



Apartment 3, Aucott House Worcester Road

Malvern, WR14 4AB

£875 Per Calendar Month



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Welcome to this charming apartment located on Worcester Road in the picturesque town of Malvern. This delightful property boasts a splendid living room, perfect for relaxing or entertaining guests with full height sash windows taking advantage of panoramic views over the Severn Valley, a double bedroom, shower room and well-appointed breakfast kitchen.

Situated in a prime location, this property offers easy access to local amenities, shops, and transport links, as well as an off-road parking space.

Available on a part-furnished basis from October 2025, don't miss out on the chance to make this lovely apartment your own and enjoy the best of Malvern living.

Not suitable for pets or children.

Communal Entrance Hall

A stylish entrance porch leads into the shared Entrance Hall. The door to Apartment 3 is located on the Ground Floor.

Entrance Hall

The Entrance Hall has a double radiator and large sash window to rear elevation taking full advantage of views over the Severn Valley. Intercom entry phone, under stairs storage cupboard and doors to all rooms.

Living Room

18'1" x 16'0" (5.53 x 4.88)

A splendid room with full height sash bay windows to rear elevation with fantastic far reaching views, high ceiling with ornate coving and central rose. Living flame effect gas fire (not functional) set upon a marble hearth, radiator and picture rail.

Breakfast Kitchen

16'8" x 10'7" (5.09 x 3.25)

Fitted with a range of painted base and eye level units with granite worksurface over, undermounted sink with mixer tap and integrated Rangemaster electric oven with four burner gas hob and extractor hood above. Ornate coving to ceiling, picture rail and cupboard housing gas central heating boiler. Large sash window to front elevation with fitted shutters.

Double Bedroom

12'1" x 15'7" (3.69 x 4.77)

A particular feature of the room are the full height barrel windows to rear, fitted shutters taking full advantage of the views across the Severn Valley. Built in wardrobes with mirror sliding doors, coving to ceiling, picture rail and radiator.

Shower Room

The shower room has been fitted to a contemporary standard, hosing a large shower cubical incorporating body jets and rainfall shower head. Wash hand basin, low level WC, radiator, extractor vent and large wall mirror

Outside

1 parking space has been allocated to this apartment. Lawned communal gardens to the back of the property offer relaxing area to enjoy views

Council Tax Band

We understand that this property is council tax band A. 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 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

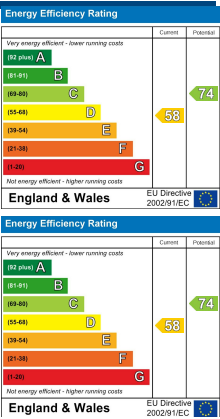
This Tenancy will be managed by the landlord.
The tenancy agreement will be set up on an initial 6 months period.
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed 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 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.

Directions

From our office head north on Worcester Rd/A449 towards Queen's Drive, the destination will be on the right. What 3 Words = sand.letter.mull



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