



## Flat 2 12 Abbey Road, Malvern, WR14 3HG £1,200 Per Calendar Month

Situated in the heart of Great Malvern, within easy reach of the theatre and town centre amenities, this first floor apartment is full of character and period features and offers spacious accommodation. In brief, the apartment comprises reception hall, store room, living room, fitted kitchen, two double bedrooms, home office and bathroom. With gas central heating and allocated parking the apartment is ideally suited to a professional couple or individual and is available from May 2026.

### **Communal Entrance**

An external staircase leads up to the First Floor balcony which provides access into the Communal Hallway serving apartments 2,3 and 4.

A part glazed door leads into Apartment Two.

### **Reception Hall**

A generous, square Reception Hall with stripped wood floor, picture rail, stripped panelled doors, radiator and cloaks hooks.

### **Storage Room**

A door leads into a useful Storage Room housing the combination gas central heating boiler, sash window to rear and further under stairs storage cupboard with shelving and stained window to side elevation.

### **Living Room 5.35 x 4.59**

A splendid room having an arch to original full height window to front elevation and further sash window to side. Wooden fire surround with ornamental cast iron inset and hearth. Stripped wood flooring, deep skirtings, picture rail and radiator.

### **Fitted Kitchen 12'6" x 7'6" (3.83 x 2.31)**

The kitchen is comprehensively fitted with a range of white, high gloss, handle less base and eyelevel units with a solid wood works surface. Composite one and a half bowl sink unit with contemporary mixer tap with brick effect tiled splash backs. 'Stoves' double oven with four burner gas, hob and extractor hood above. Washing machine and tall fridge freezer \*, coving to ceiling, window to rear and door to Home Office.

### **Home Office 10'11" x 5'6" (3.35 x 1.70)**

The Home Office has a window to rear elevation with views to the Malvern Hills, radiator, high-level storage cupboard and painted wood flooring.

### **Bedroom Two 11'1" x 15'1" (3.38 x 4.61)**

A particular feature of this room is the ornamental open fireplace with original hearth and tiled surround. Stripped floor floorboards, deep skirtings, radiator, picture rail, full height, window to side and opening to walk-in wardrobe with hanging rail and shelving.

### **Inner Hallway**

From the Reception Hall an opening leads into the Inner Hallway with linen storage cupboard, stripped

wood flooring and stripped doors to the Bathroom and Master Bedroom.

### **Master Bedroom 11'10" x 15'1" (3.62 x 4.62)**

Full height windows to front and side elevations, deep skirtings, picture rail, radiator and feature open fireplace with marble surround, cast iron inset and tiled hearth.

### **Bathroom**

The Bathroom is fitted with a freestanding slipper bath with mixer tap and shower attachment. Pedestal wash, hand basin, and low-level WC. Fully tiled shower enclosure with mains shower, tongue and groove wood, panelling to half height, painted wood flooring, radiator, illuminated mirror and obscure window to side.

### **Outside**

Accessed from Abbey Road over a gravel driveway, the apartment has two allocated parking spaces to the side of the building.

### **Agents Note**

\* The washing machine and fridge freezer are left for the Tenants use and are both in fully functional, working condition however the landlord accepts no responsibility for their repair or replacement should they cease to function. In this event the Landlord, or their Agent, will arrange for the appliance to be removed and the Tenant may replace with their own.

### **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**

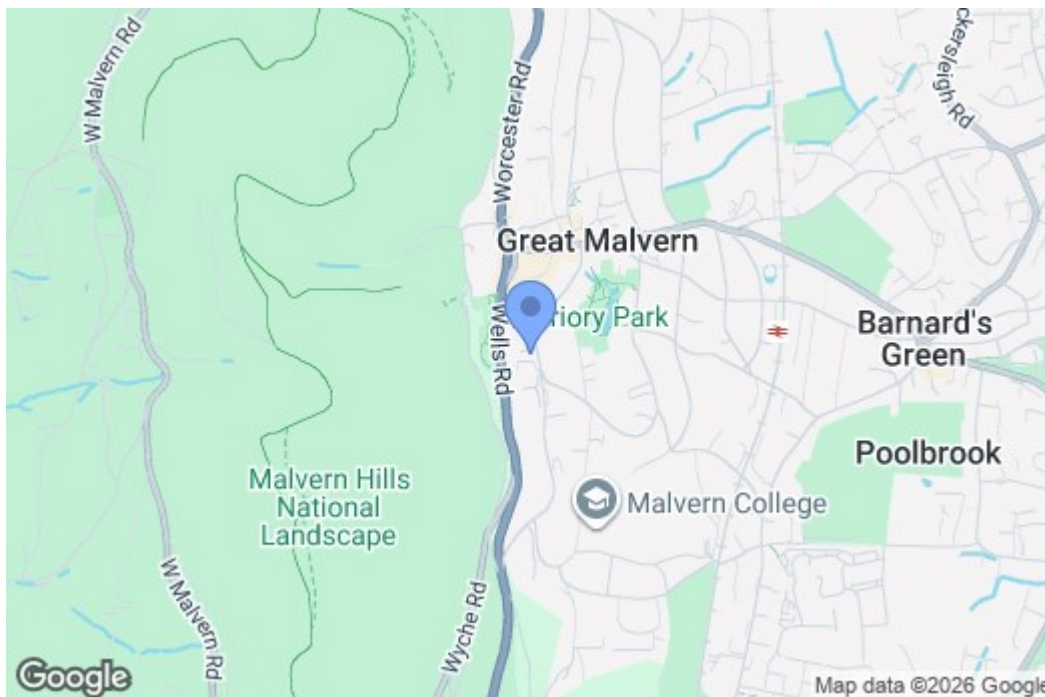
Photographs of this property were taken prior to the current tenant's occupation.

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.

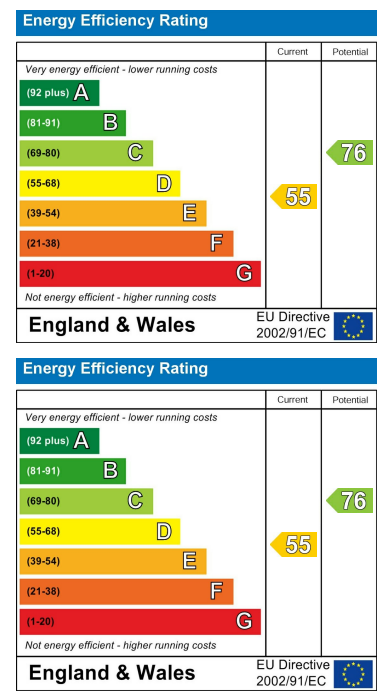
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

# 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.