



17 Aspen Court Osborne Road, Malvern, WR14 1JE £900 Per Calendar Month

Welcome to this fully refurbished first floor apartment located on Osborne Road in the picturesque town of Malvern. This spacious apartment is ideally placed for access to local amenities including Malvern Link Railway station and the Community Hospital.

In brief the apartment comprises entrance hall, two double bedrooms, living room, fitted kitchen and stylish shower room along with the use of communal gardens and an en bloc garage. Further benefits include a new gas central heating system throughout and double glazing.

Available from 1st December 2024.

Communal Hallway

Secure entry leads into the Communal Entrance Hall and Apartment 17 is situated on the first floor.

Entrance Hall

The entrance door lead into the Entrance Hall with intercom entry phone, consumer unit and doors to all room, cloaks cupboard and deep storage cupboard with light.

Re Fitted Kitchen 8'1" x 10'11" (2.47 x 3.35)

The Kitchen is newly fitted with a range of handleless, cashmere coloured base and eye level units with coordinating work surface and tiled splashback. Integrated electric oven, four ring gas hob and extractor hood above. Stainless steel sink unit with mixer tap, washing machine, fridge freezer, double glazing to front elevation and cupboard housing Worcester Bosch Combi gas central heating boiler.

Living Room 14'7" x 11'0" (4.47 x 3.36)

The spacious Living Room has a double glazed window to front elevation, TV point and radiator.

Bedroom One 11'0" x 10'7" (3.37 x 3.25)

A double bedroom with double glazed window to rear, radiator.

Bedroom Two 10'6" x 11'0" (3.22 x 3.36)

A double bedroom with double glazed window to rear, radiator and built-in storage cupboard.

Re Fitted Shower Room

The stylish shower room is newly fitted with a large shower enclosure with glazed sliding doors, housing mains shower with rainfall showerhead and additional attachment. Concealed cistern WC and oversized contemporary wash and basin with vanity drawer and cupboard below. Part tiling to walls, mirror fronted cabinet, heated towel rail and extractor vent.

Outside

Aspen Court is set amidst communal gardens with gated access to malvern Link Railway station.

The apartment has the benefit of an en bloc garage.

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.

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 Managed

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6

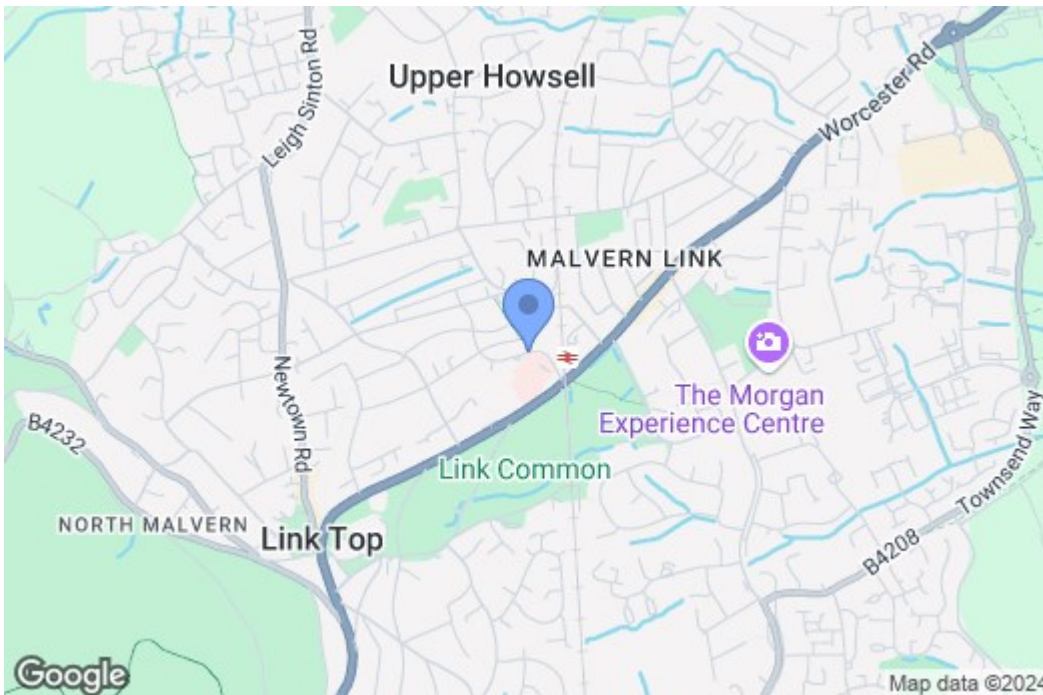
months period.

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.

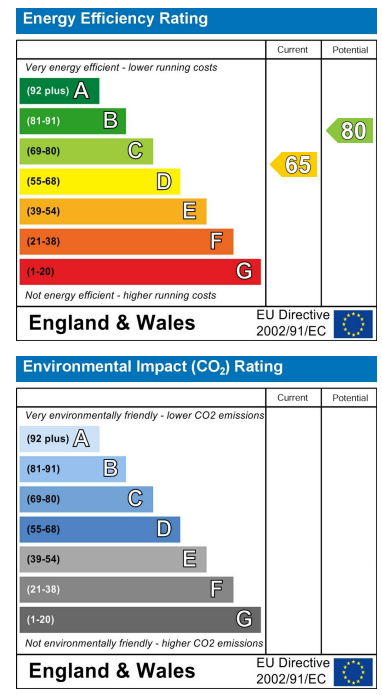
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.