



5 Alicante Close, Malvern, WR14 2SH £750 Per Calendar Month

A mid terrace home that has recently been refurbished that briefly comprises of an open plan living area with a re-fitted kitchen area and stunning views of the hills to the rear. Whilst to the first floor there is a double bedroom & white bathroom suite with a shower over the bath. The property benefits from modern electric heating, double glazing, attractive landscaped gardens and allocated parking. Sorry no pets or smokers. Available immediately.

Entrance Porch

A upvc double glazed Entrance Porch leads to a part glazed door into

Open Plan Living Room and Kitchen 14'11" x 13'10" (4.54 x 4.21)

The Kitchen area is fitted with a range of cream fronted high gloss units with wood effect work surface over, stainless steel double sink unit with mixer taps, chrome electric oven and hob with glass and chrome canopy over. Plumbing for washing machine and double glazed window to front.

The Living Area has two electric radiators, double glazed door to the rear garden and staircase rising to the First Floor Landing.

First Floor Landing

Loft access, airing cupboard with lagged tank and slatted shelving. Double glazed window to front.

Bedroom 10'8" x 10'8" (3.25 x 3.25)

Double glazed window to rear with stunning views of the Hills. Electric radiator, telephone point, built in double wardrobe with hanging rail and cupboard over.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin and panelled bath with Mira Sport shower over and shower screen. Wall mounted electric heater, UPVC double glazed window to front and extensive tiling.

Council Tax

We understand that this property is council tax band A.

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.

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 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.

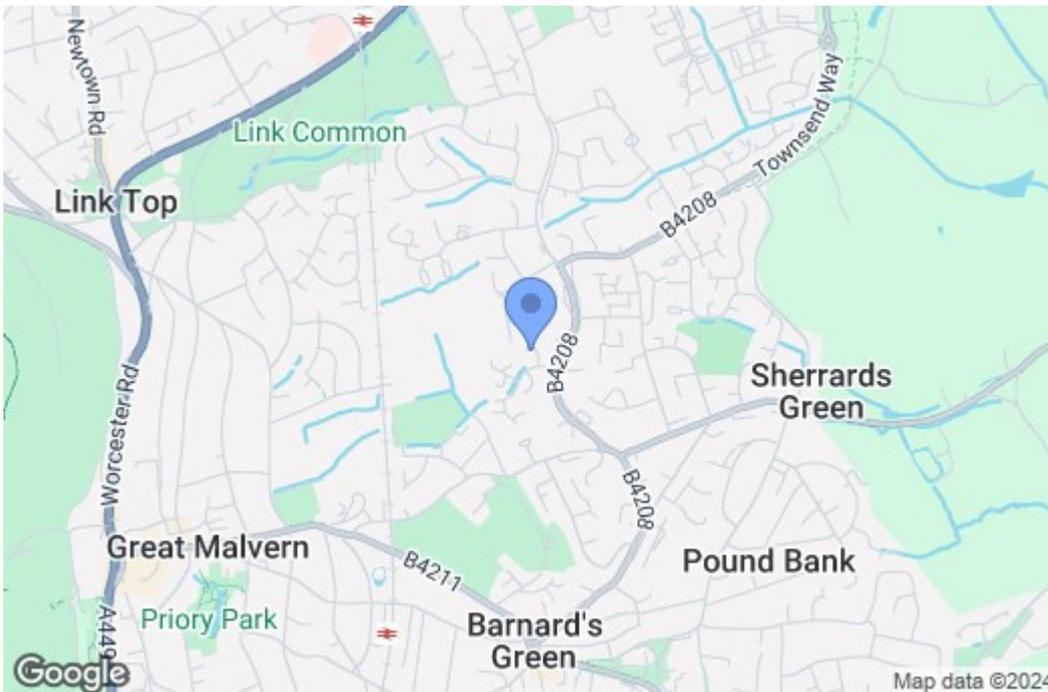
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy

Agreement.

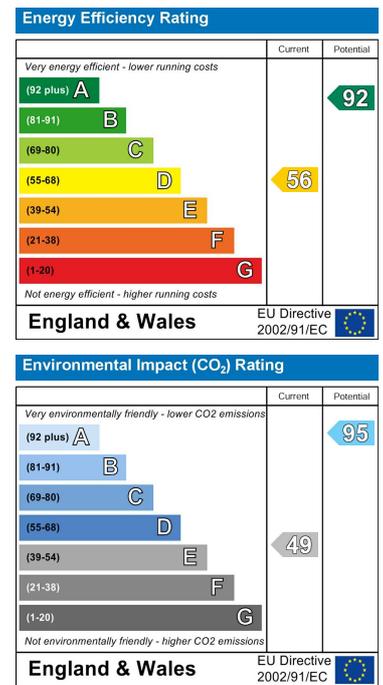
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.