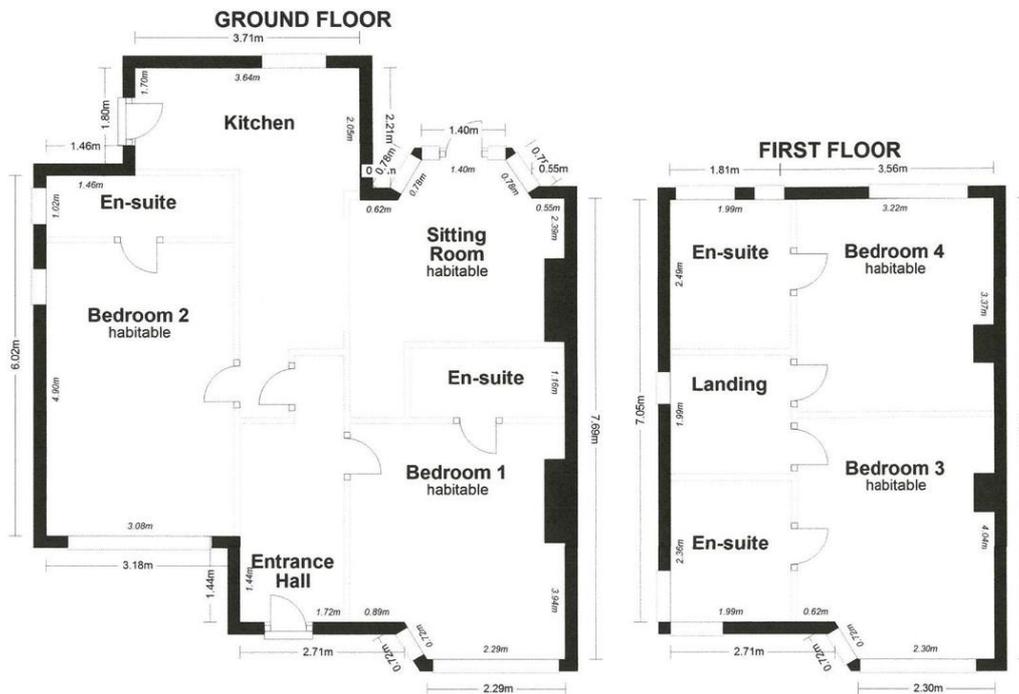
Tenancy Agreements

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.



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