



## 1b Glenview Cottage, Malvern, WR13 6DQ £625 Per Calendar Month

Situated in the delightful semi rural location of Upper Colwall, this ground floor apartment is being offered for let on a Single occupancy basis only and with availability from the end of June 2024. . The property briefly comprises: Kitchen breakfast room, lounge and a double bedroom with a newly fitted bathroom off. The property further benefits from gas central heating, private gardens and off road parking. Sorry, no pets or smokers please. EPC D68 .

### **Breakfast Kitchen 10'11" x 9'3" (3.33m x 2.83m)**

The Kitchen is fitted with a range of base and eye level units with work surfaces, sink unit and tiled splash backs. Fitted with an electric oven, four ring electric hob and extractor over, washing machine and fridge/freezer. Ceramic tiled flooring, double glazed window to side and door to Bedroom and:

### **Living Room 10'11" x 12'0" (3.34m x 3.66m)**

Double glazed window to front, radiator, TV point and ornamental open fireplace with cast iron surround and tiled hearth.

### **Bedroom 15'7" x 12'4" max (4.75m x 3.78m max)**

Window to side, radiator, built in storage cupboards, spotlighting and door to:

### **Refitted Bathroom**

Newly fitted with a white suite comprising panelled bath with mains shower over and glazed screen, pedestal wash hand basin and low level WC. Full wall and floor tiling, radiator, two obscured windows, extractor vent and spotlighting.

### **Outside**

To the front of the property there is one off road parking space and a small courtyard adjoining the apartment with storage cupboard housing combination gas central heating boiler. Steps lead up to a small lawned garden to the side of the property enclosed by hedging.

### **Council Tax Band**

We understand that this property is council tax band A

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**

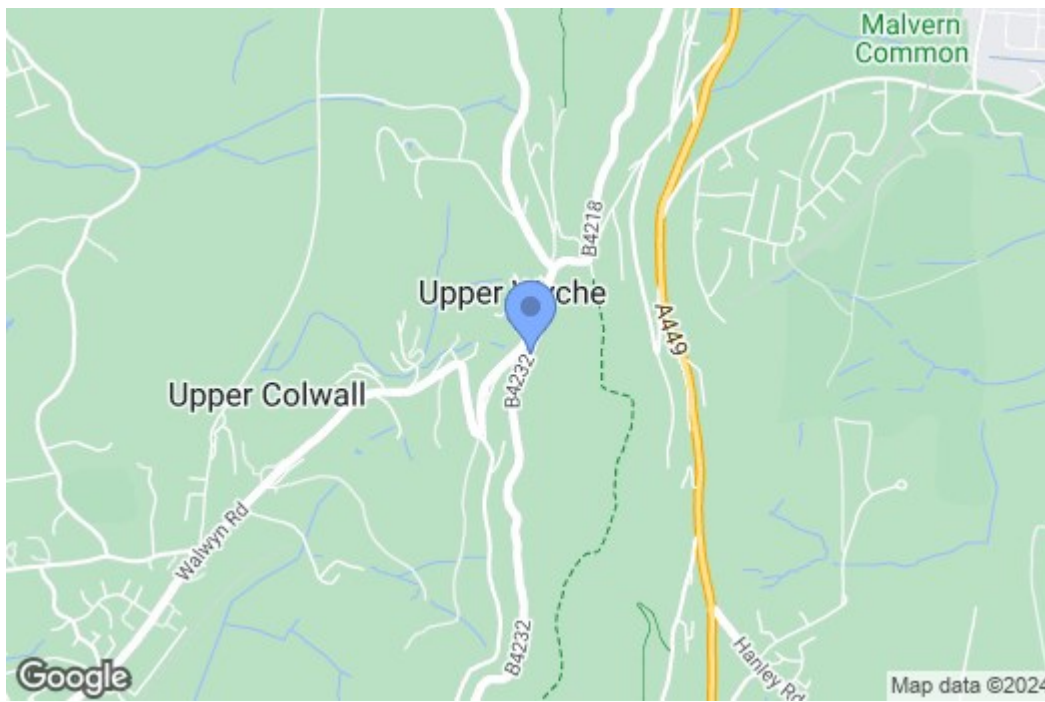
Photographs of this property were taken prior to the current tenant's occupation.

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.

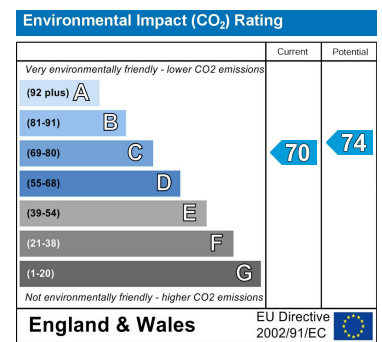
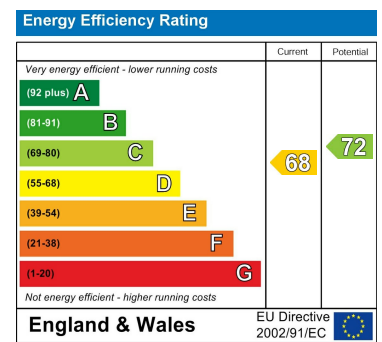
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

# Floor Plan

## 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.