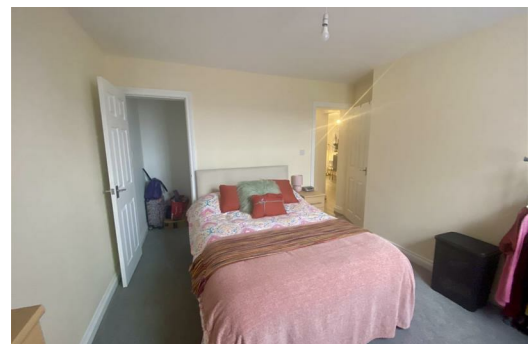




The Flat, 1a Cowleigh Road

Malvern, WR14 1QF

£850 Per Calendar Month



The Flat, 1a Cowleigh Road, Malvern, WR14 1QF

Welcome to this charming apartment located on Cowleigh Road in the picturesque town of Malvern. This delightful property boasts a cosy reception room, two double bedrooms, modern fitted kitchen and a shower room.

The courtyard area at the rear of the property offers a lovely area relax or entertain guests.

Situated in a prime location, this apartment offers easy access to local amenities, shops, and restaurants, making everyday living a breeze. The peaceful surroundings of Malvern provide a tranquil setting for those looking to escape the hustle and bustle of city life.

Sorry no pets.

Entrance Hall

Double glazed door leading to entrance hall with single radiator, door, shower room and archway to kitchen

Shower Room

Fitted with a double shower cubicle housing mains shower, pedestal wash hand basin and low flush WC. Chrome heated towel rail and extensive aqua panelling to walls.

Fitted Kitchen

8'11" x 8'3" (2.74 x 2.53)

Newly fitted with a range of grey fronted eye and base level storage units. Space for undercounter fridge and washing machine. Stainless steel single drainer sink unit with swan neck mixer tap. Integrated electric oven and four point hob with chrome canopy over. Extractor fan, Upvc double glazed window to rear aspect and single radiator.

Squared opening leading through to:

Dining Room

12'7" x 9'6" (3.86 x 2.92)

With double glazed window to rear aspect, single radiator and UPVC double patio doors leading to the rear patio garden.

Living Room

3.70 x 3.26

Single radiator, and TV aerial point.

Inner hallway

Cupboard housing electric fuse board and doors to the two bedrooms.

Bedroom One

3.50 x 3.60

UPVC double glazed window to front aspect, single radiator and large storage cupboard.

Bedroom Two

12'5" x 11'7" (3.81 x 3.54)

UPVC double glaze window to front aspect, radiator and TV aerial point.

Outside

There is a small courtyard area which is private to this apartment.

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.

Council Tax Band

We understand that this property is council tax band B

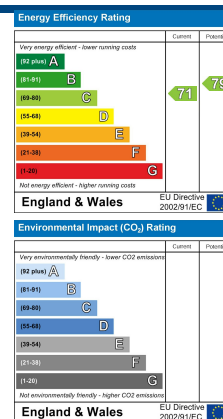
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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 our office - head north on Worcester Rd/A449 towards Queen's Dr, turn left onto North Malvern Rd/B4219, turn right onto Cowleigh Rd/B4219. The property is on your left.



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

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