



Flat 2 Etonhurst, Malvern, WR14 2BU £800 Per Calendar Month

Welcome to Flat 2 Etonhurst, a ground floor apartment located on Upper Chase Road, close to the amenities of Barnards Green. Redecorated throughout, the apartment has a newly fitted kitchen, refurbished bathroom, living room, store room and two well proportioned bedrooms.

In addition to its appealing interior, this property benefits from parking for one vehicle, a valuable asset in this desirable area. The location is particularly advantageous, as it is situated close to a variety of local amenities, including shops, cafes, and Great Malvern Railway Station.

Available from early January.

Communal Entrance

A security entrance door with Intercom system allows access to the block. Apartment 2 is located on the Ground Floor.

Entrance Hall

A spacious entrance hall with radiator, intercom entry, large walk in storage cupboard and further utility cupboard with gas central heating boiler and plumbing for washing machine.

Living Room 13'1" x 10'8" (4.00 x 3.26)

Double glazed window to side, radiator and TV point.

Kitchen 9'7" x 5'6" (2.93 x 1.69)

Refitted with a range of contemporary base and eye level units with work surface and splashbacks. Stainless steel sink unit, integrated electric oven, four ring hob and extractor hood above. Space for under counter fridge, radiator and double glazed window.

Bedroom One 10'5" x 10'11" (3.19 x 3.33)

Double glazed window to side, radiator.

Bedroom Two 11'8" x 9'2" (3.57 x 2.80)

Double glazed window to rear, radiator.

Bathroom

Panelled bath with mains shower over, pedestal wash hand basin and low level WC. Marble effect wall panelling, radiator, extractor vent and double glazed window to side.

Outside

Accessed from Upper Chase Road, there is a communal car park with an allocated space for No 2.

Council Tax Band

We understand that this property is council tax band B.

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 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.

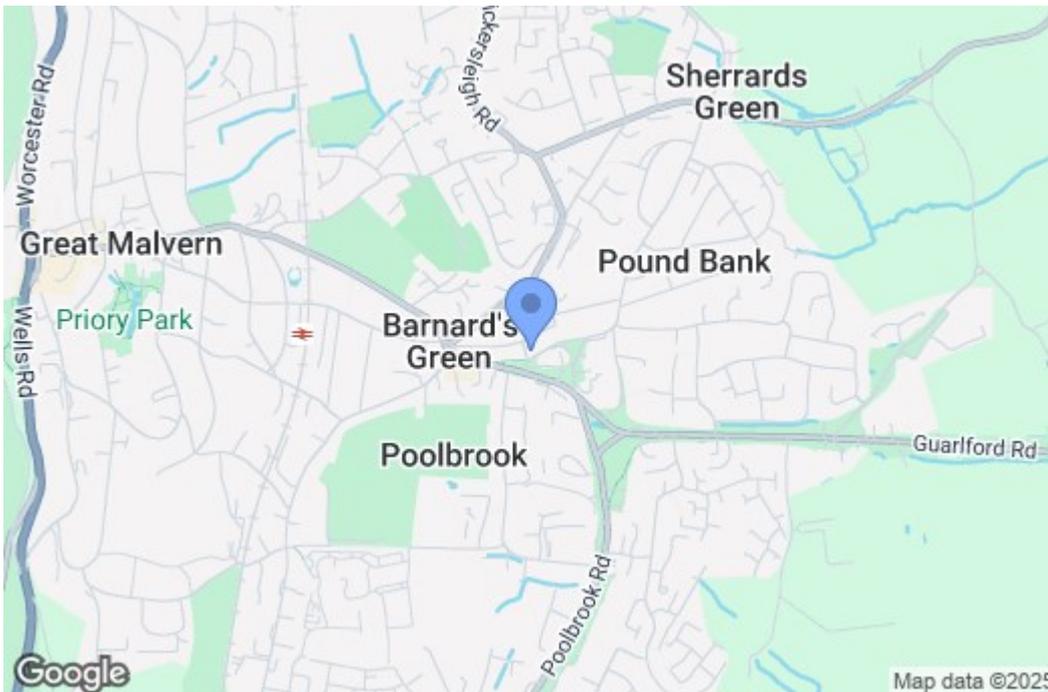
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy

Agreement.

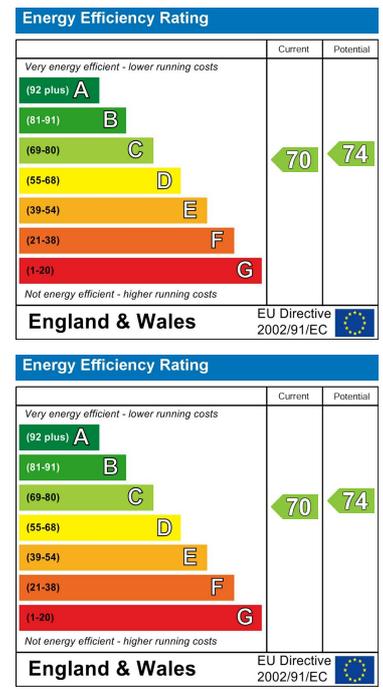
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.