



## 9 Brunel House, Great Malvern, WR14 2TA £1,000 Per Calendar Month

Brunel House is an exclusive development of fourteen contemporary apartments located in the heart of the historic hillside town of Great Malvern. This beautifully finished apartment briefly comprises: Open plan living area and fitted kitchen, utility room, two bedrooms and a bathroom. Benefiting from double glazing, gas central heating, use of communal gardens and an allocated car parking space. Available from May 2026 on an unfurnished basis.

To the front of the appartement there is a decked veranda seating area with external lighting and an oak door leading to:

### **Open plan living area 17'8" x 13'8" (5.40 x 4.17)**

A light and airy room with one section fitted with the kitchen area with a contemporary range of eye and base level storage units integrated electric oven with Induction hob and extractor fan above. Integrated fridge and freezer and Integrated dishwasher and stainless steel single drainer sink unit with swan neck mixer tap. Under unit and skirting concealed lighting. Oak flooring floors through to the living area. Two double glazed windows to front aspect. TV aerial/satellite feed which is sky Q ready. Breakfast bar with shelving and two complimenting stools

### **Inner Hallway Area 10'5" x 4'9" (3.19 x 1.45)**

With a continuation of the oak flooring and oak doors leading off to all rooms. Radiator.

### **Utility Room 7'8" x 3'3" (2.36 x 1.01)**

With plumbing for washing machine and worksurface over and wall mounted Gas-fired combination boiler. Upright ladder effect chrome heated towel rail and oak flooring. Extractor fan, Electric fuse board.

### **Bedroom One 13'0" x 7'9" (3.97 x 2.38)**

Double glazed window to rear aspect, radiator and recessed lighting.

### **Bedroom Two 8'6" x 9'3" (2.60 x 2.83)**

Widening to 3.40m (11'1" into the recess area)

Double glazed window to rear aspect, single radiator and recessed spotlights and two wall light points.

### **Bathroom**

Fitted with a white contemporary suite comprising of a large bath with waterfall taps and mains shower over with a sunflower head and hand held shower attachment and glass screen. Rectangular wash hand basin inset into a vanity unit with cupboards below. Concealed low flush WC, Chrome ladder style heated towel rail, vanity mirror with recess lighting and extensive tiling to floors and walls.

### **Outside**

This apartment benefits from two off road parking spaces, one to the front of the building and an additional space to the side located in the secure parking area with electric gates,. This parking space

is rented by the current landlords under a separate agreement for 30 months from April 2020 and therefore this secondary parking space is included within this tenancy rental price.

There are communal grounds, a bin store and bike shed.

### **Council Tax Band**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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 Managed**

This Tenancy will be managed by Denny & Salmond on behalf of 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.

### **Disclaimer**

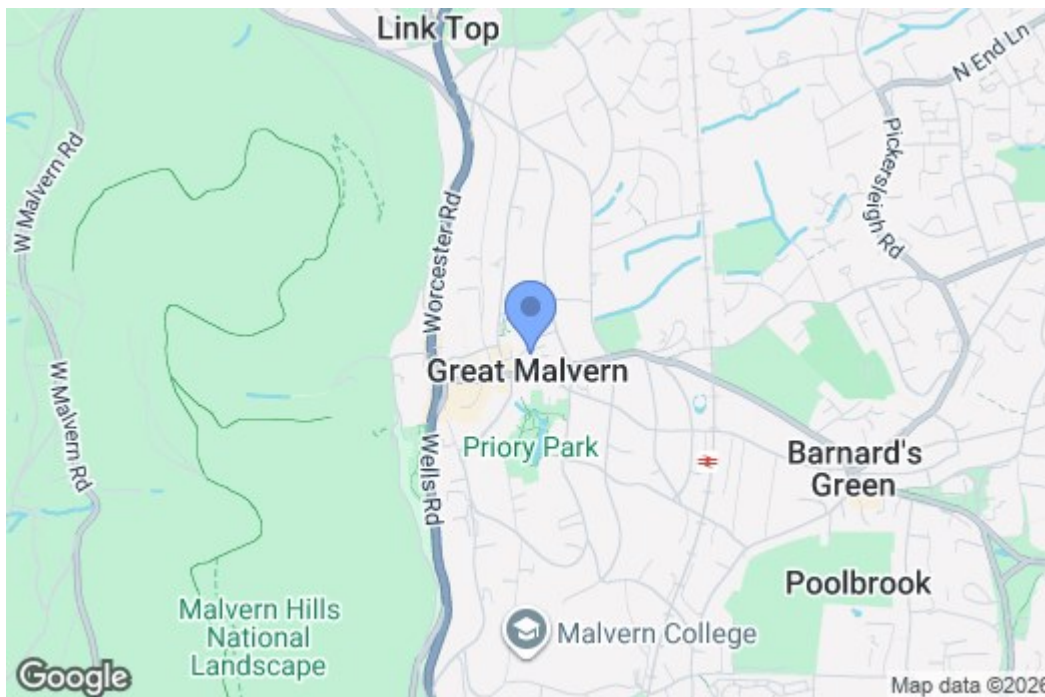
Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

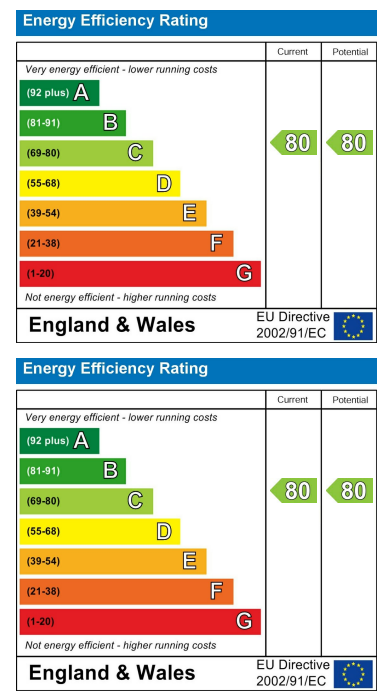
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

# 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.