



## **Apartment 4, South Grove Abbey Road, Malvern, WR14 3HL** **£950 Per Calendar Month**

Nestled in a serene prime location, this apartment offers a peaceful retreat from the hustle and bustle of everyday life but still within walking distance of Great Malvern. This delightful 3rd floor apartment boasts a generous sitting room, ideal for relaxing or entertaining guests whilst enjoying the stunning views across rooftops towards Severn Valley beyond. With sash windows, gas central heating, three double bedrooms, kitchen, dining room and bathroom. An internal viewing is strongly advised to fully appreciate the size and location of this property.

### **Communal Entrance**

From the parking area, steps lead up to the communal front door, which provides access to Apartments 3 & 4. A private staircase leads to Apartment 4, which is located on the top floor.

### **Reception Hall**

Hardwood door opens into the extensive Reception Hall. With doors off to all rooms, two radiators and picture rail. Access to roof space.

### **Sitting Room 19'0" x 15'5" (5.8m x 4.7m)**

A beautiful grand room with two sash windows all providing stunning views across Malvern and towards the Severn Valley beyond. Gas coal effect fire with decorative surround, mantle and hearth with shelving and cupboards built in to the recess either side of the chimney breast. Two radiators and picture rail.

### **Kitchen 9'10" x 7'6" (3m x 2.3m)**

The Kitchen is fitted with a range of eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, single electric oven, four ring gas hob with extractor above. Space for undercounter appliances, sash window to the front aspect, radiator, tiled flooring and spotlights to ceiling.

### **Dining Room / Home Office 13'9" x 8'4" (4.2m x 2.55m)**

This versatile room could be used for a Home Office or Dining Room. Built-in storage cupboard housing the combination boiler, Velux window to the roof, radiator and access to storage into the eaves.

### **Bedroom One 17'0" x 16'9" (5.2m x 5.12m)**

A grand bedroom with triple aspect sash windows to the rear aspect providing glorious views over Great Malvern and towards seven Valley beyond. Picture rail and two radiators.

### **Bedroom Two 16'1" x 13'5" (4.91m x 4.1m)**

Dual aspect sash windows to the front and side aspects, feature fireplace with built-in storage to the side of the chimney breast. Picture rail and radiator.

### **Bedroom Three 12'5" x 10'6" (3.81m x 3.21m)**

Sash window to the side aspect, picture rail and radiator.

### **Bathroom**

Fitted with a white suite comprising, corner shower

cubicle with glazed sliding doors and tiled walling. Pedestal wash hand basin, low flush WC and panelled bath. Partially tiled walls, chrome "ladder" style radiator and tiled flooring. Obscured sash window to the front aspect.

### **Outside**

To the front of the property is off road parking for one vehicle and a visitor parking space.

### **Council Tax Band**

We understand that this property is council tax band C.

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.

