Denny & Salmond

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Residential Sales & Letting Agents

St. Leonards House Ranelagh Road, Malvern, WR14 1EZ

£1,200 Per Calendar Month

Situated in a super position towards the end of Ranelagh Road, this well presented, fully furnished first floor apartment is available for let from mid-February 2026.

The apartment offers stylish accommodation to include entrance hall, living room with dining area, kitchen and two bedrooms, the master with en suite shower room and further bathroom. Set amidst well tended communal gardens with the benefit of two allocated off-road parking bays. Not suitable for pets

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Communal Entrance Hall
Intercom entry leads into the Communal Entrance with staircase rising to the First Floor Landing where Apartment 5 is situated.

Entrance Hall
Two steps lead up to the Apartment door and the Entrance Hall beyond. Two radiators, intercom entry phone, central heating thermostat and doors to all rooms.

Living Room 13'9" x 16'3" (4.21 x 4.96)
A lovely room with sash windows to both the rear and side. Two radiators, TV point, Openreach box and sealed ornamental fire place.

Kitchen 13'2" x 5'10" (4.02 x 1.80)
The Kitchen is fitted with a range of grey fronted base and eye level units with wood effect work surface and circular stainless steel sink unit with drainer and mixer tap. Integrated appliances including fridge freezer, washer drier and slimline dishwasher. Electric oven with hob and extractor above with stainless steel splash back.
Radiator. Sash window to rear and sealed ornamental fire place.

Bathroom
The Bathroom is fitted with a white suite comprising panelled bath with mains shower over, pedestal wash hand basin and low level WC. Part tiling to walls, heated towel rail, extractor vent.

Bedroom Two 13'1" x 5'11" (4 x 1.81)
Two Sash windows to rear, radiator.

Bedroom One 12'9" x 11'2" (3.91 x 3.41)
A light room having sash windows to rear and side, radiator and door to:

En Suite
A large en-suite fitted with a fully tiled double shower cubicle with glazed sliding doors and mains shower with rainfall shower and additional shower head. Pedestal wash hand basin and low level WC. Radiator, heated towel rail, extractor vent and circular window to side.

Outside
St Leonards House is set amidst attractive communal gardens which are located to the rear of the building. There are two allocated parking spaces within the car parking area.

Council Tax Band
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.

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.

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.

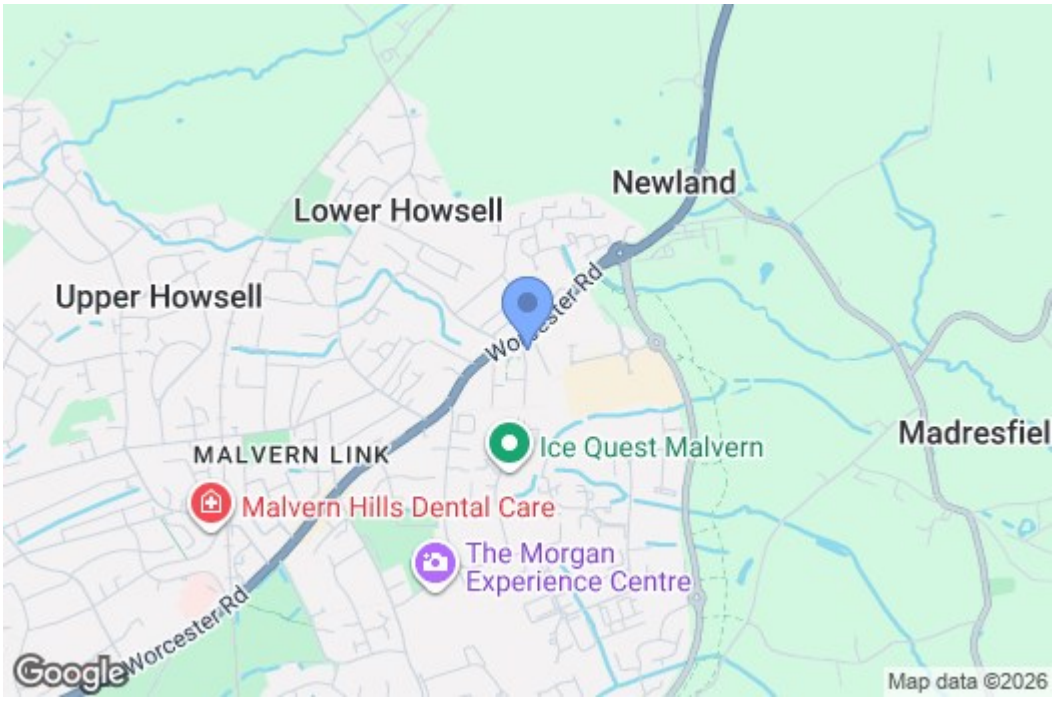
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new 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.

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.

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