



## Apartment 11, Summerfield Court Worcester Road

Malvern, WR14 1ET

£900 Per Calendar Month



# Apartment 11, Summerfield Court Worcester Road, Malvern, WR14 1ET

This spacious two bedroom apartment conveniently situated off Worcester Road. Close to local amenities in Great Malvern and Malvern Link and only a short distance away from the train station. In brief the accommodation comprises; Entrance Hall, Kitchen, Living Room, Refitted Bathroom and Two Bedrooms. Benefitting from double glazing, gas central heating and allocated parking.

## Communal Entrance

An intercom entry system provides access into the Communal Entrance Hall with staircase and lift rising to the Upper Floors. Apartment 11 is located on the second floor.

## Entrance Hall

Entrance door opens into the Entrance Hall, with doors off to all rooms and double glazed window to the rear aspect. Wood effect flooring, wall mounted intercom and consumer unit.

## Living Room

13'5" x 11'10" (4.10 x 3.61)

A generous room with dual aspect double glazed windows to the rear and side, making this room extremely light. Door leading to the external fire escape stairway. Painted wooden Adams fire surround and marble effect hearth, wood effect flooring, coving to ceiling and radiator.

## Kitchen

9'10" x 6'6" (3.0 x 2.0)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. Integrated single electric oven with four ring hob and extractor above. Undercounted washing machine, space and plumbing for a further undercounter appliance. Tall fridge freezer and composite sink unit with drainer and mixer tap. Recently installed wall mounted Vallient Boiler, coving to ceiling and wood effect flooring.

## Bedroom One

14'4" x 9'10" (4.38 x 3.02)

Built-in wardrobes and further freestanding wardrobe. Dual aspect double glazed windows to the rear and side. Wood effect flooring, radiator and coving to ceiling.

## Bedroom Two

9'8" x 8'10" (2.96 x 2.71)

Built-in wardrobes and two double glazed windows to the rear aspect. Radiator, coving to ceiling and wood effect flooring.

## Bathroom

This modern bathroom is fitted with a white suite, comprising panel bath with glazed screen and mains water fall shower with additional attachment. Low flush WC, vanity sink unit with waterfall mixer tap and cupboards below. Wall mounted mirror cabinet, 'ladder' style radiator and two obscured double glazed windows to the rear aspect. Tiled flooring, aqua boarding to walls and coving to ceiling.

## Outside

Summerfield Court has pleasant communal gardens and a pathway leading to the Worcester Road. A communal drying area and a large parking area for all Summerfield Court residents, located at the rear of the building.

## 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.

## Directions

From our Malvern office proceed on the A449 towards Malvern Link, turning left into Alexandra Road and right into Alexandra Lane and right again into the parking area behind Ashgrove and Summerfield Court. The parking area for Summerfield Court is on the left.

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=fWmATOPOFCw>

## 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.

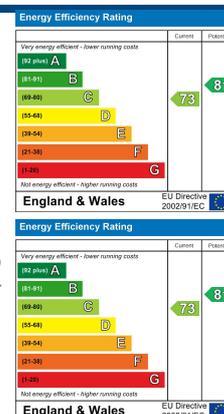
Please ask a member of staff if you have any questions about our fees.

## Disclaimer

Photographs of this property may have been taken prior to the current tenants 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.

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