



## Coombs Road, Worcester, WR3 7HW

# £725/mth.

**Ref: 28883925**

LET AGREED - A well presented unfurnished ground floor, one bedroom apartment situated in the Pinewood House complex within the highly desirable area of Northwick. The property, which boasts an allocated off road parking space and is close to a range of local amenities, briefly comprises; Reception Hall, Sitting Room/Fitted Kitchen, Double Bedroom plus a Modern Shower Room. Further benefits include; Secure Telecom Entry System, Ample Storage Options, Double Glazing & Gas Central Heating. EPC RATING - C78. AVAILABLE MID MAY 2025. COUNCIL TAX BAND - A - WORCESTER COUNCIL. . HOLDING DEPOSIT £167.00. FULL DEPOSIT £835.00. VIEWING RECOMMENDED. LET AGREED.

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 **Shelton & Lines**  
ESTATE AGENTS

# Gallery

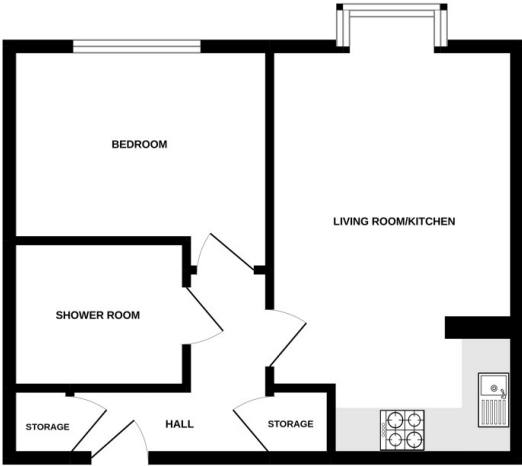


# Property Description

A tenancy agreement will be set up on an initial six or twelve month period. Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced - unless otherwise specified the rent is exclusive of all outgoings. A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from the final calculated move-in monies. If references are not satisfactory, if you decide not to go ahead, or don't take reasonable steps to agree a tenancy by the deadline the holding deposit becomes non-refundable. Satisfactory references are required prior to an application being approved along with a deposit equivalent to five weeks' rent which is refundable upon departure with a satisfactory inspection of the property by the Landlord at the end of the tenancy agreement. On receipt of acceptable references the tenancy agreement will be drawn up.

# FloorPlans

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, products and specifications shown hereon have been tested and is guaranteed to be in full compliance with the relevant standards.  
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