



## 52a Worcester Road

Malvern, Worcestershire, WR14 4AB

£925 Per Calendar Month



# 52a Worcester Road, Malvern, Worcestershire, WR14 4AB

AVAILABLE FROM APRIL 2026 - A duplex mews house with stunning panoramic views offers generous accommodation to include: entrance hall, bathroom, kitchen and living room, whilst to the lower floor there is a further bathroom and two double bedrooms. The property further benefits from gas central heating, off road parking and a small garden area to the side. No pets or smokers please.

## Entrance Hall

Part glazed door into Entrance Hall with storage cupboard housing the electric meters and doors to Kitchen and Bathroom.

## Bathroom

Low level WC, panelled bath with shower over, pedestal wash hand basin and UPVC double glazed window to side.

## Kitchen

8'5" x 11'10" (2.57m x 3.61m)

Fitted with a range of base and eye level units with working surface over and tiled splash backs, stainless steel sink unit and UPVC double glazed window to side. Electric oven with 4 ring hob and extractor hood over, plumbing for washing machine, radiator and door to Inner Landing.

## Inner Landing

With staircase leading down to the Lower Ground Floor and door into the Living Room.

## Living Room

13'2" x 14'4" (4.01m x 4.37m)

With double glazed sash window to rear aspect enjoying views over the Severn Valley and further double glazed (with additional secondary glazing) window to side. Radiator.

## Bedroom One

11'11" x 11'7" (3.63m x 3.53m)

Dual UPVC double glazed windows to side, radiator and pedestal wash hand basin.

## Bedroom Two

13'0" x 7'9" (3.96m x 2.36m)

UPVC double glazed window to rear aspect enjoying views over the Severn Valley and a wooden double glazed window to the side aspect. Radiator.

## Bathroom

Fitted with a panelled bath, pedestal wash hand basin and low level WC. Shaver light and mirror, window to side and radiator.

## Lower Inner Hallway

With large storage cupboards, one housing gas central heating boiler. Understairs storage area and a door to the side courtyard.

## Outside

The property is approached over a driveway shared with no 52 and there is an allocated parking area outside 52a for one car.

Gated side access leads to the terraced side garden with small seating area, bounded by mature shrubs. A right of access is maintained by number 52 Worcester Road.

## 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

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.

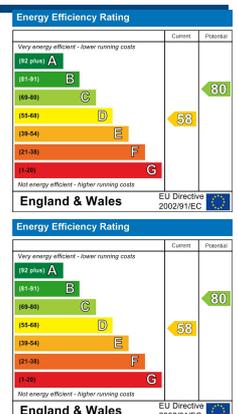
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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## Directions

From the office of Denny & Salmond proceed towards Malvern Link and the property will be located on the right hand side, just past Classic Interiors.



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

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