



1 St Leonards House Ranelagh Road, Malvern, WR14 1EZ

£1,500 Per Calendar Month

***** TENANCY AVAILABLE FOR UP TO 6 MONTHS ONLY *****

Situated in a super position towards the end of Ranelagh Road, this well presented, fully furnished duplex apartment is available for let for a period of up to six months. Rent includes council tax and water bills. Ideal for those looking for a stopgap between a sale and purchase. The ground floor apartment offers stylish accommodation to include entrance hall, cloakroom, living room, kitchen and utility whilst to the upper floor there are two double bedrooms and bathroom. Set amidst well tended communal gardens, Apartment One also benefits from a private walled courtyard and sunny patio seating area with two allocated off-road parking bays.

Available from July 2025. Sorry, not suitable for pets or young children.

Entrance Hall

From the private courtyard, the entrance door leads into the Entrance Hall with doors to the Living Room, Kitchen and:

Cloakroom

Fitted with a low level WC and vanity basin with heated towel rail and window to front.

Living Room 15'8" x 8'10" (4.8 x 2.7)

The living room is beautifully furnished and also offers a dining space.

Kitchen 9'10" x 13'5" (3 x 4.1)

Fully fitted with a range of base and eye level units along with built in appliances. A door leads to the Utility Room and also the rear patio seating area.

Utility Room 13'9" x 5'6" (4.2 x 1.7)

Fitted with appliances.

First Floor Landing

Master Bedroom 13'9" x 12'5" (4.2 x 3.8)

A splendid room with expansive windows overlooking the communal gardens.

Bedroom Two 9'10" x 8'10" (3 x 2.7)

A further double bedroom with window overlooking the rear gardens.

Bathroom

A spacious bathroom with luxury fittings.

Outside

Apartment One is approached via its own enclosed courtyard and has the benefit of a private patio seating area which leads to the attractive communal gardens.

The property has the benefit of two off road parking spaces.

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.

Tenancy Fees

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.

Agents Note

Please note that this property is available on a let not exceeding 6 months.

It is fully furnished and the monthly rental includes all services with the exception of electricity.

Unfortunately the apartment is not suitable for pets or young children.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

