

Room 1, 79 Woodstock Road, Worcester, Worcestershire, WR2 5ND

Shared house for 5 people with 4 double furnished rooms and 1 single furnished room, situated within a short walk of the St Johns Campus of Worcester University. Tenants enjoy shared facilities including fitted Kitchen, common Room bathroom and separate toilet EPC C

www.platinum-property.co.uk

From £411.66 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 0.6 Km from the St Johns campus of Worcester University approximately 4 minutes walk

Property Details

79 Woodstock Road is one of the Platinum Standard collection of Student Houses

RENT SCHEDULE

Room 1 £476.66 PCM

Room 2 £455.00 PCM

Room 3 £455.00 PCM

Room 4 £476.66 PCM

Room 5 £411.66 PCM

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 - £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 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 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. 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.

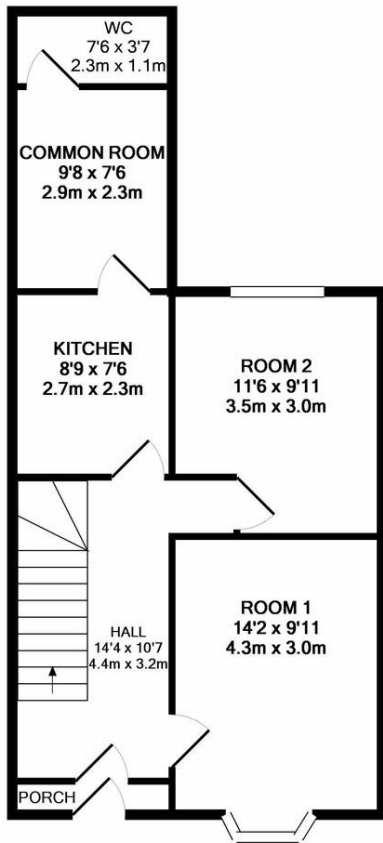
Tenancy Agreements

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

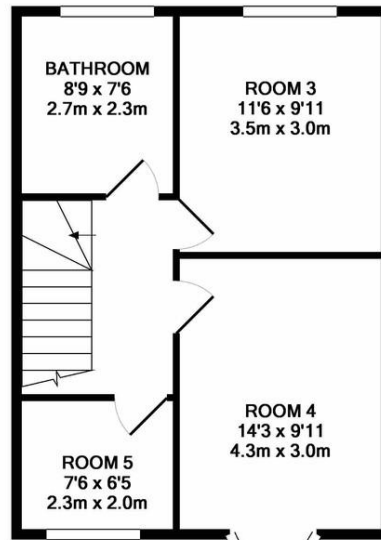
Tenant's Insurance

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 professional 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 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 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
Made with Metropix ©2019

Energy Performance Certificate

79, Woodstock Road, WORCESTER, WR2 5ND

Dwelling type: Semi-detached house Reference number: 8893-9774-1029-3327-5953
 Date of assessment: 23 November 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 November 2015 Total floor area: 84 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,229
Over 3 years you could save	£ 477

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	You could save £ 477 over 3 years
Heating	£ 1,713 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 324 over 3 years	£ 225 over 3 years	
Totals	£ 2,229	£ 1,752	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 240
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.