



Flat 5 North Hill Court, Malvern, WR14 1PD

£900 Per Calendar Month

Located close to local amenities, this second-floor apartment boasts open views to both front and rear and has been refurbished by the landlord throughout. In brief, the apartment comprises reception hall, cloakroom, living room, a breakfast kitchen, three bedrooms and a shower room. The property has allocated parking, gas central heating and double glazing. Available from January 2026.

Entrance Hall

With built in storage cupboard, cloaks hooks, window to front and door to all rooms.

Kitchen Breakfast Room 13'10" x 7'10" (4.22m x 2.39m)

Re-fitted with a range of grey Shaker style base and eye level units with breakfast bar, working surfaces, 1½ bowl sink unit, concealed Worcester combination boiler, plumbing for washing machine, space for fridge freezer, integrated tic oven, four ring gas hob, extractor fan, radiator and double glazed window to rear.

Living Room 17'11" x 13'9" (5.46m x 4.19m)

Large double glazed window to rear overlooking the communal gardens and with a view towards North Hill, double radiator and wall mounted living flame coal effect gas fire.

Cloakroom

Fitted with a replacement suite comprising WC, wall mounted wash hand basin, obscure double glazed window to front.

Bedroom 1 10'4" x 13'7" (3.15m x 4.14m)

Double glazed window to front, radiator, built in double wardrobe with overhead storage.

Bedroom 2 10'4" x 9'7" (3.15m x 2.92m)

Double glazed window to side, radiator.

Bedroom 3 9'11" x 8'11" (3.02m x 2.72m)

Double glazed window to front, radiator.

Shower Room

Shower room has been refitted with a double shower cubicle with mains shower over, pedestal wash hand basin, low level WC, heated towel rail, inset spotlighting and obscure double glazed window to side.

Outside

To the rear of the building are attractive communal gardens for use by all residents and there is one allocated parking bay to the front of the building.

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

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.

Photo 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.

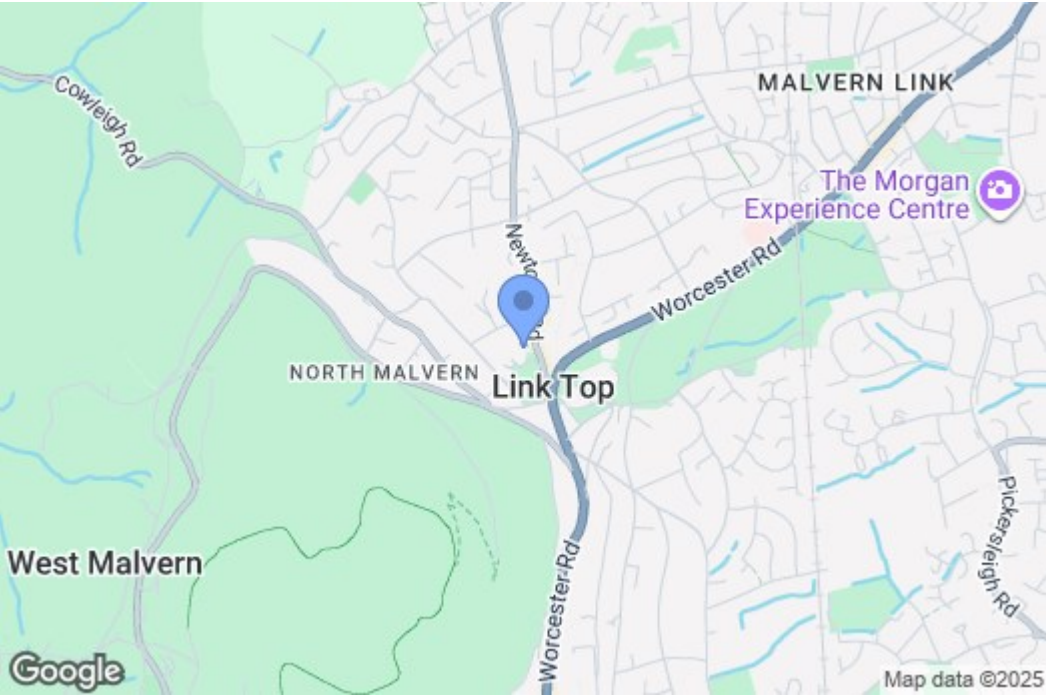
Council Tax

We understand that this property is council tax band C.

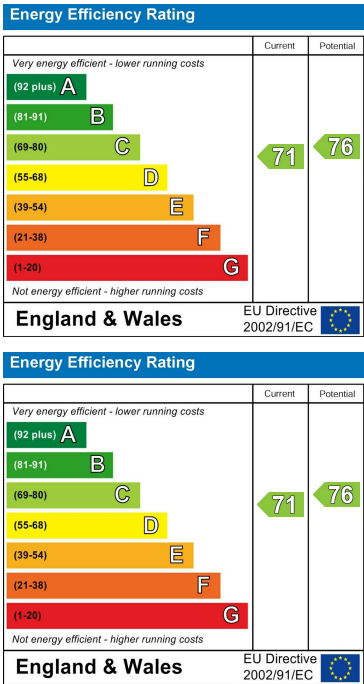
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

