



## 15 Chestnut Court

Malvern, WR14 3BY

Located close to the local amenities of Barnards Green and within easy access to Great Malvern Railway Station, this first floor apartment offers unfurnished accommodation comprising entrance vestibule leading to the living room and kitchen. Two double bedrooms and shower room with the benefits of gas central heating, double glazing, views to the Malverns, use of the communal garden and an en bloc garage. Available from late February. Unfortunately not suitable for children.

EPC Rating C.

**£800 Per Calendar Month**

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## Communal Entrance Hall

Intercom entry leads to the Communal Entrance Hall. Apartment 15 is located on the First Floor

## Entrance Vestibule

From the Communal Entrance Hall a door leading to the Entrance Vestibule with cloaks hooks and fuse board with doors to the Living Room and Kitchen.

## Kitchen

12'2" x 9'8" (3.72 x 2.96)

Fitted with a range of white base and eyelevel units with worksurfaces over, tiled splashback and one and a half bowl sink unit with mixer tap. Slot in Canon gas cooker, plumbing for washing machine and space for undercounter fridge. Radiator, built-in pantry storage cupboard and further cupboard with shelving within. A large double glazed window to the rear takes in splendid views of the Malvern Hills and communal garden area.

## Living Room

13'2" x 14'11" (4.03 x 4.56)

Double glazed window to front overlooking Barnards Green. Radiator, BT open reach box, central heating thermostat, TV aerial point, Intercom entryphone and door to the Inner Hallway.

## Inner Hallway

Cloaks hooks, smoke alarm, doors to both bedrooms and bathroom.

## Bedroom One

11'6" x 9'2" (3.53 x 2.80)

Double glazed window to front, radiator, intercom entry phone, telephone point.

## Bedroom Two

11'6" x 10'11" (3.51 x 3.33)

Double glazed window to rear taking full advantage of use to the Malvern Hills, full height fitted wardrobes to one wall, telephone point and radiator.

## Shower Room

The shower room is fitted with a fully tiled glazed enclosure housing Mira Excel electric shower. Low-level WC, pedestal wash hand basin, extractor vent, wall light and built-in storage cupboard.

## Outside

Chestnut Court sits in communal gardens and provides easy access to the shopping facilities of Barnards Green and Great Malvern Railway Station.

There are open plan communal gardens to the rear of the property and 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](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.

## Disclaimer

Photographs of this property were taken prior to the current tenant's 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.





# Floor Plan

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.

