



Flat 2 Beaufort 79 Albert Road South

Malvern, WR14 3DX

£950 Per Calendar Month



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Situated in the heart of Great Malvern, accessible for the railway station, Winter Gardens and Theatre, this spacious first floor apartment offers newly decorated accommodation with period features to include high ceilings, deep skirtings, stripped floors and coving to ceilings. The apartment comprises Entrance Hall, Living Room, Kitchen two large Bedrooms and Bathroom. Off road parking is available.

Available from the end of June. EPC Rating C. Sorry no pets or children.

Communal Entrance Hall

An external flight of steps leads to a Communal Entrance Hall shared between Apartments 2 and 3.

Apartment 2 occupies the First Floor.

Entrance Hall

A solid wood door with glazed surround leads into the Entrance Hall with original stripped wood flooring, door to the Living Room, Bedrooms, Bathroom and Kitchen.

Living Room

17'1" x 15'10" (5.22 x 4.85)

The spacious Living Room has sash windows to two aspects, picture rail, coving to ceiling, deep skirtings, stripped wood flooring, two radiators, and tiled fireplace housing gas fire.

Kitchen

8'2" x 6'10" (2.49 x 2.09)

Fitted with white fronted, base and eyelevel units with stainless steel sink unit and tiled splashback. Plumbing for washing machine, electric cooker, stripped wood flooring, radiator, wall mounted Vaillant gas central heating boiler and sash window to front.

Bedroom One

15'10" x 17'10" (4.85 x 5.44)

The spacious master bedroom has sash windows to two elevations, deep skirtings, coving to ceiling, picture, clothes rail inset to chimney breast recess and stripped wood flooring.

Bedroom Two

12'1" x 12'2" (3.70 x 3.72)

Two sash windows to front elevation, deep skirtings, coving to ceiling, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Part tiled walls, radiator, sash window to rear and cupboard housing the hot water cylinder.

Outside

Gated access leads to the driveway parking area to the side of Beaufort where Apartment 2 has two allocated parking spaces.

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.

Directions

From our Malvern office

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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.

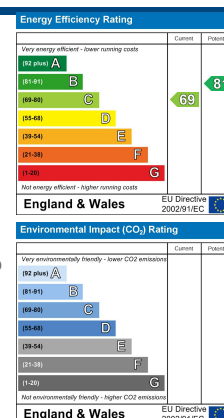
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Disclaimer

Photographs of this property may have been taken prior to the current tenants 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.

Directions

From our Malvern office proceed down Church Street, through the traffic lights. Take the right hand fork into Avenue Road and the second right into Albert Road South.



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