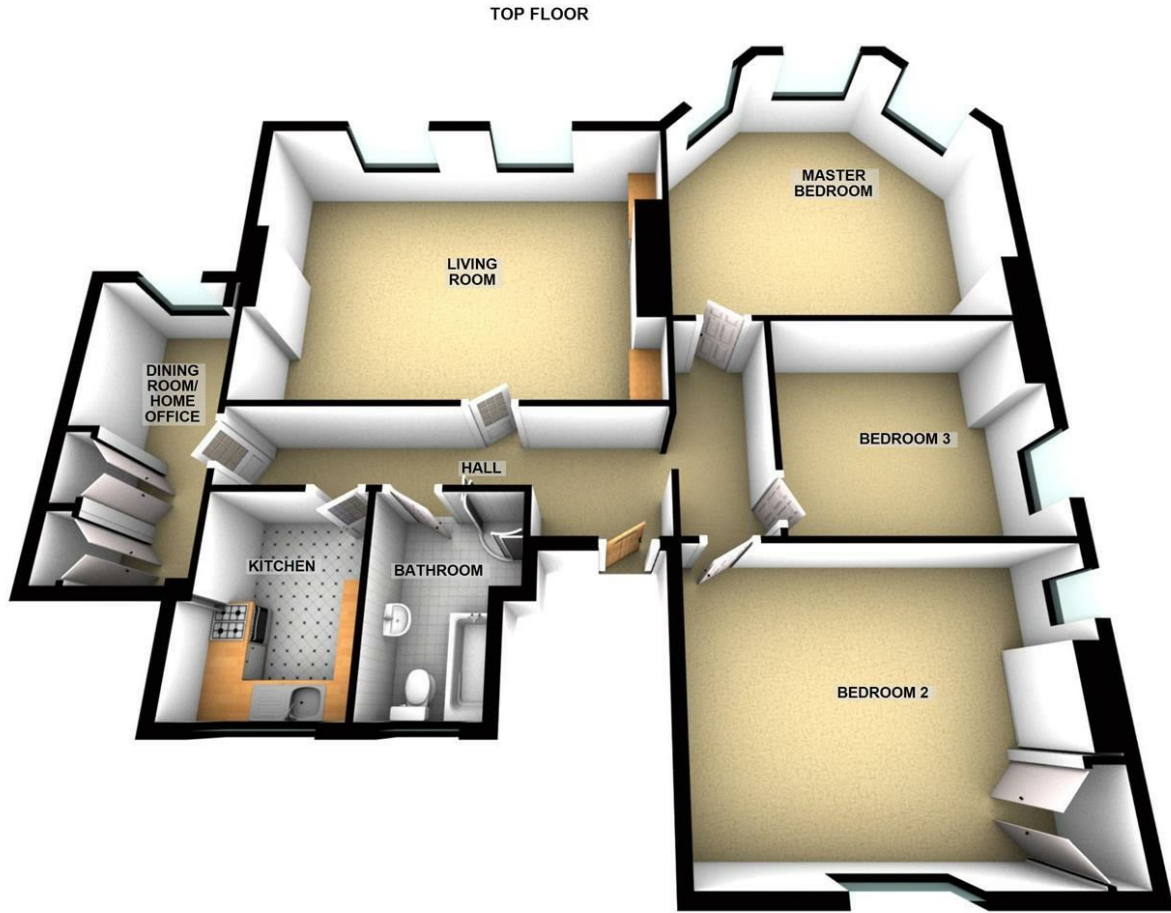
### **Disclaimer**

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.

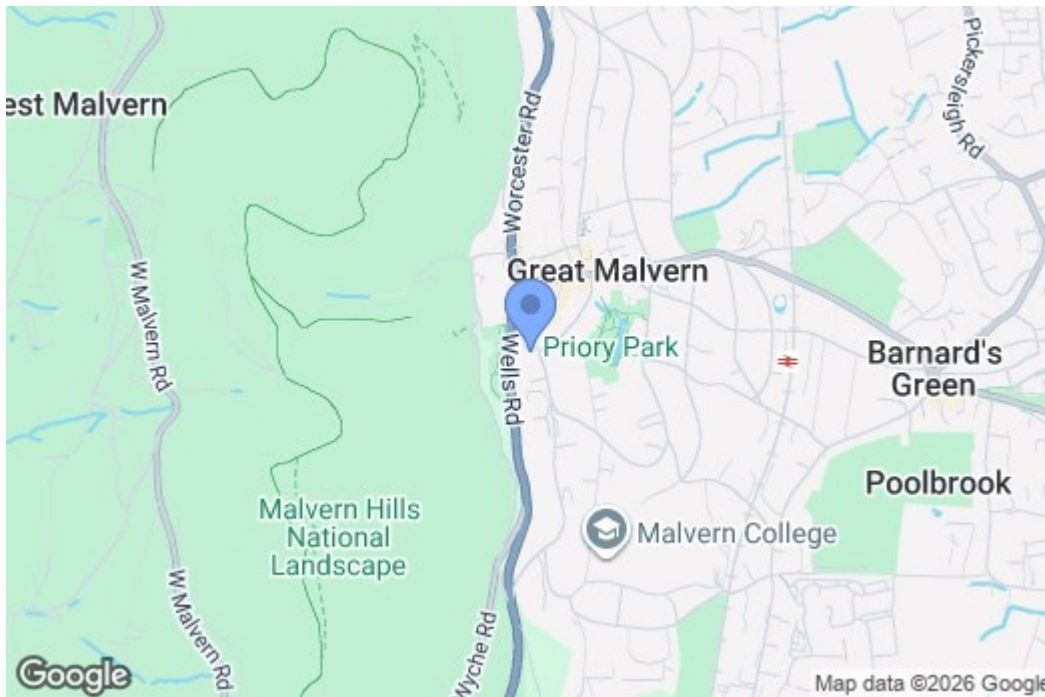
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

# Floor Plan

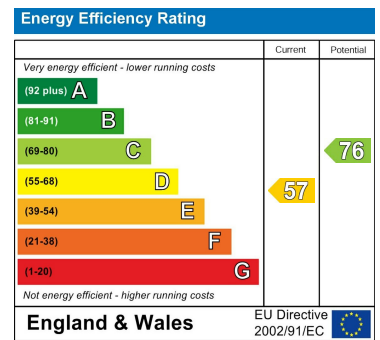
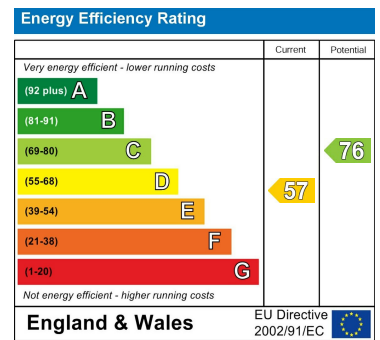


APARTMENT 4, SOUTHGROVE, 69 ABBEY ROAD, MALVERN

# 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.

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