



5 Somerford House Hill View Road

Malvern, WR14 1SR

£875 Per Calendar Month



5 Somerford House Hill View Road, Malvern, WR14 1SR

Denny & Salmond are offering this well maintained ground floor apartment situated in the popular area of Malvern Vale. The apartment is accessed via either a secure entry phone system into the communal entrance hall, or alternatively via the private double glazed patio doors, straight into the open plan living room area. The apartment further benefits from a fitted kitchen area, two bedrooms, the master with en suite shower room along with the main bathroom accessed off the inner hallway. Double glazing, gas central heating and direct access from the patio doors in the living room to the allocated parking space directly in front of the apartment. Available from mid December.

Security intercom system with door leading to the communal entrance hall and private door to flat 5.

Entrance Hall

Engineered oak flooring, radiator and phone entry system. BT point, wall mounted thermostat, storage cupboard and doors to all rooms.

Living Room

13'8" x 13'0" (4.18 x 3.97)

A continuation of the engineered oak flooring flows into the living room. Two radiators and TV aerial point. Double glazed patio doors opening out on to the allocated parking space for this apartment.

The open plan living area opens out to:

Fitted Kitchen

10'7" x 6'11" (3.25 x 2.11)

Fitted with a range of base and eye level units with work surface over, stainless steel sink with mixer tap and drainer. Integrated Oven, four ring electric hob and extractor over. Space for fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, stone flooring and tiled splashbacks.

Bedroom One

13'4" x 9'8" (4.08 x 2.97)

The engineered oak flooring continues into this room with a double glazed window to front aspect and radiator. Door opening to:

En Suite Shower Room

Fitted with a fully tiled shower cubicle with mains powered shower, low level WC, wash hand basin with tiled splashback and tile effect flooring.

Bedroom Two

9'11" x 9'3" (3.04 x 2.84)

Engineered oak flooring, radiator and double glazed window to front aspect. An additional cupboard housing Ideal combination boiler.

Bathroom

9'4" x 5'2" (2.87 x 1.58)

Fitted with a white suite comprising of a panelled bath, low flush WC and pedestal wash hand basin. Tile effect flooring, radiator and partially tiled walls.

Outside

Directly in front of the apartment is allocated off road parking space for one car.

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

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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.

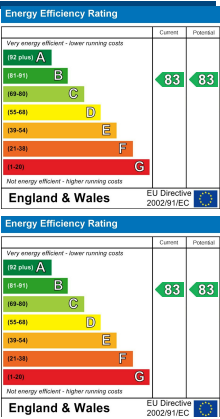
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Disclaimer

Photographs of this property may have been taken prior to the current tenants 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.

Directions

From Malvern town centre proceed north along the A449 in the direction of Malvern Link. Upon reaching the traffic lights, bear left into Newtown Road, continuing as the road becomes Leigh Sinton Road. Take your third turning left into Hill View Road, bearing round to the right and then left, where the property can be located on the left as indicated by the agents 'To Let' board.



13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk