



## 7 Norfolk Close, Worcester, Worcestershire, WR2 5RA

Student House for 5 people, 4 rooms with double beds desk chair and wardrobe and 1 single room.

The property is well presented, with a communal shower room second W.C and a well appointed kitchen with appliance opening into the comfortable lounge and conservatory. Rents from £346.66 pcm. There is off road parking EPC C

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

From 346.66 pcm  
Student Room

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

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## Property Location

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

## Property Details

7 Norfolk Close is one of the Platinum Classic Collection of Student Houses

RENTS SCHEDULE Room 1 £433.33 pcm inclusive of bills

Room 2 £411.66 pcm inclusive of bills

Room 3 £411.66 pcm inclusive of bills

Room 4 £390 pcm inclusive of bills

Room 5 £346.66 pcm inclusive of bills

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 - £90

Deposit - £200 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 FEE THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER SHOULD YOUR APPLICATION FAIL YOUR FEE WILL NOT BE REFUNDED AND THE PROPERTY WILL THEN BE RE-MARKETED.

### **Successful Applications**

The deposit is payable of 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. Please ask for our client account number and sort code to make online payments or discuss other payment options.

### **Deposits**

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

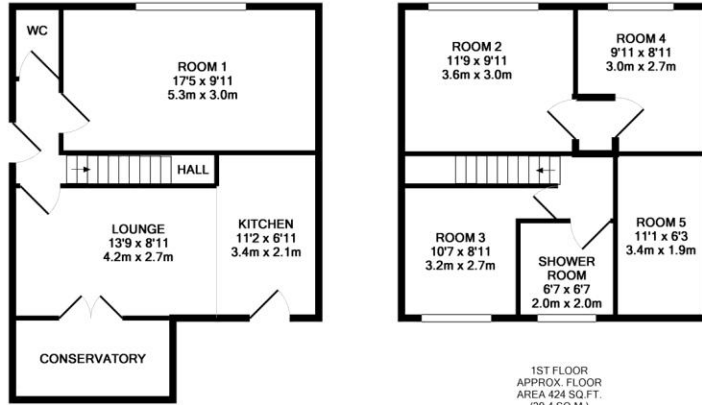
### **Tenancy Agreements**

Initially we usually offer 11 months assured shorthold tenancy which can be renewed for the following year with the agreement of the Landlord and payment of the Renewal Fee of £90

### **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.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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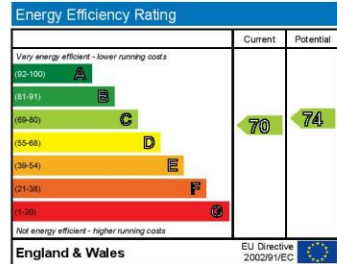
## Energy Performance Certificate



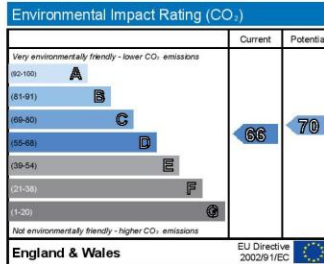
7 Norfolk Close  
Worcester  
WR2 5RA

Dwelling type: Semi-detached house  
Date of assessment: 03 May 2008  
Date of certificate: 03 May 2008  
Reference number: 0578-1058-6175-4178-1004  
Total floor area: 93 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	224 kWh/m <sup>2</sup> per year	198 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.5 tonnes per year	3.1 tonnes per year
Lighting	£64 per year	£40 per year
Heating	£356 per year	£335 per year
Hot water	£119 per year	£106 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)