



## 302 Holyrood Apartments 25-27 Worcester Road

Malvern, WR14 4QY

**£800 Per Calendar Month**



Located within Great Malvern this top floor apartment enjoys splendid views across the Severn Valley. In brief the apartment comprises; entrance hall, living room, fitted kitchen, two bedrooms and bathroom with the benefit of gas central heating throughout. The property is available from Mid March on an unfurnished basis. Unfortunately this apartment is not suitable for pets.

Please note that this property does not have any allocated parking.

EPC Rating D59.



## Communal Entrance Hall

Security access leads into the Communal Entrance hall with staircase leading to the upper floors.

## Entrance Vestibule

The door to apartment 302 leads into the Entrance Vestibule with wooden flooring, cloaks hooks and further door to

## Entrance Hall

Flooring as before, radiator and doors to all rooms.

## Kitchen

6'6" x 10'3" (2.00m x 3.14m)

Fitted with a range of contemporary white units with working surfaces, tiled splash backs and stainless steel sink unit. Integrated electric oven, hob and extractor hood, under counter fridge and plumbing for a washing machine and concealed wall mounted gas central heating boiler, windows to rear, sky light and radiator.

## Living Room

9'10" x 15'6" (3.00m x 4.74m)

Wooden flooring, radiator, two windows to front with splendid views over the Severn Valley, Velux window and central heating thermostat.

## Bedroom One

15'7" x 9'8" (4.76m x 2.97m)

Window to front with smashing views, sky light, radiator and built in wardrobe.

## Bedroom Two

7'9" x 10'0" (2.37m x 3.05m)

Window to rear, radiator and built in wardrobe.

## Bathroom

Fitted with a white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls, tiled flooring, heated towel rail and window to rear.

## 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.

## Area Map



## Floor Plans

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
<i>Energy Efficiency Graph</i>		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance purposes 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.