



2 The Old Bakery Upper Chase Road, Malvern, WR14 2BT £750 Per Calendar Month

Welcome to this first floor apartment located on Upper Chase Road, within easy reach of the amenities of Barnards Green and Great Malvern Station.

This neat property comprises living room, kitchen, two bedrooms and bathroom with the benefits of double glazing and gas central heating.

Available from the end of October.

Communal Hallway

The entrance door leads into a Communal Hallway with bin store and storage room to the ground floor. The staircase rises to the first floor where the Apartment is situated. From the hallway, a door leads to a shared outdoor terrace.

Entrance Hall

The entrance door to Flat 2 leads into the Entrance Hall with doors to Bedroom two, Bathroom and open plan Living Room and Kitchen Area. . Velux window and cupboard with shelving and consumer unit within.

Bedroom Two 6'6" x 9'3" (2.00 x 2.84)

Double glazed window to side, radiator, Openreach box, Velux window and hatch to loft space.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with Triton electric shower over. Pedestal wash hand basin, low level WC, radiator, part tiling to walls, shaver light and point, extractor vent and Velux window.

Living Room 13'10" x 12'10" (4.24 x 3.92)

The Living Area has a radiator, double glazed window to side, two Velux windows, Openreach box, TV point and opening to the Kitchen.

Kitchen 4'11" x 9'1" (1.50 x 2.79)

Fitted with a range of base and eye level units with work surface over, stainless steel sink unit with mixer tap and tile splashback. Integrated electric oven, gas hob and extractor hood above. Wall mounted Ideal combination gas central heating boiler, spotlighting, space for fridge freezer and plumbing for washing machine.

Bedroom One 11'4" x 12'6" (3.47 x 3.82)

From the Living Area a door leads into Bedroom One with double glazed window to side, Velux window and radiator.

Outside

From the Communal Hallway a door leads to a small terraced area.

Council Tax Band

We understand that this property is council tax band A

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

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.

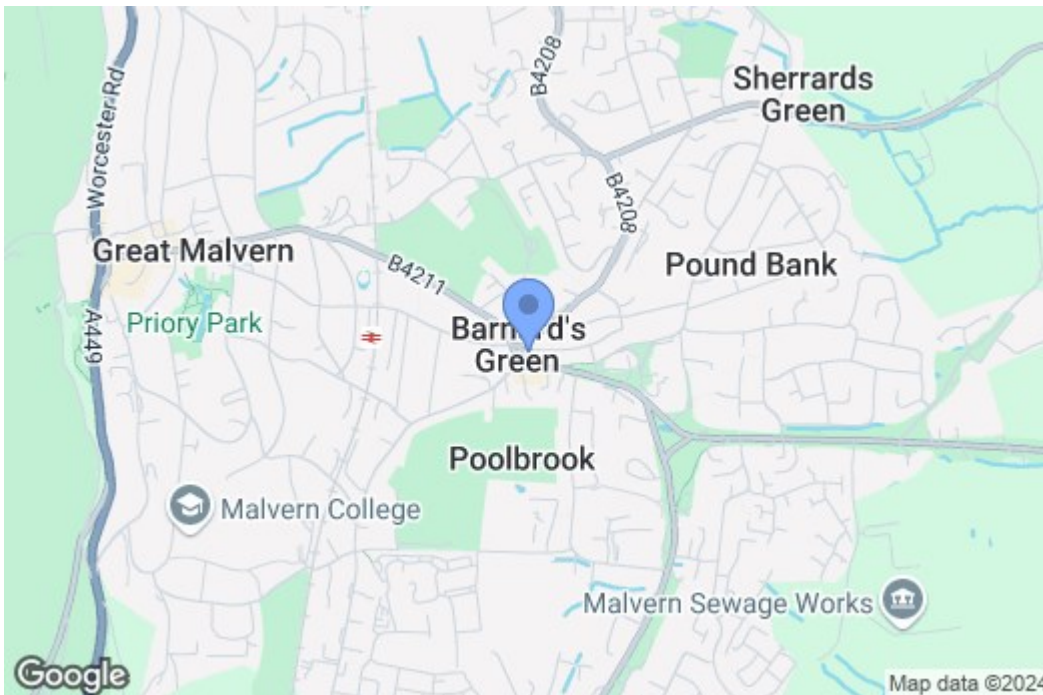
Applications for the property must be made directly

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.

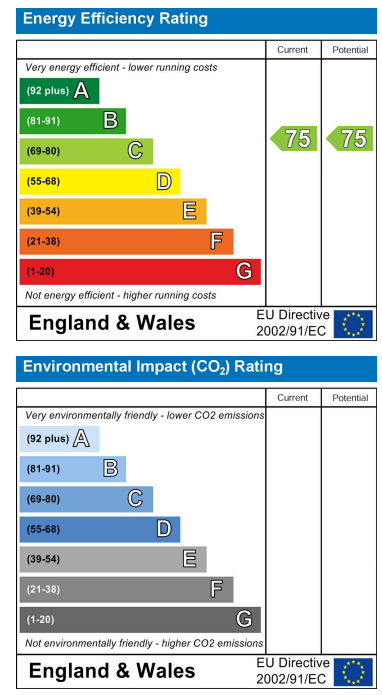
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Floor Plan

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.