



**Flat E Elmsdale 53 Abbey Road, Malvern, WR14 3HH**

**£1,100 Per Month**

A very well presented and spacious characterful three bedroom top floor unfurnished apartment in the heart of Great Malvern. The apartment offers a spacious lounge/diner, modern kitchen, bathroom (with bath and separate shower), three bedrooms and stunning views. Off road parking. Communal gardens and shared garden store. Available mid Feb 2026. EPC C. Council tax band C (Malvern Hills District Council). Holding deposit £253 Deposit £1269.



# Flat E Elmsdale, 53 Abbey Road, Malvern, WR14 3HH

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£253) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £1269 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1100 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only. Pets not accepted due to Head Lease restrictions.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

## Directions

From our Malvern office proceed down Church Street and turn right into Abbey Road, pass the Theatre on the left, continue on around and take the right hand fork, the property will shortly be found on the left hand side. 01684 561411.



## EPC

## Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Material Information Report

**Allan Morris**  
estate agents

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PROTECTED

 The Property  
Ombudsman