



## Apartment 6 Wells House

Holywell Road, Malvern, WR14 4LH

£925 Per Calendar Month



# Apartment 6 Wells House, Holywell Road, Malvern, Worcestershire, WR14 4LH

Located 2.5 miles to the south of Great Malvern this luxury apartment has the benefit of stunning, far reaching views, communal gardens and seating area. Wells House was built in 1748 as a coaching Inn and has since been used as a small hotel, private boarding school and now luxury apartments. There is designated private parking and elevator access to all floors (some steps on ground floor) and a secure video door entry system with key code access. The apartment briefly comprises: Entrance hall, living / dining room, fully fitted kitchen, two bedrooms, en suite to the master along with a family bathroom. An internal viewing is strongly advised. EPC Rating B81. Sorry no pets or smokers and unfortunately not suitable for children - Available from mid November on an unfurnished basis.

## Communal Entrance Hall

An intercom entry system provides access via large glazed doors into the Communal foyer with staircase rising to the upper floors and lift facility.

## Reception Hall

Apartment 6 is located within easy reach of the lift and has a solid wood entrance door which provides access into the Entrance Hall with intercom entry phone, radiator and doors to all rooms.

## Living Room with Dining Area

19'9" x 16'6" (6.04 x 5.05)

This room is all about the views, having two large windows taking full advantage of an East facing view across the Severn Valley, down lighters throughout, under floor heating, TV point and opening to:

## Fully Fitted Kitchen

7'7" x 8'7" (2.32 x 2.62)

Comprehensively fitted with base and eye level units with granite effect work surfaces and Karndean flooring. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge, freezer, dishwasher and washing machine. Single cavity electric oven, ceramic hob and extractor hood above. Down lighting and natural light from a South facing window.

## Master Bedroom

11'0" x 11'10" (3.37 x 3.62)

South facing window, downlighting and door to:

## En Suite Shower Room

Fitted with a large walk in shower cubicle, wash basin and WC along with a heated rail, shaver point and obscured window to rear.

## Bedroom Two

8'0" x 12'0" (2.46 x 3.66)

Window to rear, downlighting and large walk in cupboard with window to side and housing a 'combi' boiler.

## Bathroom

Fitted with a white suite comprising a large bath with central tap, mains shower over and glazed screen. Wall mounted basin and low level WC. Heated towel rail, Karndean flooring, shaver point and extractor vent.

## Outside

Apartment 6 has two allocated off road parking spaces to the side of the building.

To the rear and side of Wells House are communal landscaped gardens with a shared seating terrace to the rear.

## 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.

## 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.

## 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.

## Video Walk Through

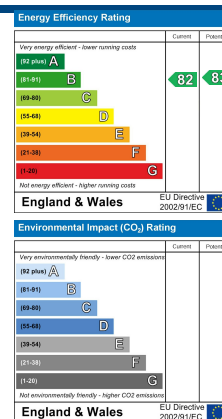
A video tour is available on this property copy this URL into your browser bar on the internet .....

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## Directions

From our Malvern office proceed on the A449 towards Ledbury bearing right onto Holywell Road as signposted 'The Cottage in The Wood'. Continue uphill for a short distance and Wells House will be located on the right.



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