



Flat 4 Northgrove, Abbey Road, Malvern, WR14 3HL

£825 Per Calendar Month

Located on the outskirts of Great Malvern, this top floor apartment, within a period property dating back to 1861, still boasts a wealth of original features and enjoys elevated views of the Severn Valley. The apartment benefits from gas central heating and comprises; Living Room, Double Bedroom, Kitchen & Shower Room. The part furnished apartment is of substantial size and demands an internal inspection to fully appreciate the location and property. Not suitable for pets or children unfortunately. Available from August.

Communal Hallway

Steps lead up to the Communal Entrance Hall. Apartment 4 is located on the Second Floor.

Entrance Hall

Kitchen 12'4" x 5'11" (3.76m x 1.80m)

The Kitchen is fitted with a range of light wood effect, base, and eye level units with worksurfaces, stainless steel sink unit with mixer tap and tiled splashback. Fridge/freezer, electric cooker, washing machine, wall mounted gas central heating boiler, heated towel rail and sash window to side.

Living Room 17'2" x 17' (5.23m x 5.18m)

The Living Room has triple sash windows, taking full advantage of the views over the Severn Valley. Two radiators, TV point, picture rail.

Bedroom 17'2" x 16'2" (5.23m x 4.93m)

The large Bedroom has a sash window to front with a view towards the Malvern Hills. Radiator, two built-in storage cupboards to chimney breast recesses, picture rail.

Shower Room

The Shower room is fitted with a vanity wash hand basin inset to marble top with storage cupboard below. Low-level WC and fully tiled shower cubicle with glazed sliding doors housing Mira Sport electric shower. Heated towel rail, illuminated mirror and airing cupboard with lagged tank and shelving.

Outside

Set amidst mature communal gardens which provide a tranquil outdoor space.

Parking is available for one vehicle per apartment.

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

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.

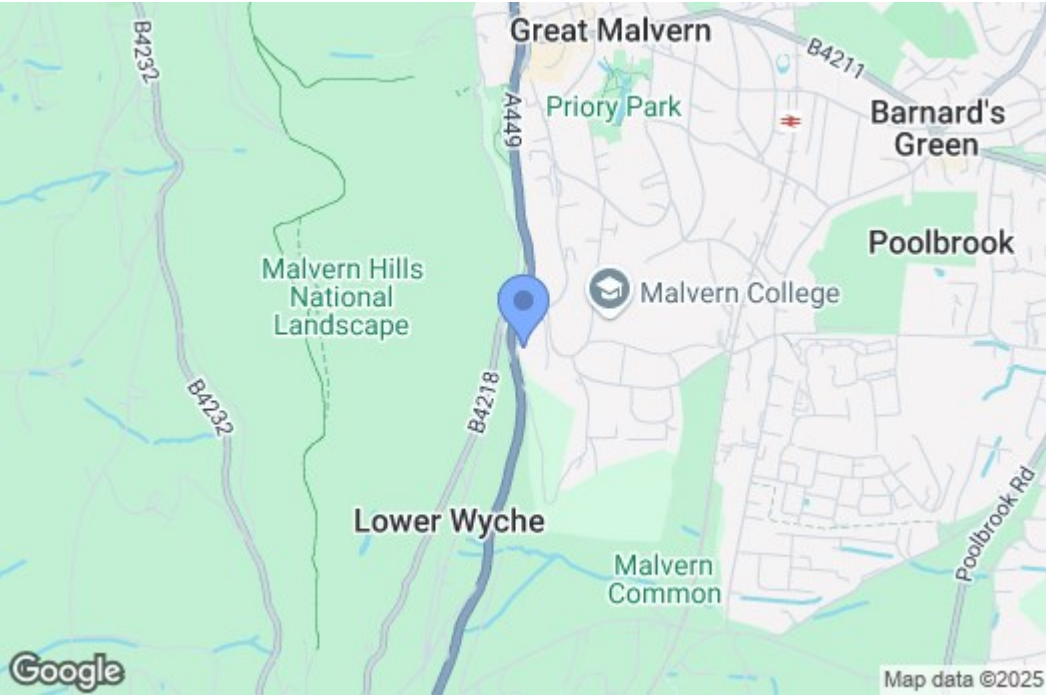
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned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

Agreement.

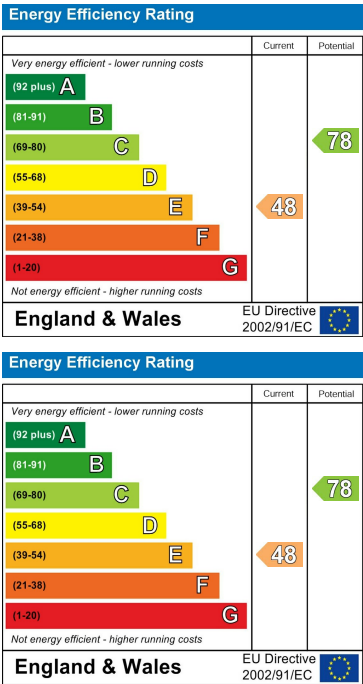
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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

