



Flat 1 South Villa 23 Wells Road, Malvern, WR14 4RH £915 Per Calendar Month

Located within easy reach of Great Malvern, this spacious first floor apartment offers well presented accommodation to include two large double bedrooms, living room, fitted kitchen and shower room. The apartment benefits from far reaching views to the rear and has gas central heating throughout. Available immediately, viewing is via the Agent.

Communal Entrance Vestibule

Double entrance doors lead into the Communal Entrance Vestibule with doors to Apartments 1 & 2.

First Floor Landing

A upvc entrance door leads into an Entrance Vestibule with staircase rising to the First Floor Landing from which original stripped wood doors lead to all rooms.

Kitchen

The Kitchen is fitted with white, shaker style base and eye level units with wood effect worksurface, ceramic sink unit with mixer tap, integrated electric oven with four ring gas hob, stainless steel splash back and extractor hood. Plumbing for washing machine, space for fridge freezer, sash window to front, double radiator, wood effect flooring and cupboard housing Worcester combination gas heating boiler.

Living Room

The spacious Living Room has a tiled fire surround with wooden mantle (not functional), two radiators and sash window to rear taking full advantage of far reaching views towards Upton Upon Severn and far beyond.

Bedroom One

Built-in full height wardrobes to chimney breast recesses, sash window to front with a view over Rosebank Gardens, radiator and picture rail.

Bedroom Two

Sash window to rear with far reaching views. Radiator

Shower Room

The Shower Room is fitted with a large easy step cubicle with glazed screen and main shower with both rainfall showerhead and additional hand held attachment. Vanity wash hand basin with cupboard below and mirror cabinet above, low level WC, heated towel rail and window to side.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly

to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

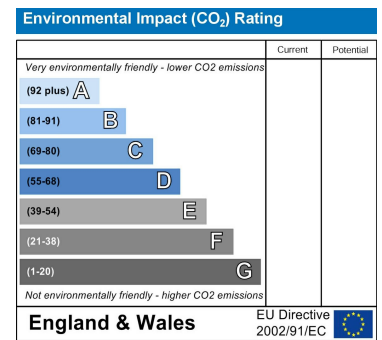
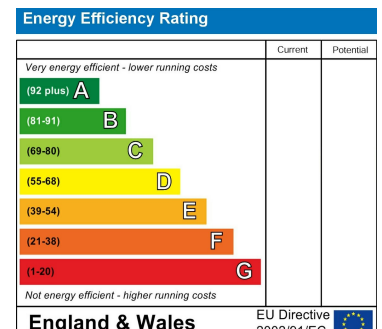
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.