



£1,450 pcm

55 Sansome Place
Worcester

	3		2
	2	EPC	C

A superbly presented and upgraded unfurnished modern style three storey Townhouse situated conveniently close to Worcester City Centre offering flexible and versatile family living space. Accommodation, which benefits from gas fired central heating and double glazed windows comprises; On the ground floor; Reception Hall, Study/Office, Cloakroom and Utility Room. On the first floor; superb sized Sitting Room with Juliet Balcony, Refitted Kitchen with a range of integrated appliances, Bedroom Three and Cloakroom. On the second floor; Principal Bedroom with En-Suite Shower Room and Guest Bedroom with En-Suite Shower Room. Outside; Undercover Driveway allowing for off road parking, Integral Garage, Enclosed Rear Courtyard Garden and access to Communal Gardens. EPC RATING - C70. COUNCIL TAX BAND - E - WORCESTER COUNCIL. HOLDING DEPOSIT - £334.00. FULL DEPOSIT £1670.00 VIEWING IS RECOMMENDED! AVAILABLE IMMEDIATELY!

A tenancy agreement will be set up on an initial six 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 or you decide to withdraw your application 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.



LEARN EVEN MORE ABOUT
THIS PROPERTY AT

sheltonandlines.co.uk