



2 Sutherland House

51 Abbey Road, Malvern, WR14 3HH

£950 Per Calendar Month



2 Sutherland House, 51 Abbey Road, Malvern, Worcestershire, WR14 3HH

Located within easy reach of the centre of Great Malvern, this ground floor apartment offers spacious accommodation comprising reception hall, living room, kitchen, utility room, three bedrooms and bathroom. With some period features and a fore garden for the sole use of the apartment an internal inspection is recommended. Available to let from mid November on an unfurnished basis. Non smokers only please.

Communal Entrance Hall

A gravel pathway leads to the Communal Entrance Hall with staircase rising to the First Floor Landing. Access to Apartment 2 is located on the Ground Floor.

Entrance Hall

A spacious Reception Hall with deep skirtings, radiator and panelled doors to all rooms.

Living Room

16'10" x 16'0" (5.15 x 4.89)

A light room with high ceiling, picture rail, deep skirting and decorative coving to ceiling. Open fire with wooden surround and tiled hearth, radiator and sash bay window overlooking the rear aspect.

Kitchen

16'0" x 7'2" (4.89 x 2.19)

Fitted with base units with working surfaces above, tiled splashbacks one and a half bowl sink unit with drainer and mixer tap. Integrated electric oven, four ring gas hob, sash window to side and wall mounted gas central heating boiler. Doors to both the Pantry and Store Room.

Pantry

Window to side aspect, shelving and space and plumbing for a washing machine.

Store Room

Window to front, shelving and space for further appliances.

Bedroom One

16'3" x 12'8" (4.97 x 3.87)

Windows to side and rear aspects with original wood shutters, deep skirtings, picture rail, radiator and coving to ceiling.

Bedroom Two

16'2" x 11'1" (4.95 x 3.38)

Windows to front and side aspects with original wood shutters, deep skirtings, picture rail and radiator.

Bedroom Three

10'0" x 6'2" (3.05 x 1.89)

Window to side with original wood shutters, deep skirtings, picture rail and radiator.

Bathroom

White suite comprising panelled bath, wall mounted basis and low level WC. Sash window to rear, Airing Cupboard and radiator.

Outside

The property is approached from Abbey Road over a gravelled pathway leading to the Entrance door. Flat 2 retains use of the lawned fore garden and is responsible for its upkeep.

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

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.

Council Tax Band

We understand that this property is council tax band C.

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.

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.

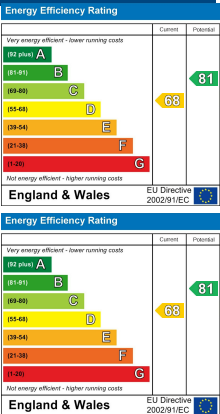
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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Directions

From our Malvern office proceed down Church Street bearing right at the traffic lights into Abbey Road. Continue ahead, past the theatre and the property will be located on the left as indicated by the Agents To Let board.



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