



## Flat 12 Ivydene Albert Road North, Malvern, WR14 3AB £900 Per Calendar Month

Located in the central area of Albert Road North, Great Malvern, within easy reach of the railway station, theatre and shopping facilities, this delightful second-floor apartment has the benefits of a lift and allocated parking.

The well-presented accommodation comprises of an entrance hall, open plan living room with fully fitted contemporary kitchen area, two bedrooms, one with en suite shower room and a further bathroom.

Available immediately with viewing via the Agent. Sorry not suitable for pets or children.



### Communal Entrance

From the Communal Entrance Hall the staircase rises to the Second Floor Landing with access door to the apartment. There is also a lift.

### Reception Hall

Cupboard housing hot water cylinder and plumbing for washing machine, further storage cupboard and doors to all rooms.

### Open Plan Living Room 15'1" x 10'7" (4.6 x 3.23)

Open plan Living Room and Kitchen offering views across the Severn Valley. Electric radiator and sash windows

### Kitchen Area 6'7" x 7'10" (2.02 x 2.4)

A contemporary kitchen fitted with ample base and eye level units with granite worktops, sink unit, integrated electric oven and hob, dishwasher and space for a fridge freezer. Sash windows

### Bedroom One 13'6" x 10'4" (4.12 x 3.16)

A light double bedroom with sash windows, fitted wardrobe, electric radiator and door to:

### En Suite Shower Room

Fitted with a fully tiled cubicle housing electric shower, wash hand basin and low level WC. Heated towel rail and spotlighting.

### Bedroom Two 8'2" x 9'6" (2.5 x 2.92)

Electric radiator, sash windows and door to the Bathroom.

### Bathroom 6'4" x 5'1" (1.95 x 1.57)

The 'jack and jill' Bathroom has doors from both the Hall and Bedroom Two and is fitted with a panelled bath with shower over, wash hand basin and low level, WC. Heated towel rail.

### Outside

The apartment has the benefit of an allocated parking space.

### Council Tax Band

We understand that this property is council tax band B.

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

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 Unmanaged

This Tenancy will be managed by 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**

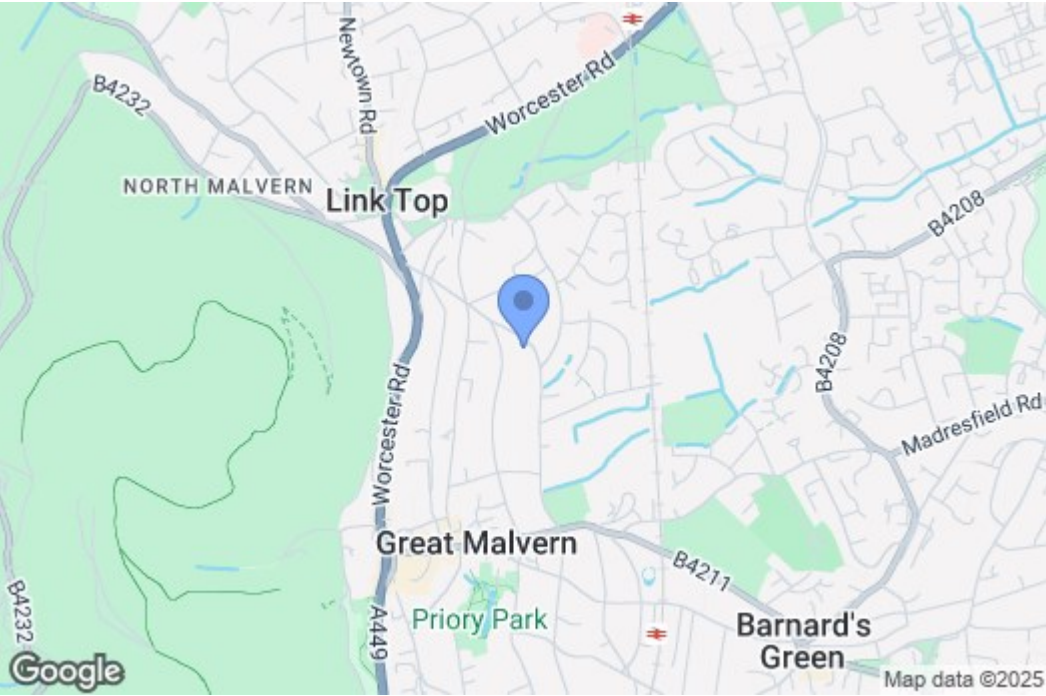
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

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



Floor Plan

Area Map



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.

Energy Efficiency Graph

