



7 Beechcroft

Malvern, WR14 1RS

£675 Per Calendar Month



A first floor apartment located within a purpose built block within easy reach of Malvern Link Railway station. The apartment comprises reception hall, living room, kitchen, double bedroom and bathroom with shower. The property benefits from gas central heating and double glazing throughout along with an en bloc garage to the rear. Available at the beginning of May on an unfurnished basis.



Communal Entrance Hall

Security entry provides access into the Communal Entrance Hall with staircase rising to the First Floor Landing where apartment 7 is located.

Entrance Hall

A solid wood entrance door with glazed side panel leads into the Entrance Hall with cloaks cupboard, broom cupboard, hatch to loft space, telephone point and doors to all rooms.

Living Room

10'4" x 14'3" (3.15m x 4.34m)

Double glazed windows to both front and side aspects, radiator and opening to:

Kitchen

8'5" x 6'5" (2.57 x 1.96)

Fitted with a range of base and eye level units with working surfaces over, stainless steel sink unit and tiled splash backs. Electric cooker, plumbing for washing machine and space for fridge. Double glazed window to rear.

Double Bedroom

11'11 x 11'0" (3.63m x 3.35m)

Double glazed window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Extensive wall tiling, radiator and obscured double glazed window to rear.

Outside

Beechcroft has small communal gardens to the rear of the building with En Bloc Garage and allocated visitors parking.

Council Tax

We understand that this property is council tax band A.

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 and 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.

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.

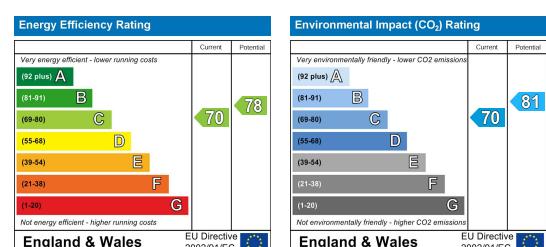
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Area Map



Floor Plans

Energy Efficiency Graph



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.

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