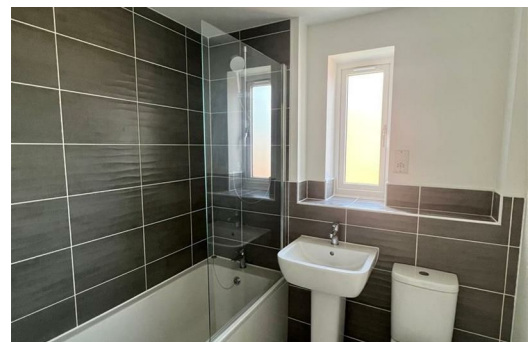




## 1 Strothers Avenue

Malvern, WR14 3RS

£1,200 Per Calendar Month



# 1 Strothers Avenue, Malvern, Worcestershire, WR14 3RS

Located on the new Persimmon development, with easy access to Great Malvern Railway station and Peachfield Common, this recently built semi-detached home offers stylish accommodation to include entrance hall, living room, inner hallway and dining kitchen whilst to the first floor, there are two bedrooms and a bathroom. The property is further complemented by off-road parking and an enclosed rear garden. Sorry, no pets please. Available immediately.

### Entrance Hall

A composite entrance door leads into the Entrance Hall with radiator, door to Living Room and staircase rising to the First Floor Landing.

### Living Room

9'5" x 13'4" (2.88 x 4.08)

Double glazed windows to front and side aspect, radiator, TV point and 'Fibre Nest' Internet connection point. Under stairs storage cupboard and door to:

### Inner Hallway

The Inner Hallway has a built-in double storage cupboard and door to:

### Cloakroom

Fitted with a low level WC and pedestal wash handbasin the tiled splashback. Extractor vent and radiator.

### Dining Kitchen

12'7" x 8'7" (3.84 x 2.63)

The Dining Kitchen is fitted with a range of white high gloss base and eyelevel units with grey working surface and up stands. One and a half bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, electric oven and four ring electric hob with extractor canopy over. Integrated washer/dryer, wall mounted combination gas central heating boiler, inset spotlighting, double glazed window and door leading to the rear garden beyond.

### First Floor Landing

Hatch to loft space, built-in storage cupboard and doors to all rooms.

### Master Bedroom

10'9" x 12'7" (3.28 x 3.86)

Built in over stairs storage cupboard, radiator, two double glazed windows to front taking full advantage of a view towards the Malvern Hills.

### Bedroom Two

8'9" x 12'7" (2.68 x 3.85)

Double glazed window to rear, radiator.

### Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over and glazed screen. Pedestal wash and basin and low-level WC, extensive wall tiling, radiator, shaver point, extractor vent and obscure double glazed window to side.

### Outside

To the front of the property is a small fore garden with pathway leading to the entrance door.

To the side is a parking area with gated access leading to the newly turfed rear garden which is enclosed by timber fencing on all sides.

### Council Tax Band

We understand that this property is council tax band C. 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 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.

### 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.

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## Directions

