



## Flat 1, 129 Barnards Green Road, Malvern, WR14 3LT £895 Per Calendar Month

Conveniently situated in the centre of Barnards Green and accessible for Great Malvern Railway Station, this first floor maisonette has spacious accommodation with the benefit of allocated off road parking. In brief, the accommodation comprises entrance hall with staircase rising to the reception hall, a spacious and light living room with dining area, kitchen, two bedrooms and shower room. With double glazing and gas central heating throughout, the property is available immediately.

### **Entrance Hall**

A part glazed door leads into the Entrance Hall with staircase rising to the First Floor Landing, gas and electric meters and further door into;

### **Reception Hall**

Wood effect flooring, radiator, wall mounted Worcester combination gas central heating boiler and doors to all rooms

### **Shower Room**

The Shower room is fitted with a fully tiled shower cubicle housing main shower with rainfall shower head, pedestal wash and basin and low-level WC. Ceramic tiling to walls and floor, mirror cabinet, radiator and obscure double glazed window to rear.

### **Bedroom One 10'5" x 10'3" max ( 3.19 x 3.14 max )**

Double glazed window to front, radiator and wall mounted storage cupboard with hanging rail below.

### **Bedroom Two 10'4" x 9'1" (3.15 x 2.79)**

Double glazed window to front, radiator and fitted cupboard with hanging rail below.

### **Kitchen 5'8" x 11'9" (1.75 x 3.59)**

The Kitchen is fitted with a range of white fronted base and eye level units with integrated electric oven and four ring electric hob. Stainless steel sink unit with swan neck mixer tap, tiled splashback, radiator, two double glazed windows to rear, plumbing for washing machine and space for fridge freezer.

### **Living Room with Dining Area 14'0" x 19'6" (4.27 x 5.96)**

The spacious Living Room has a Dining Area to one side and windows to both front and rear elevations. Radiator, decorative fire surrounds, wood effect flooring and TV point.

A door provides access to the rear Fire Escape.

### **Outside**

Accessed from Upper Chase Road, to the rear of the building is one allocated parking space. Pedestrian access leads through to the front entrance door.

### **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.

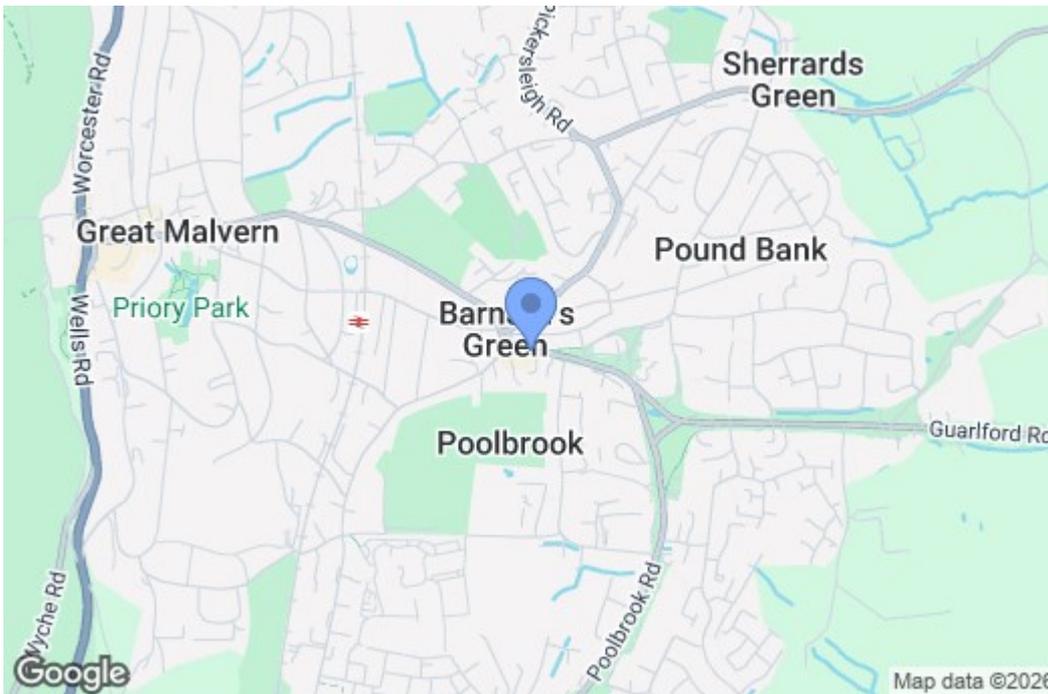
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents

and a tenant signed Assured Shorthold Tenancy Agreement.

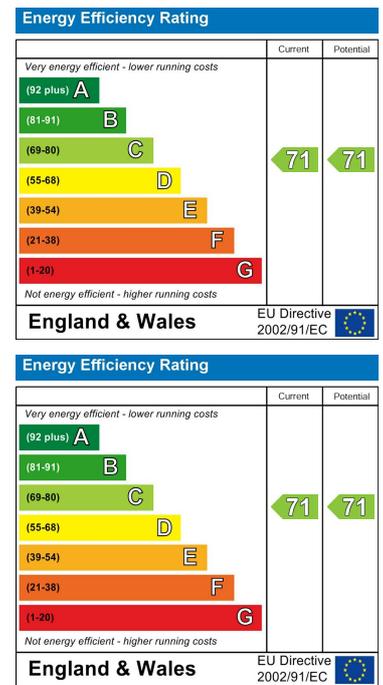
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# 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.