

Room 1 , 1 Avenue Road, Worcester, Worcestershire, WR2 4ES

Shared house for either 7 Professional or Student residents. The property is finished to exceptionally high standard. Each room is equipped with good quality furniture which includes a double bed. Modern en-suite bathrooms to each room. There is a good sized shared dining Kitchen and some off road parking. EPC D

www.platinum-property.co.uk

£520 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 1.77 KM from the St Johns Campus of Worcester University approximately 21 minutes walk.

Property Details

Viewing a must to see the standard of this shared house benefiting from stylish decoration all rooms are large doubles and have en-suite shower rooms.

There is a well equipped communal kitchen and a small courtyard garden.

RENT for Rooms 1 to 7 £545pcm including 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.

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.

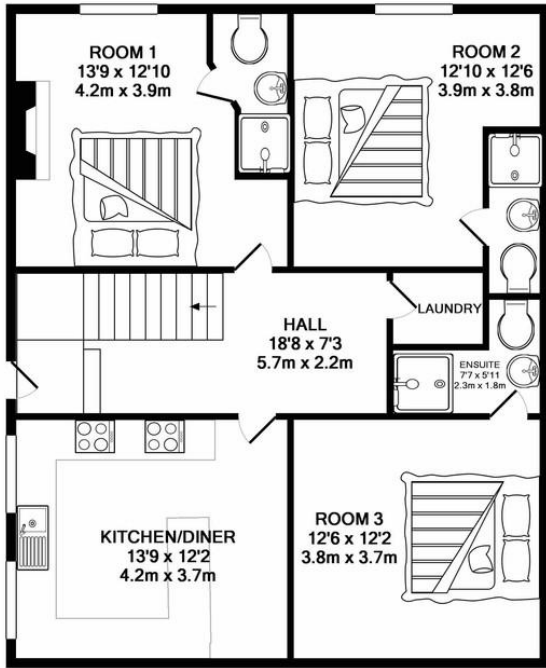
Tenancy Agreements

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

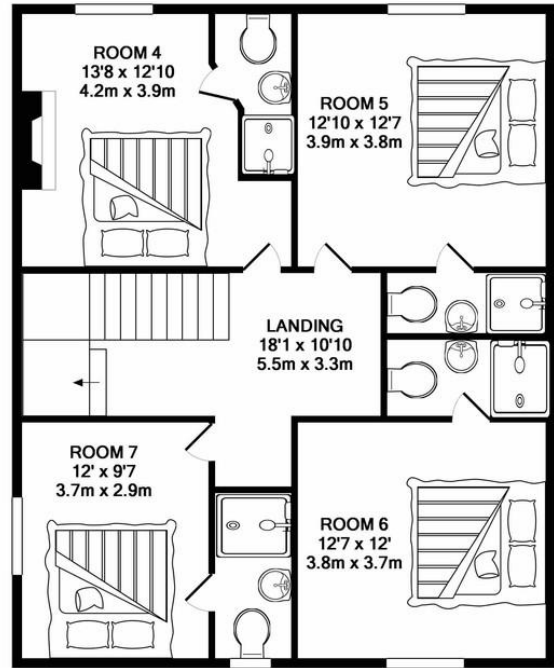
Tenant's Insurance

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.



GROUND FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1690 SQ.FT. (157.0 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



1, Avenue Road, WORCESTER, WR2 4ES

Dwelling type: Enclosed end-terrace house Reference number: 9441-2802-7399-9595-1391
 Date of assessment: 12 November 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 November 2015 Total floor area: 177 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:	£ 4,290
Over 3 years you could save	£ 1,755

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 507 over 3 years	£ 258 over 3 years	
Heating	£ 3,438 over 3 years	£ 1,932 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 4,290	£ 2,535	

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

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	£ 1,071
2 Draught proofing	£80 - £120	£ 87
3 Low energy lighting for all fixed outlets	£60	£ 216

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.