



Sutherland House, Malvern, WR14 3HH

£895 Per Calendar Month

Situated in the established area of Abbey Road, within easy reach of the amenities of Great Malvern and the railway station, this first floor apartment offers spacious accommodation. In brief, the apartment comprises entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. Parking is on street but not subject to time restrictions.

Unfortunately the property is not suitable for pets having no direct access to gardens.

Available from mid August, viewing is via the Agent.

Communal Entrance Hall

A gravel pathway leads to the Communal Entrance Hall with a staircase rising to the First Floor Landing. Access to Apartment 3 is located on the First Floor.

Kitchen 15'7" x 7'3" (4.76 x 2.23)

The entrance door leads directly into the Kitchen.

Fitted with a range of units with working surfaces, sink unit and gas cooker. Wall mounted gas central heating boiler and sash window to side.

From the Kitchen access is gained to a Utility Area with plumbing for a washing machine, further base units, shelving and space for a fridge freezer.

Spacious Hallway 11'5" x 9'1" (3.5 x 2.77)

From the Kitchen a doors leads into a spacious hall with doors to all rooms.

Living Room 12'10" x 16'1" (3.92 x 4.91)

The living room is a large, bright room with bay window with views of the Severn Valley, radiators and a decorative period fireplace.

Office / Dining Room 8'3" x 9'11" (2.53 x 3.03)

Doors to balcony over the front door of the building, offering views of the Malverns. Radiator.

Bathroom 8'6" x 7'4" (2.61 x 2.26)

The Bathroom is fitted with a white suite comprising panelled bath with shower over, wall-mounted basin, and low-level WC. Sash window to rear, Airing Cupboard and radiator.

Bedroom One 14'10" x 16'0" (4.54 x 4.88)

Large, bright room with windows to side and rear aspects, deep skirtings, picture rail, radiator.

Bedroom Two 16'1" x 10'6" (4.92 x 3.21)

Windows to front and side aspects with deep skirtings, radiator.

Bedroom Three 6'5" x 9'7" (1.97 x 2.94)

Window to rear, deep skirtings, picture rail and radiator.

Council Tax Band

We understand that this property is council tax band C.

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 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.

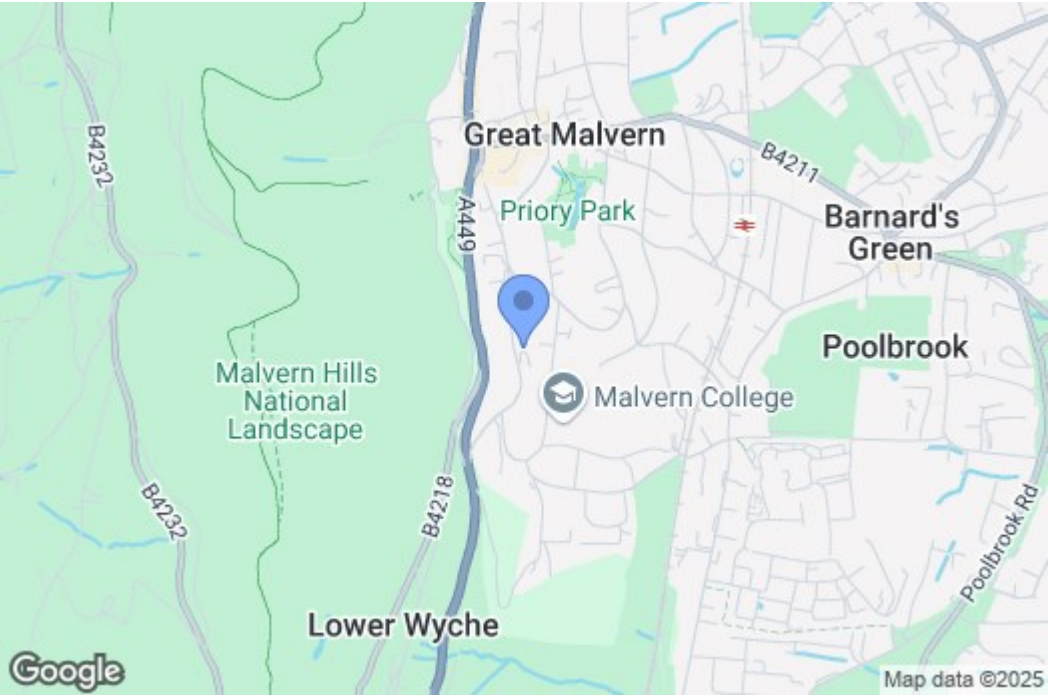
Please ask a member of staff if you have any questions about our fees.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Floor Plan

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

