



## **39 Santler Court Worcester Road, Malvern, WR14 1SF** **£750 Per Calendar Month**

Offering stylish accommodation throughout, 39 Santler Court is a second floor apartment located within the popular Santler Court development for residents over 60 years of age.

Available from August this well presented apartment comprises entrance hall, living room with juliet balcony, fully fitted kitchen, double bedroom and showeroom. With electric heating, double glazing and use of the residents facilities including a 24 hour call care alarm system, laundry room, bookable guest suites and a well tended communal garden, this lovely apartment demands an internal visit. Sorry, not suitable for pets or smokers.

## Communal Entrance

### Reception Hall

The entrance door lead into a Reception Hall with doors to the Shower Room, Living Room and Bedroom. Cupboard housing Gledhill Pulsacoil hot water cylinder with cloaks hooks and shelving within.

### Shower Room

The Shower Room is fitted with a large easy step shower cubicle with glazed sliding door housing a mains shower, full tiling to walls and grab rail. Vanity wash hand basin with mirror, shaver light and point above. Low level WC, nonslip flooring, mirrored cabinet, heated towel rail and convector heater.

### Bedroom 10'6" x 15'6" (3.22 x 4.73)

Fitted with full height mirror fronted wardrobes, double glazed window window to side, electric panel heater, coving to ceiling and pull cord.

### Living Room 18'1" x 11'3" (5.53 x 3.43)

Double glazed French doors leading to a Juliette balcony, wall mounted electric heater, TV point, coving to ceiling, pull cord and double multi paned doors to:

### Kitchen 5'8" x 9'0" (1.74 x 2.75)

The Kitchen has been comprehensively fitted with a range of wood effect base and eyelevel units with stainless steel sink unit with easy turn mixer tap and tiled splash back. Integrated Electrolux single oven, four electric hob with extractor hood above. Under counter fridge and freezer, ceramic tiling to flooring, convector heater, pull cord and double glazed window to side.

### Outside

Santler Court has lovely communal garden with seating areas throughout. There is also a parking area accessed off Redland Road.

### Residents Facilities

Santler Court offers residents facilities to include a laundry room, a residents lounge, full time site Site manager and 24 hours a day call care alarm system throughout the apartment and development. Attractive communal gardens and chargeable guest suites available to book,

### Agents Note

The development is only suitable for residents aged 60 and over. There is parking for residents on a

first-come first-served basis.

The apartment is not suitable for pets or smokers.

### 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 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.

### 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.

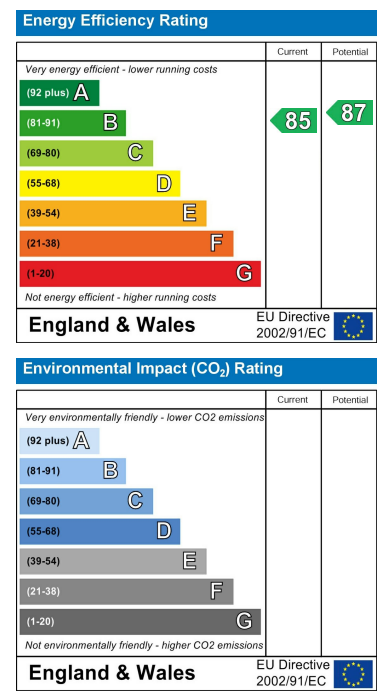
Please ask a member of staff if you have any questions about our fees.

# 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.