



Flat 4 Scarborough House Cowleigh Road, Malvern, WR14 1QD £700 Per Calendar Month

Located in North Malvern with great views towards Worcester, this newly decorated and re-carpeted ground floor apartment is located within a period Malvern Stone property. In brief the apartment comprises entrance hall, large living room, kitchen, bedroom and bathroom. With gas central heating and use of the communal gardens a viewing is highly recommended. Ideally suited to a solo occupant. Sorry no pets or children. Available Immediately.

Communal Entrance Hall

Intercom entry access leads into the Communal Entrance Hall. Apartment 4 is located on the Ground Floor.

Entrance Hall

Intercom entry phone, radiator and doors to Living Room, Bedroom and Bathroom.

Living Room 14'8" x 13'6" (4.49m x 4.13m)

Three full height replacement double glazed sash windows to rear taking advantage of views towards Worcester. Picture rail, radiator, wooden fire surround with tiled inset and hearth.

Kitchen 5'6" x 9'8" (1.68m x 2.95m)

Fitted with a range of wood effect base and eyelevel units with stainless steel sink unit, worksurface and tiled splash backs. Integrated electric oven, four ring hob and extractor hood above, plumbing for washing machine, double glazed window to rear.

Bathroom

Fitted with a white suite comprising panelled bath with mains mixer shower over, pedestal wash and basin and low level WC. Tiling to walls, radiator and sash window to side.

Bedroom 5.55m x 3.95m max (2.46m min)

Replacement double glazed sash bay window to front aspect, radiator and cupboard housing combination gas central heating boiler.

Outside

The apartment has use of the substantial communal rear gardens.

Parking is available to the rear of the building.

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.

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 Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

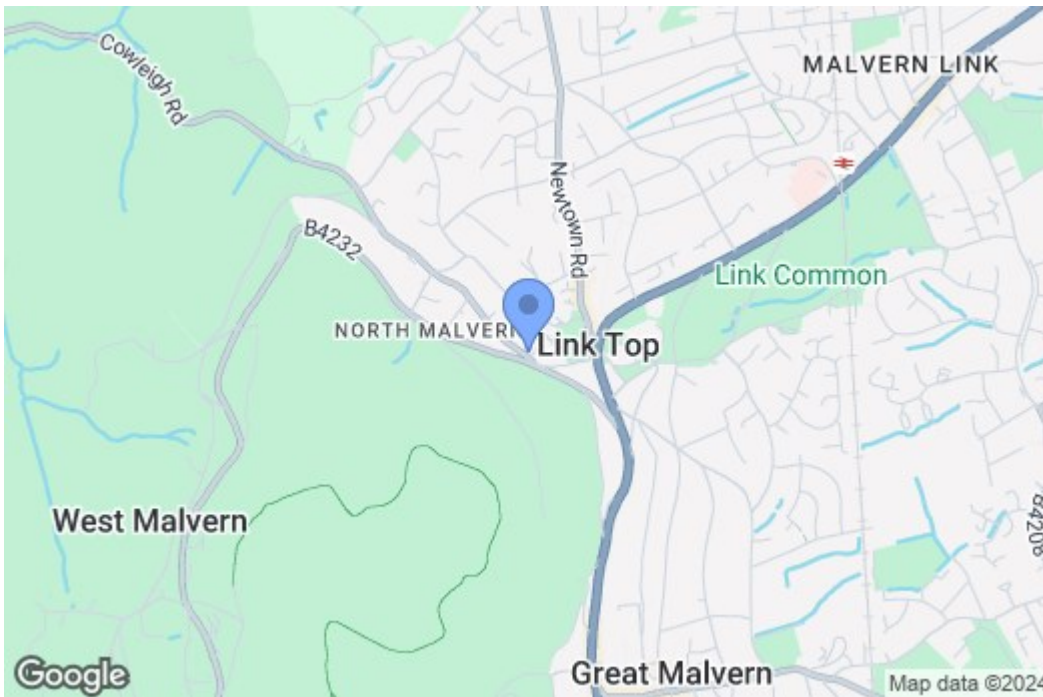
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned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

Agreement.

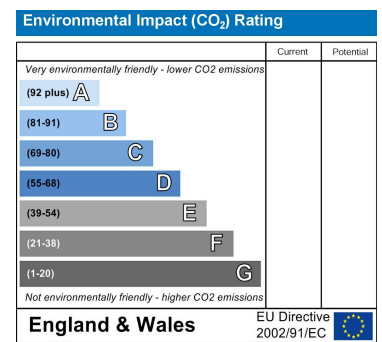
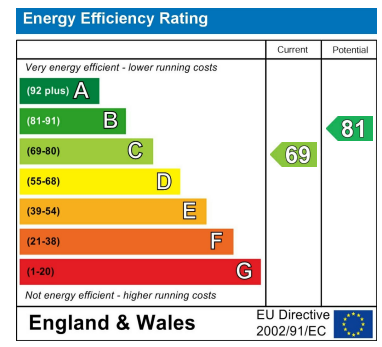
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.