



## 14 Chestnut Drive, Malvern, WR14 4AS £850 Per Calendar Month

Situated in the popular residential area of Fruitlands, this well presented ground floor maisonette offers neat accommodation comprising entrance hall, living room, fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and recently refitted shower room.

With the added benefit of front and rear gardens and en bloc garage, the property is ideally suited to a single person or couple.

Available immediately on an unfurnished basis.

### Entrance Hall

A UPVC double glazed entrance door lead into the entrance hall with recessed cloak area and a cupboard with shelving and housing the gas meter. Doors to the shower room, bedroom and living room.

### Living Room 17'1" x 9'11" (5.21 x 3.04)

The spacious living room has a large double glazed window to front with a view towards the Malverns. Two radiators, electric fire inset to decorative surround with mirror over, TV and telephone points.

An opening leads to:

### Kitchen 7'1" x 8'0" (2.17 x 2.45)

Refitted with white shaker style base and eyelevel units with wood effect work surface, tiled splashback and one and a half bowl stainless steel sink unit with mixer tap. Integrated fridge freezer, Lamona electric oven and hob with extractor hood above. Plumbing for washing machine, wood effect flooring, Worcester combination gas central heating boiler and double glazed windows to both front and side.

### Bedroom 8'7" x 13'10" (2.63 x 4.23)

The double bedroom has full height mirror fronted wardrobes creating ample storage. Double glazed window to rear, radiator.

### Shower Room

The shower room has been recently refitted with a fully tiled, walk-in shower area with mains shower featuring a rainfall shower head and additional handheld attachment. Low level WC, vanity wash basin with cupboard below, ceramic tile flooring, heated towel rail, shaver point, high level obscure double glazed window to side and extensive wall tiling.

### Outside

The apartment has the benefit of an enclosed, low maintenance rear garden which is primarily laid to decorative gravel with a central paved patio seating area and enclosed by timber fencing to all sides.

The foregarden is laid to lawn with various ornamental shrubs and there is a useful external store cupboard along with sensor lighting and outside tap.

A short distance away is the single en bloc garage.

### Council Tax Band

We understand that this property is council tax band A

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

Should the Landlord accept a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy. Please check brochure or contact office to confirm if pets are allowed in this property.

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.

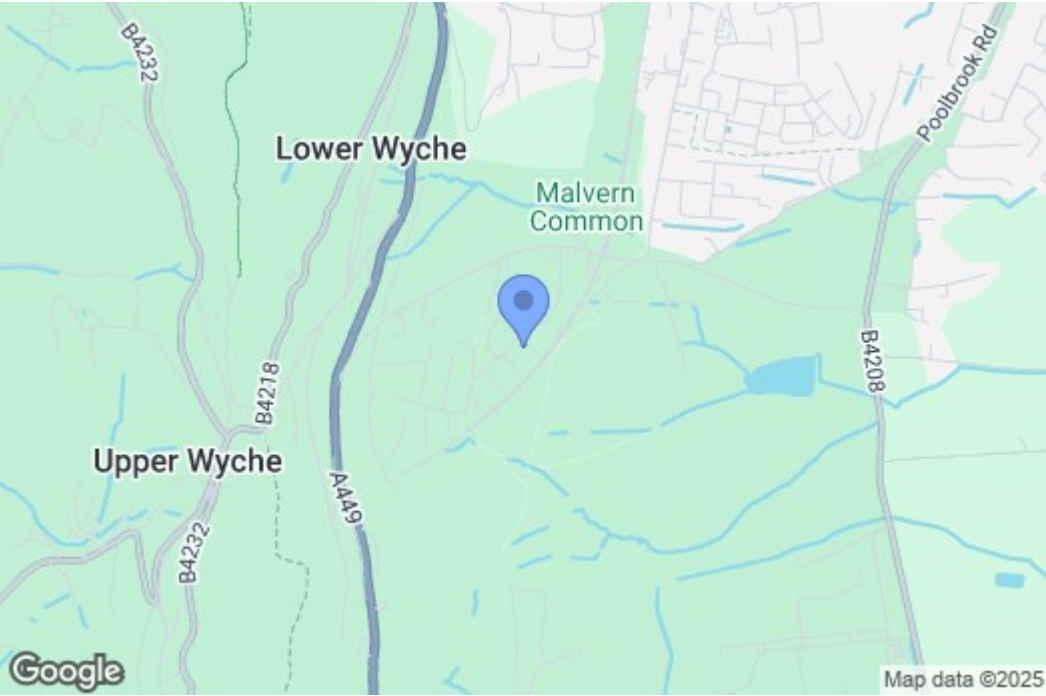
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned 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.

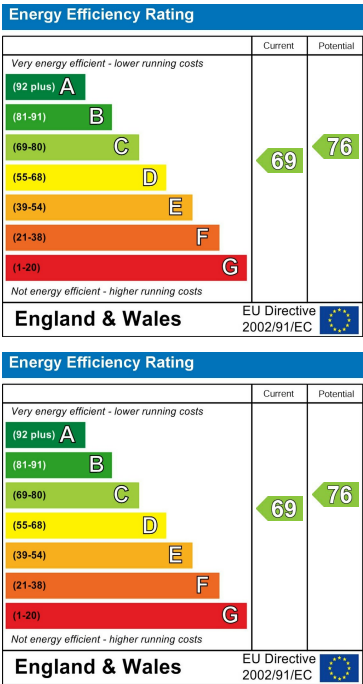


Floor Plan

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