



## The Garden Flat 196 West Malvern Road, Malvern, WR14 4AZ £1,000 Per Calendar Month

Situated in West Malvern with great views towards Herefordshire, this well-presented Garden Apartment has accommodation comprising fitted kitchen with appliances, dining area, living room, two double bedrooms and a large bathroom. Further benefits include a utility room, garden store, attractive West facing garden and off road parking for one car. Unfortunately not suitable for children or pets please.

Available from January 2025

### **Fitted Kitchen 11'3" x 9'1" (3.44 x 2.77)**

A UPVC double glazed entrance door leads into the Kitchen which is fitted with a range of light wood effect, base and eyelevel units with grey work surface, ceramic sink unit with spray head mixer tap and tiled splashbacks. Integrated electric double oven with four ring gas hob, and extractor hood above, Dishwasher, undercounter fridge, breakfast bar, radiator, tiled flooring and double glazed window overlooking the garden.

A stripped wood door leads into:

### **Dining Area 13'10" x 5'9" (4.24 x 1.76)**

The dining area has wood flooring, coving to ceiling, radiator, telephone point and an opening into the Living Room.

### **Living Room 14'0" x 13'2" (4.29 x 4.03)**

A light and spacious room having large double glazed window with West facing views. Decorative fireplace with wooden mantle, marble hearth and tiled inset. Radiator, picture rail, stripped wood doors to Inner Hall and Bedroom Two.

### **Bedroom Two 9'10" x 9'10" ( 3.00 x 3.01)**

Large double glazed window to rear with a splendid view towards Herefordshire, radiator.

### **Inner Hallway**

From the Living Room a stripped wood door leads in to the spacious Inner Hallway, fitted with floor to ceiling, mirror fronted storage cupboards, picture rail, high-level shelving and stripped pine doors to the Master Bedroom and Bathroom.

### **Bedroom One 13'9" x 13'9" (min) (4.20 x 4.20 (min))**

Large double glazed window overlooking Herefordshire. Radiator, wooden shelving to chimney breast recess, two large, pine wardrobes, picture rail.

### **Bathroom**

The Bathroom is fitted with a white suite, comprising panelled bath with mains shower over, vanity wash and basin with cupboard below and mirror fronted cabinet above with light. Low-level WC, part tiling to walls, grey wood effect, flooring, heated towel rail, cupboard housing Ideal combination gas central heating boiler and obscure double glazed window to rear.

### **Outside**

A particular feature of the property is the attractive private garden from which West facing views towards Herefordshire can be enjoyed. The garden has a lawn area with shrub beds and step stone path leading to a raised deck which catches the afternoon and evening sun. The property has the added benefit of a Utility Room with Belfast sink unit, washing machine, tumble dryer and additional freezer along with storage shelving.

A further garden shed provides useful storage.

Steps lead to the rear of the property where the parking area (for one car) is accessed from Old Hollow.

### **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 Managed**

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

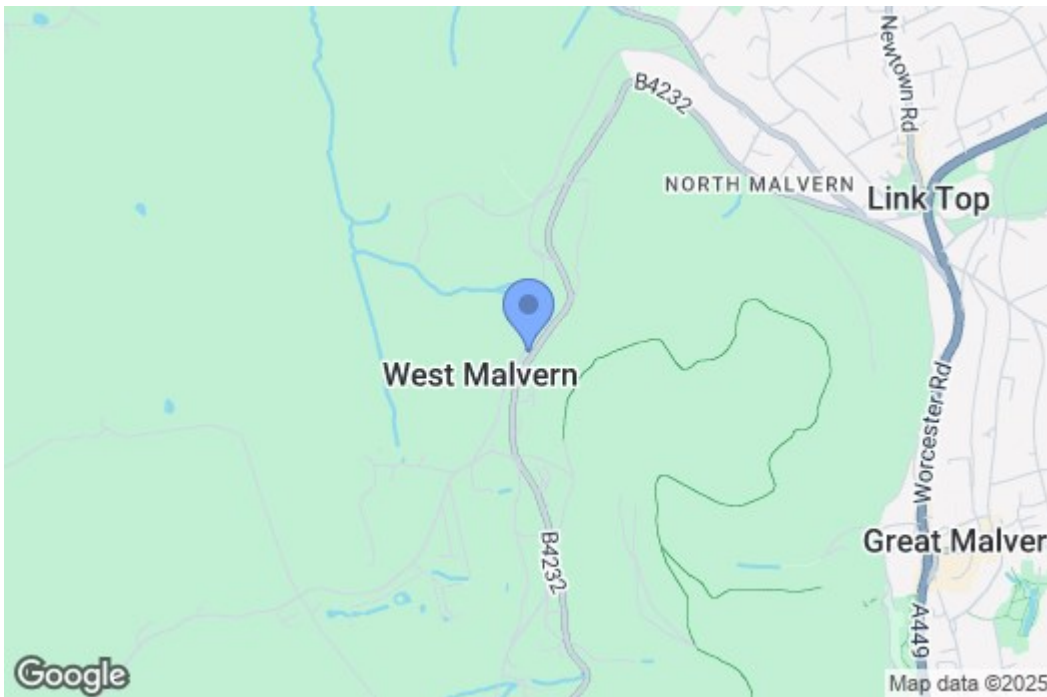
The tenancy agreement will be set up on an initial 6 months period.

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.

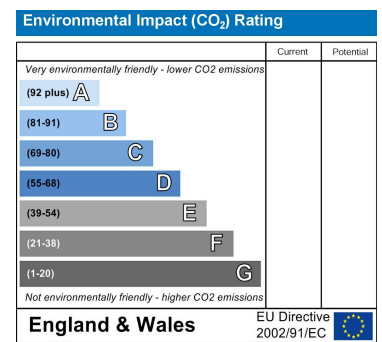
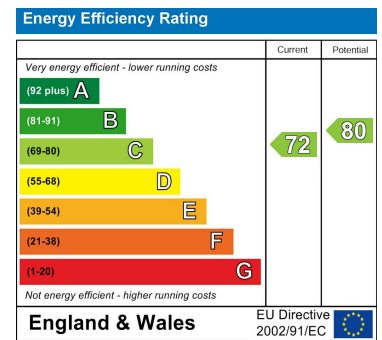
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# 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.