



## 5 Chester Place, Malvern, WR14 1RQ £995 Per Calendar Month

An attractive Victorian mid terrace home that briefly comprises: Entrance hall, living room, sitting room, refitted kitchen and utility area. Whilst to the first floor are two generous bedrooms and a substantial bathroom. The property further benefits from gas fired central heating, double glazing, lawned gardens, off road parking and stunning views of the Malvern Hills. EPC Rating D68.

### **Entrance Hall**

Double glazed entrance door with glazed fanlight leads into the entrance hall with, radiator and doors to living room, dining room and staircase rising to the first floor landing.

### **Living Room 13'10" into Bay x 11'11" (4.22 into Bay x 3.63)**

Two double glazed windows to front aspect with a view to the Malvern Hills, radiator, Marble fire surround with coloured tiled hearth.

### **Dining Room 12'8" x 11'11" (3.87 x 3.63)**

Double glazed window to rear, radiator, under stairs storage cupboard and painted fire surround.

### **Fitted Kitchen 10'0" x 7'2" (3.04 x 2.18)**

From the dining room a step leads down to the kitchen which is fitted with a range of white high-gloss base and eye level units with working services over, stainless steel sink unit with mixer tap and tiled splash backs. Slot in electric cooker, up right fridge/freezer, radiator, double glazed window and door to side. Door to pantry/utility with washing machine, gas and electric meters and fuse board.

### **First Floor Landing**

From the entrance hall the staircase rises to the first floor landing with radiator, hatched to loft space, doors to both bedrooms and bathroom.

### **Bedroom One 15'5" x 11'11" (4.70 x 3.63)**

Double glazed window to front aspect enjoying splendid views towards North Hill, radiator, painted ornamental fireplace and built in wardrobe.

### **Bedroom Two 9'7" x 11'11" (2.92 x 3.63)**

Double glazed window to rear aspect, radiator and painted ornamental fireplace.

### **Bathroom 10'1" x 7'4" (3.07 x 2.23)**

The bathroom is fitted with a white suite comprising panelled bath with Mira jump electric shower over, wall mounted wash hand basin, low-level WC and radiator, Wall mounted mirror and double glazed window to rear aspect. Airing cupboard housing Glowworm combination gas central heating boiler.

### **Outside**

To the front of the property is a lawned garden enclosed by a combination of wooden fencing and railings. This is separated from the property by a pedestrian walkway shared by the adjoining

properties.

To the rear of the property is a paved area with the door to the brick built lean to and gravelled area beyond.

The properties benefit from off road parking located off Chester Place to the front of the houses.

### **Council Tax**

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.

### **Directions**

From our Malvern office proceed to Link Top bearing left into Newtown Road at the traffic lights. Continue along and take the right hand turning into Queens Road and then left into Chester Place, where the property can be found as indicated by our agent's To Let board.

### **Disclaimer**

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.

### **Tenancy Fees**

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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.

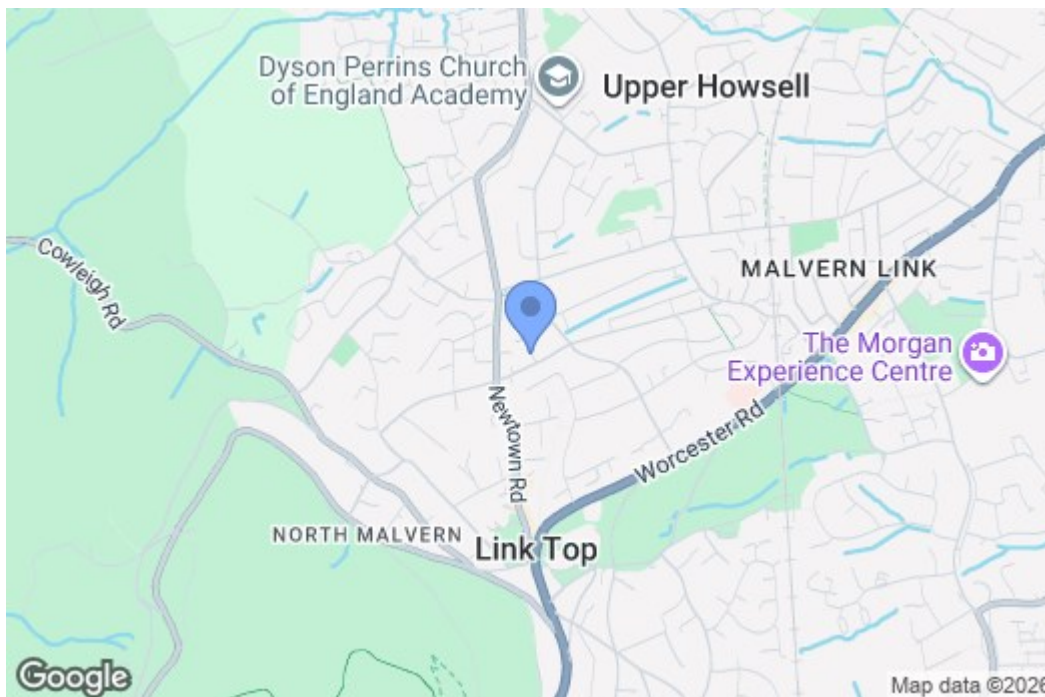
The tenancy agreement will be set up on an initial 6 months period.

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.

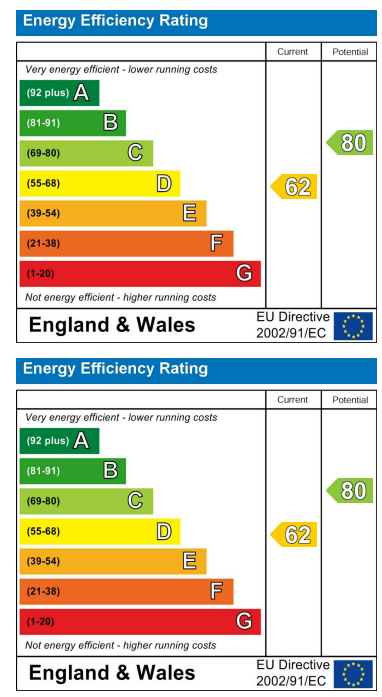
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# 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.